



City of Sammamish

BUILDING 120 – ASSESSMENT NARRATIVE

April 10, 2026

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	Owner	City of Sammamish Department of Parks and Recreation
	Architect	Opsis
	Civil	Herrera
	Landscape	Framework
	Engagement	Framework
	Structural	Lund Opsal
	MEP	Pacific ECS
	Cost	DCW
	Market Analysis	ECONorthwest

Executive Summary

The City of Sammamish is a vibrant growing city, 20 miles east of Seattle, characterized by quality neighborhoods, diverse natural features, and outstanding recreational opportunities. City owned Building 120 sits just north of the geographic center of Sammamish along 228th Avenue NE.

Opsis Architecture was engaged to study the current condition, community needs and future possibilities for this building and site. This existing building assessment includes the review of existing documents, analysis of current physical conditions and interviews with key maintenance and program staff. It also builds on the Facility Condition Assessment completed in 2022.

BACKGROUND

The City of Sammamish serves a population of approximately 68,000 people and provides a full range of municipal services including:

- Police Protection (contracted with the King County Sheriff)
- Fire Protection (contracted with Eastside Fire & Rescue)
- Parks and Recreation
- Public Works
- Community Development
- General Administrative Services
- Municipal court, jail, prosecutor, public defender, and related services are all contracted.
- Water and sewer utilities are provided by two special purpose districts within City limits.

The City of Sammamish Department of Parks and Recreation engaged the Opsis team to conduct a phased evaluation and planning process for Building 120, a City-owned facility located at 120 228th Ave NE in Sammamish, WA. The building is 2-stories and 32,000 square feet. It was constructed in 2008 to serve a church that was never constructed. Current building codes are consistent with the 2006 IBC, including accessibility and seismic design. The city purchased the property in 2015 and rented most of the square footage to CWU until last year.

The City is evaluating whether this building can be feasibly and responsibly reused for community or public purposes. This project will proceed in three distinct phases, with City Council review and approval required at the end of each phase before advancing to the next.

Phase 1 – Building and Site Evaluation:

Determine whether Building 120 is physically and operationally suitable for community programming. Perform an in-depth assessment of the facility's condition, safety compliance, and environmental constraints.

Phase 2 – Community Engagement (if approved):

Gather targeted community input to help shape realistic, site-appropriate options for future programming. Engagement will focus on feasible ideas that align with the building's condition, site constraints, and operational considerations.

Phase 3 – Feasibility Plan & Final Report (if approved):

Develop a feasibility plan that integrates findings from previous phases into a clear, actionable roadmap. If the building is determined to be of value and suitable for community programming, the plan will focus on conceptual reuse scenarios, operational needs, and long-term implementation strategies.

EXISTING CONDITIONS

Site

Building 120 is centrally located and easily accessed. Residents and amenities of Redmond and Issaquah may also be considered. Eastlake High School is 0.4-miles north, Eastside Catholic School is 0.6-miles east and Skyline High School is 1.2-miles south of the site. Civic Center is across from Skyline HS and includes the Library, Police Department, Sammamish Community & Aquatic Center (YMCA), Skatepark and Farmers Market.

Surrounded by designated wetlands, about 44% of the site is not buildable. One curb cut provides vehicular access to 228th Ave NE and a second provides access to E Main Street. Sidewalks extend along 228th Ave. and SE Main Street, ending at the access road. The site has about 220 asphalt parking stalls including 4 ADA stalls. Landscaped planting extends along 228th Ave and the parking stalls. Most of the remaining buildable site is a grass field that shows standing water in the winter but is dry and hard in the summer.

Building 120 is about 300 feet from 228th Avenue. The previous owner had planned for additional parking along the street and a church west of the current building. Insufficient sidewalk is provided within the site to get pedestrians safely to the front door. A 10,000-sf stormwater vault is located under the northwest parking lot. This accommodated stormwater loads for the proposed (not constructed) church. City water, fire, irrigation, sewer, power (Puget Sound Energy), natural gas and high-speed fiber-optic data service connect in the southeast corner.

Building

The building appears to be in fair condition for its age. The two-story structure includes north and south wings separated by a central lobby. Each wing is supported by concrete tilt-panel construction with mansard roof areas surrounding low-slope membrane roofs, housing mechanical rooftop equipment. A two-stop 15-hp Thyssenkrupp hydraulic elevator provides access to the main floors while a mobile ADA lift provides access from the gym floor to the stage.

The south wing includes a gymnasium, stage, kitchen, meeting rooms and multi-user toilet rooms. The north wing includes office and classrooms with some private toilets. All access is currently through the lobby. Glazing is aluminum storefront, with dark insulating glass panels.

LIMITATIONS

Building 120 is far from the street, reducing visibility and presence. Sidewalks could be added and relocated to improve pedestrian access. Dark glazing could be replaced to make interior spaces more visible. The building walls could be modified to appear more civic. Numerous repairs are required to address routine maintenance needs.

The building interior also has numerous routine maintenance needs. Wall and interior windows could be renovated to appear more open and community focused. All lighting should be replaced with bright, energy-saving fixtures. Finishes are worn, outdated and should be replaced. Daylight into the gym is controlled with fixed opaque panels. These should be replaced with motorized shades. The kitchen requires a grease interceptor and all new refrigeration and cooking equipment. Because the kitchen is in the far southwest corner, access passes through the stage/gym, interfering with concurrent programming. The public restrooms meet the code required fixture count but a single-occupant restroom is needed.

OPPORTUNITIES

Existing stormwater facilities appear to allow 20,000-sf of new, impervious development. This could be single-story, multi-story, outdoor plaza or parking. New development needs to be outside the wetland boundary. The wetlands could be enhanced to include pathways and nature education kiosks but these would count against the allowable impervious area.

The building exterior could be painted and glazing expanding to be more civil and inviting. An entry canopy, clear glass and banners would be more inviting and visible.

Doors and walls could be added around the lobby to control access and reduce operational staffing needs. The north wing could support a variety of office, community and classroom activities. Internal plumbing would support uses requiring sinks, toilets or showers. Ground floor ceilings support office and meeting rooms. Upper floor ceilings are high and can accommodate larger meeting or classroom programming.

A bridge could be added connecting the north and south wings at the second floor, expanding programmatic and egress opportunities.

The large open gym space, with adjacent restrooms, could be an emergency shelter. A new power generator could be added to the southeast lot with appropriate electrical system upgrades.

COST

The cost analysis of proposed improvements is organized as follows:

- Base Cost to make the building like new with no changes to program.
- Itemized additional costs that make improvements to quality or changes to functionality.

RECOMMENDATION

This assessment shows that the value of the Building 120 site and building justify continued investment. The site is centrally located and easily accessible by car, bike and foot. The building is large and flexible enough to support a variety of community uses. Its shortcomings are mostly aesthetic and could be improved as described in the assessment.

In Phase 2, the team would focus on aligning programs that the facility can support with programs the community desires and providers that are able to partner with the City of Sammamish. After a public engagement process, the design team would test fit the desired uses in this building and estimate the cost to make required improvements supporting the proposed programs.

Development Summary

The City of Sammamish Department of Parks and Recreation has contracted the Opsis team to conduct a phased evaluation and planning process for Building 120, a City-owned facility located at 120 228th Ave NE in Sammamish. The scope includes a building and site analysis, community engagement efforts, and preparing a feasibility study for potential future public use of the facility. This is the first of three distinct phases, with City Council review and approval required at the end of each phase.

The site was owned and developed as a community church facility. The existing building was the community and office wing. The larger church building was never constructed.

The design team was given access to the 2008 permit drawings and a 2022 Facility Condition Assessment performed by Meng Analysis. The design team visited the site on January 29, 2026, and toured the building with city staff.

The purpose of this assessment phase is to identify the condition of existing facilities, the cost to address deferred maintenance issues, the scope of energy efficiency measures and the suitability of existing spaces for a variety of uses.

Site: 975,911-SF [22.40-ACRES] + 71,700-sf [1.65 ACRES] (NW Property) =
 1,047,611-SF [24.05-ACRES]
 100,000-SF hardscape (approximate sidewalk and parking)

Building: 30,807-SF including 2 stories
 2008 Construction
 Community Center & Offices serving the (unbuilt) church
 Type 5B Construction
 Fully Sprinklered

Zoning and Building Code

The developed site is zoned R6 (residential, 6 dwelling units / acre) which makes the current use a “Conditional Use”. The Conditional Use approval expires soon.

The City plans to change the zoning to Mixed-Use – City Center. Proposed uses include a Community Center (renovation) similar to current use.

Surrounding property is zoned: R-4 to the north, R-1 to the east, TC-B to the south and R6/R-8 to the west.

The City also owns two adjacent lots to the north, zoned O. These are currently undeveloped and are mostly designated “environmentally sensitive areas”.

R = base density in dwellings per acre

O = Office

TC-B = Town Center

Site and Existing Conditions

This site is located at 120 NE 228th Avenue, which is the major north-south road in the city. The site is predominantly flat and most of the area is designated wetlands. The existing building is

removed from the roadway because the original owner intended to construct a church on the flat land closer to the road. Considerable parking exists, running from 228th Ave to behind the building, mostly on the northern edge. Other than the building, parking lots and unbuilt church pad, the site is densely forested.

The site is surrounded by schools including Eastlake High School, Eastside Catholic, and daycare centers. Skyline High School is a mile south, across from the city's civic center.

The parking lot is used by Microsoft commuters and occasionally overflow parking for neighboring schools or special events on a case-by-case basis. Surfaces were striped and sealed in 2025.

City Utilities include water, fire, irrigation, and sewer.

Power and natural gas are provided by Puget Sound Energy. High-speed fiber-optic data service is connected.

An on-site storm detention vault dispenses into an adjacent City storm water pond.

Schedule and Project Delivery

Phase 01 Assessment January – March 2026

Phase 02 Community Engagement: April – July 2026

Phase 03 Feasibility Plan & Final Report

See attached graphic schedule.

Sustainability

This project will not pursue LEED. Recommendations for renovations will consider sustainable practices such as responsible materials and energy efficient equipment.

Upgrades to meet Washington State Clean Building Act (CBA) are not required due to building square footage. The design team will suggest opportunities to upgrade systems with State funding incentives.

Architectural Exteriors

Building Design

The building style is suburban prairie style, with horizontal building lines and an implied sheltering roof. The roof is mainly a mansard, with asphalt shingles, wrapping two distinct mechanical areas. The central atrium entry is recessed and glazed with darkly tinted glass. The colors are neutral and much of the exterior design relies on patterning of the concrete and Exterior Insulation and Finish System (EIFS) materials. The EIFS appears to be applied, enclosing neither structure nor utilities, yet may cover uneven concrete joints.

Exterior Wall and Skin Construction

The primary exterior wall is structural concrete tilt-panel. Rusting is noticeable in several locations and should be arrested and painted. The paint is aging and should be re-coated. The Exterior Insulation and Finish System (EIFS) ornamental detailing is mostly in acceptable condition; however, significant cracks need to be repaired in several locations. These cracks will allow pest intrusion and speed further deterioration. The backside of the exposed precast, above the roof, is

unprotected and shows moss and rust development. These surfaces should be cleaned and coated. The exterior 7.25" concrete walls have a 5/8" GWB finish over a vapor barrier and 2-inches of R-10 rigid insulation.

Openings

Windows are aluminum storefront systems with heat-tempered insulating glazing. The primary entry is aluminum frame. Secondary doors are hollow steel which need to be re-painted. The sealant surrounding doors and windows have been painted over, so the condition is not apparent.

Several openings on the north wall are blocked out for the future construction of the church. This includes the elevator and upper-level bridges crossing the future central cruciform corridors.

Roof Construction

The mansard roof drains to perimeter gutters which lead to multiple downspouts around the building. Some downspouts require repair/replacement. The facias and rakes require repair in several areas. At least one catch basin overflows during prolonged rain.

The flat roof areas are covered with Thermoplastic Polyolefin (TPO) single-ply membranes. These common, industry standard systems, are largely clean and slope appropriately. Surplus equipment such as a satellite dish should be removed. A few flat spots and seams in the TPO should be repaired. Any new rooftop units will need to be installed according to manufacturer's details.

The city has installed weighted, non-penetrating, fall arrest systems where workers could approach the roof edges. Painted metal cages are wrapped over two acrylic skylights. Exposed ductwork has caulked joints. There are no reports of leaking but the material is clearly at the end of life and should be appropriately renewed.

Perimeter

Landscaping around the building is unlevel, sometimes covering wall materials. The bark should be compacted below the EIFS. The perimeter paving has settled slightly, creating a gap between pavement and the building that should be caulked.

Metal-halide lights are surface-mounted around the building and appear to provide code required lighting. These are large and inefficient and would be better if replaced with LED fixtures.

Design Opportunities

Important design considerations for public buildings are visibility and transparency. This building sits about 300-feet from 228th Avenue because the church had planned to construct their main facility closer to the roadway. This reduces the current facility's visibility and public presence. The city could enhance visibility by painting with bolder colors, the addition of civic amenities such as banners and detailing showing civic imagery and activity, and a welcoming canopy. The west pedestrian approach is along a narrow sidewalk immediately adjacent to the building. Patron arrival would be more inviting if the sidewalk were wider and farther from the building.

Visitors who park in the east lot enter through a secondary door at the far end of the lobby. Civic signage and signage would make this a more welcoming entry.

Transparency could be enhanced by improving glazing around the building. One option is to replace the main entry (north facing) glass with clear glass. A new window/entry glazing could also

be added to reduce the entry setback, creating a vestibule that provides security, thermal comfort, and energy savings. Current codes now require vestibules at building lobbies.

Sections of the north concrete wall have infilled opening for future pathways. These could be opened up with glazed opening providing more daylight and visual connection.

The EIFS “columns and sills” are building decoration, so these could be repaired, removed or re-configured.

Architectural Interiors

Central Lobby

The central entry lobby welcomes visitors and provides access to all building spaces. The high ceiling span includes wood beams and decking, punctuated with two skylights. Walls are the same materials and design as the exterior. The ceramic tile floor is in good condition. The lighting is dim and does not highlight gathering spaces below. The space is narrow and the limited openings accentuate this feeling of compression.

Future tenants could add new entries around the perimeter for an individual address. This would allow more flexible hours of operation and overall building security. If the tenants do not add restrooms to their tenant area, visitors will still need access to the main lobby.

The city could improve the lobby by expanding door/window openings, installing all-glass doors, moving the drinking fountains, adding soft flooring and adding pendant light fixtures that highlight a central gathering space. The walls of the north-south bridge should be converted to a transparent metal or glass guardrail. The guardrail on the north side of the bridge is not required by code and could be removed or converted to a handrail. The EIFS decoration could be removed or replaced so the atrium does not feel like an exterior space. The interior windows appear to be hollow steel. These are dark brown/black. A lighter color could make these feel more open.

North wing – Level 1

The north wing currently includes enclosed offices (administrative suite) and large open office area. The generic open office has white walls, carpet and Acoustic Ceiling Tile (ACT) ceilings (9'-0"). The space flexibility is constrained by a stair from above, restrooms and 14 columns. Four of the columns support the roof while ten support the floor above. These are spaced closer together than typical construction, perhaps to reduce the cost or depth of the east-west girders. These restrooms do not include ADA-AG stalls or typical sightline protections. The restrooms offer an opportunity to create private suites within this wing; however, a fixture count study may be required.

The stair (NW corner) is unfortunately located as it creates a small room cut off from the whole space. As currently designed, this stair provides free circulation between floors. Walls could be added to create a security vestibule that isolates the levels. An additional exterior door may be required in the NE corner to satisfy code exit path, depending on the desired partition walls.

North wing – Level 2

The second floor includes soaring sloped ceilings (rising to 15'-11") that would benefit large open rooms (201A and 201B). The current layout includes a diagonal wall that creates awkward and inefficient rooms. A roof access ladder and mechanical chase connect to the mechanical roof yard. These need to be preserved, however all other walls could be removed.

The main stair from the lobby is open to this space. Rooms here may benefit from an acoustic and access separation provided by a new wall.

South wing – Level 1

This wing is primarily a gymnasium/multipurpose room with an adjacent stage elevated 35-inches. The basketball court is regulation high school size (84'-0" x 50'-0"). The ceiling joists are 19'-11" above the floor, which is lower than the recommended height of 24'-0" clear for competition use. The backboards appear to be retractable, accommodating alternate uses. There appears to be some slots for volleyball poles. The court lacks a sprung wood floor. The court surface is a sheet product over concrete. This hard floor surface is not a safe or appropriate for competitive indoor sports.

The stage is concrete on metal deck over metal studs. The concealed space does not seem useable. The front of stage has 17'-0" clearance but that reduces to a 7'-5" head height in the rear. While the stage is useful for presentations, it lacks any features needed for theatrical productions. Access to the stage is via stairs or a lift. A motorized lift on the side of the stage provides ADA-AG access. The lift has been modified and requires repair or replacement. *(testing to be performed as part of this study)*

The gym has generous clerestory windows which face east and south. Manual shades on these windows should be replaced with motorized 1% visible roller shades. Two garage doors face south, however these are only 7'-0" high, which limits the ability to bring tall vehicles or objects inside.

The gym has generous athletic storage in rooms to the east of the main space.

The kitchen is large enough to produce a considerable quantity of food. It has ample cooking hood space, counters, washing and sinks. The original appliances have been removed. A long rolling counter door creates a pass-through for service into the gymnasium. The kitchen could be a unique asset with limited improvement. The kitchen could be downsized but it is isolated, making alternate uses difficult to design. Instead of the counter service, food could be distributed using warming carts. The only travel path would be through the gym because the stage interrupts any other internal path.

Fencing south of the kitchen encloses the trash / service yard. An adjacent service drive provides one-way access to deliveries; however, the single lane drive would be blocked during service.

Meeting Room 112 could accommodate 25-30 occupants. With interior and exterior access, this is a flexible room. It is currently used as secure storage.

Utility Room 102 includes housekeeping spaces like janitorial and laundry. It could also function as a warming kitchen to lobby events.

South wing – Level 2

The second floor has limited floor area because of the double-height gymnasium. The floor includes three meeting rooms (360-SF, 590-SF and 700-SF). These have standard finishes and display equipment.

The hallway and circulation here is sprawling and inefficient. Reconfiguration may be limited because of dead-end corridors and lack of distributed stairways.

Like the north side, it may be useful to add a full-height wall at the bridge to control acoustics and access.

Elevator, Stairs, Ladders

A two-stop two-door elevator is located just off the main atrium lobby. The west door was a block-out in anticipation of a future church building. If the city desires an addition, this elevator could be used in lieu of a second elevator. The cab is in good condition. The pit had historical water infiltration issues; however, those appear to be fixed. The original controller has been problematic and service records should be checked (*action item*).

The main stairs appear adequate and code compliant, except for the open space underneath which needs to have cane detection provided.

The NW stair includes an area of refuge at the second-floor landing. This may be unnecessary because the building is fully sprinklered. Depending on future use, it may be beneficial to create a ground floor stair extension that isolates the levels.

The SW stair also has an area of refuge and provides egress from the stage and second floor. No alterations are recommended.

North roof access is via a 19-ft high ladder in a dedicated room. The roof hatch and opening protection seem adequate.

South roof access is via a 12-ft high ladder in a janitor closet connected to the men's restroom.. A water heater intrudes on the safe climbing area creating unsafe conditions. Consider moving the water heater. The roof hatch and opening protection seem adequate.

Restrooms

The main restrooms are accessed from the atrium lobby and are divided into men's and women's rooms. These rooms include wall mounted toilet stalls, urinals and sinks in counter tops. These rooms are also accessed from the gymnasium and include multiple showers and lockers. ADA-AG clearances appear to meet the 2008 codes but not recently updated codes. A code-compliant shower seat is required. No further upgrades are triggered unless future improvements increase the occupant load of the building beyond what is accommodated. Redevelopment should consider whether direct gym access and showers are desired. The finishes include durable ceramic tile, solid-surface counters and p-lam partitions. The colors and finishes are dated but in good condition.

The second-floor toilet rooms match the finishes below except that no showers are provided. Sightlines from the hallway are not screened.

Restrooms on the lower level of the north wing do not meet ADA-AG requirements. The multi-fixture restrooms could be expanded or a toilet could be removed to create a compliant single-occupant restroom. The single fixture toilet room has no privacy and does not meet ADA-AG clearances. Depending on future use of this area, the restroom should be removed or expanded. Removal of any fixtures will trigger re-evaluation of fixture count.

The current fixture count is compliant with prior permitted work; however, fixture calculations were not included in the documents. Any change of occupancy will trigger a revision of the toilet

fixture count and it is likely to require an additional stall or two. In particular, the gymnasium space may be undercounted in the original documents.

Style & Materials

Interior finishes are dated though standard office / institutional materials. The level of craft is low, with many gaps and structural elements exposed. While tall ceilings can be desirable, the exposed infrastructure and window glare suggest an ACT drop ceiling would improve the second floor. Carpets, walls and ceilings should be upgraded along with changes to use. Lighting is problematic in many areas with dim illumination and mis-matched fixtures.

Function

Level 1 North: Best suited as office space due to low ceiling heights and numerous columns.

Level 2 North: Best suited to classrooms / meeting spaces due to higher ceilings.

Atrium Lobby: Could be enhanced to include a welcoming hearth.

Level 1 South: Best suited to large gathering space and non-competitive sports. Could be an event space or emergency shelter, using the kitchen if updated.

Level 2 South: Continue use as meeting spaces or offices.

Note: Confirm Restroom Fixture Count.



City of Sammamish

BUILDING 120 – ASSESSMENT EXTERIOR ACTION ITEMS

April 10, 2026



SITE AERIAL: 120 228th AVENUE NE, SAMMAMISH, WA

Bolded items are important to protect the City's investment in this property.

1. Paint exterior concrete and EIFS surfaces. 2. Possible to remove “future opening” wall panels and replacing with glass.	
3. Consider cutting down central “L-shaped” concrete to re-shape main entry. 4. Expand sidewalk to highlight main entry. 5. Replace dark glass with visually transparent glass.	
6. Paint exterior concrete and EIFS surfaces. 7. Possible to remove “future opening” wall panels and replacing with glass.	

Bolded items are important to protect the City's investment in this property.

1. **Paint exterior concrete and EIFS surfaces.**

2. Possible to remove “future opening” wall panels and replacing with glass.



3. Consider cutting down central “L-shaped” concrete to re-shape main entry.
4. Expand sidewalk to highlight main entry.
5. Replace dark glass with visually transparent glass.



6. **Paint exterior concrete and EIFS surfaces.**

7. Consider removing “future opening” wall panels and replacing with glass.



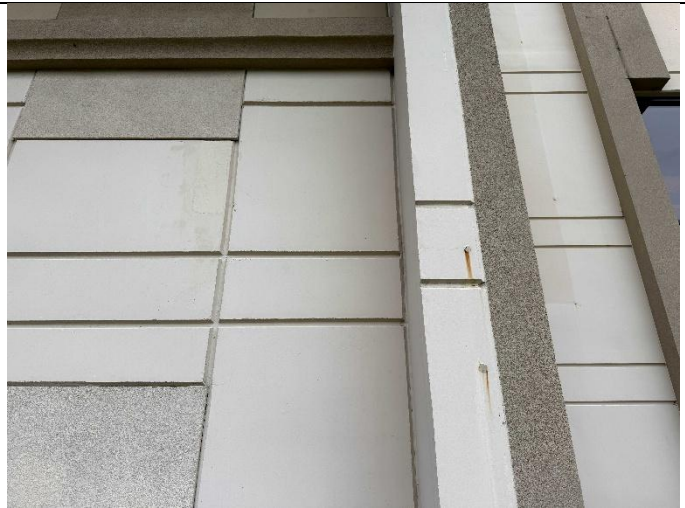
8. **Repair Exterior Insulation Finishing System (EIFS) where needed.**
9. **Clean moss from all surfaces.**



10. **Grind rusting steel, patch and repaint.**



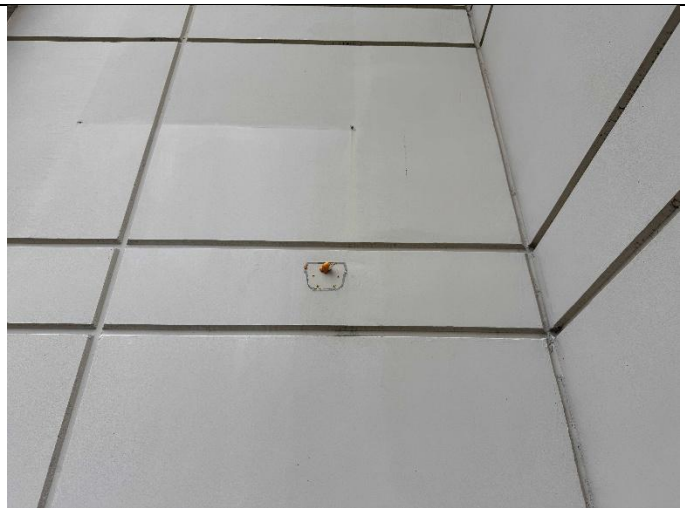
11. **Grind rusting steel, patch and repaint.**



12. **Signs of settlement. Clean and caulk perimeter.**



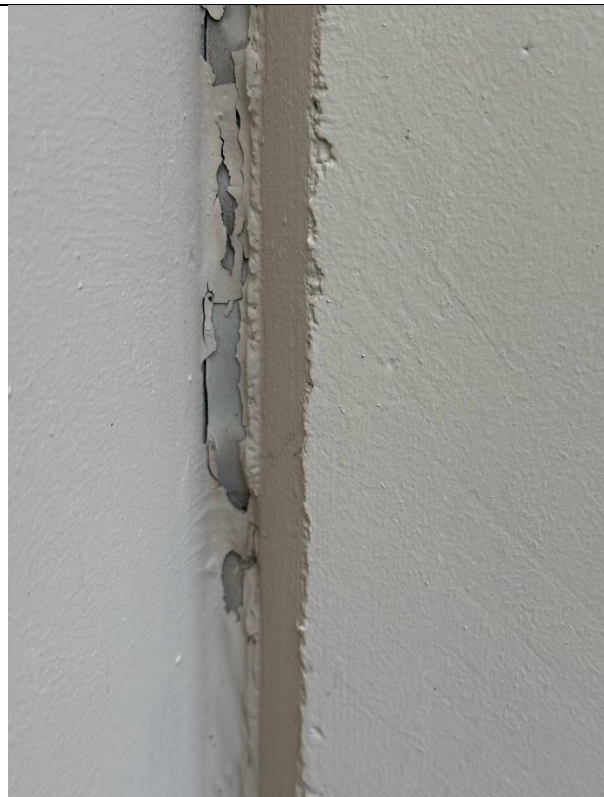
13. **Patch and paint at all removed equipment.**



14. **Grind rusting steel plate, patch and repaint.**



15. **Clean paint from caulk between concrete panels.**
16. **Re-caulk where necessary (assume 50%)**



17. **Clean paint from caulk between concrete panels and windows.**
18. **Re-caulk where necessary (assume 50%)**



19. **Replace all exterior lighting.**
20. **Straighten downspouts where possible.**



21. **Paint all exterior doors with high performance gloss paint.**



- 22. Replace hardware with appropriate access control hardware.
- 23. **Sand and paint all hollow metal doors.**



- 24. **Repair EIFS where required.**



- 25. **Re-attach or replace rake flashing.**



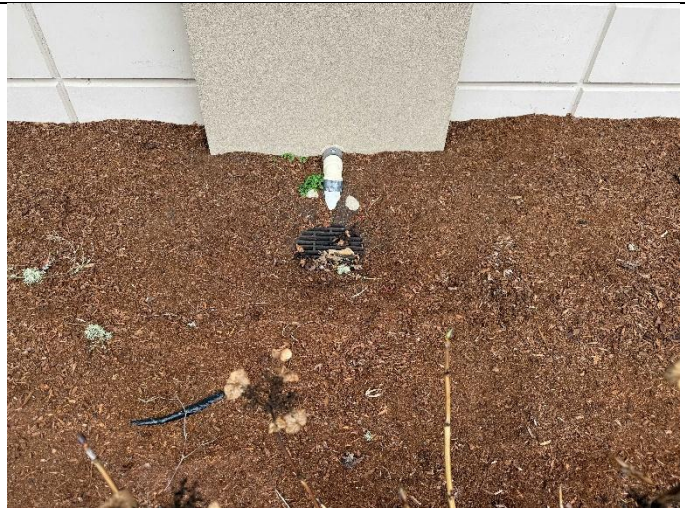
26. **Replace seals on overhead doors to make weather tight.**
Note 7-ft height.



27. **Repair / reattach down spouts in a few locations.**



28. **The drywell regularly overflows. Remove the mulch from around basin. Restore function.**



29. **Landscape mulch is too high on wall.**



30. Note temporary wall infill.



31. **Recoat or replace metal cladding.**



32. **Remove mulch from EIFS.**



33. **Replace acrylic skylight with Kalwall or laminated glass.**



34. **Remove unused satellite dish and ballast from roof. Patch cable penetration.**



35. **Clean and test roofing seams.**



36. **Clean roofing and inspect integrity.**



37. **Provide appropriate jackets at this split-unit piping.**



38. Where concrete panels remain, clean and seal joint. 39. Protect exposed steel from further rusting.	 A close-up photograph showing a vertical joint in a concrete wall. The joint is filled with a dark, textured material, possibly sealant or grout. A vertical steel reinforcement bar is visible, showing significant rust and corrosion. The concrete surface is weathered and discolored.
40. Provide water repellent coating at exposed concrete.	 A photograph showing a concrete wall and a roofline. The wall is light-colored and appears to be made of concrete panels. The roof is dark and has a gabled section. The sky is overcast and grey. The image shows the area where a water repellent coating would be applied to the concrete wall.

41. **Seal all exposed steel.**



42. Renew seals at all roof mounted ductwork.





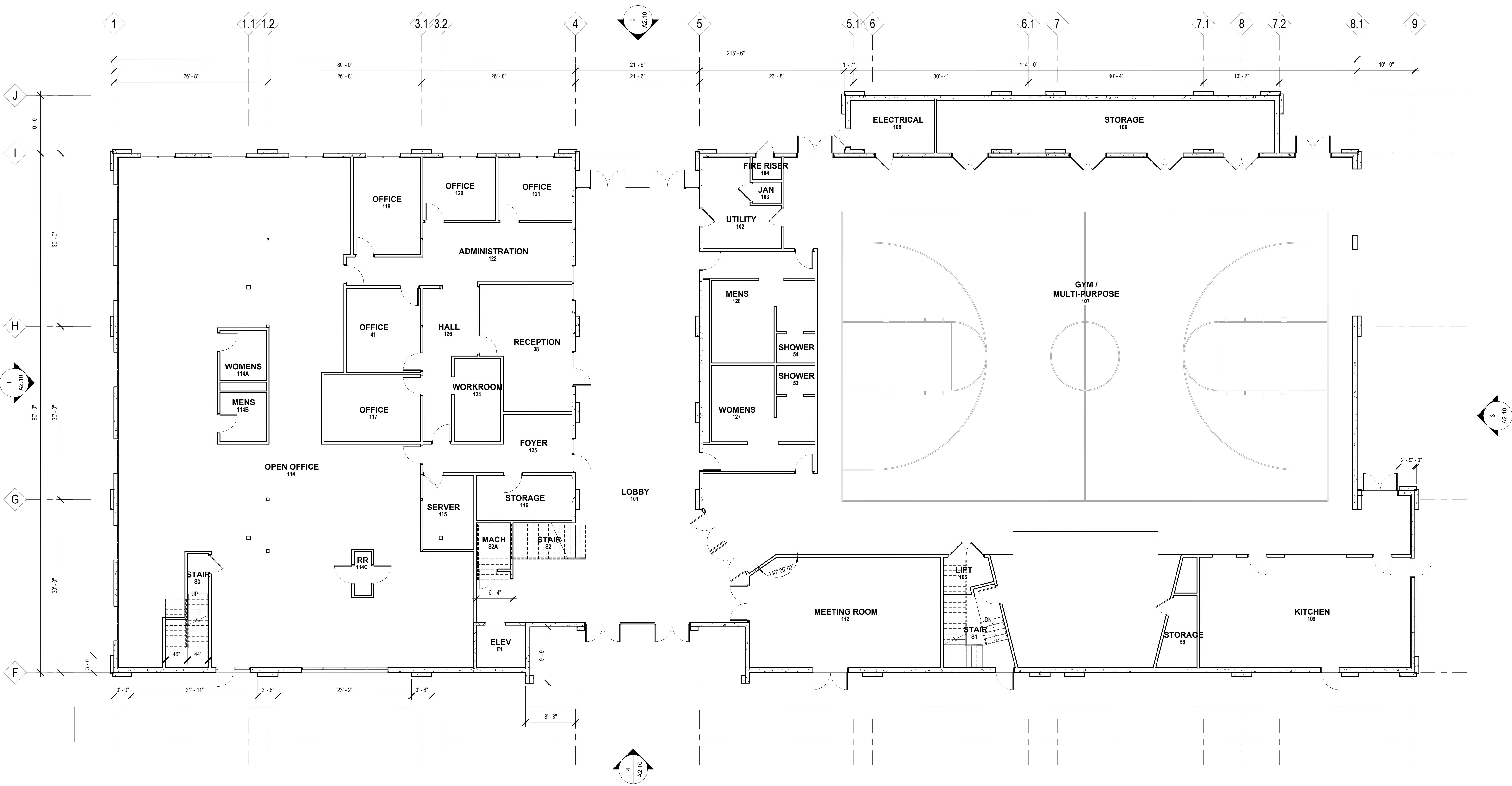
City of Sammamish

BUILDING 120 – ASSESSMENT INTERIOR ACTION ITEMS

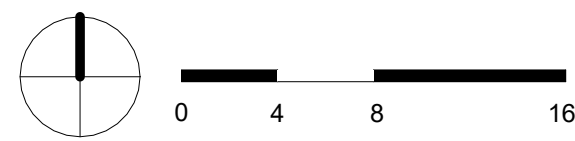
April 10, 2026

LEVEL 01 FLOOR PLAN

03/06/2026

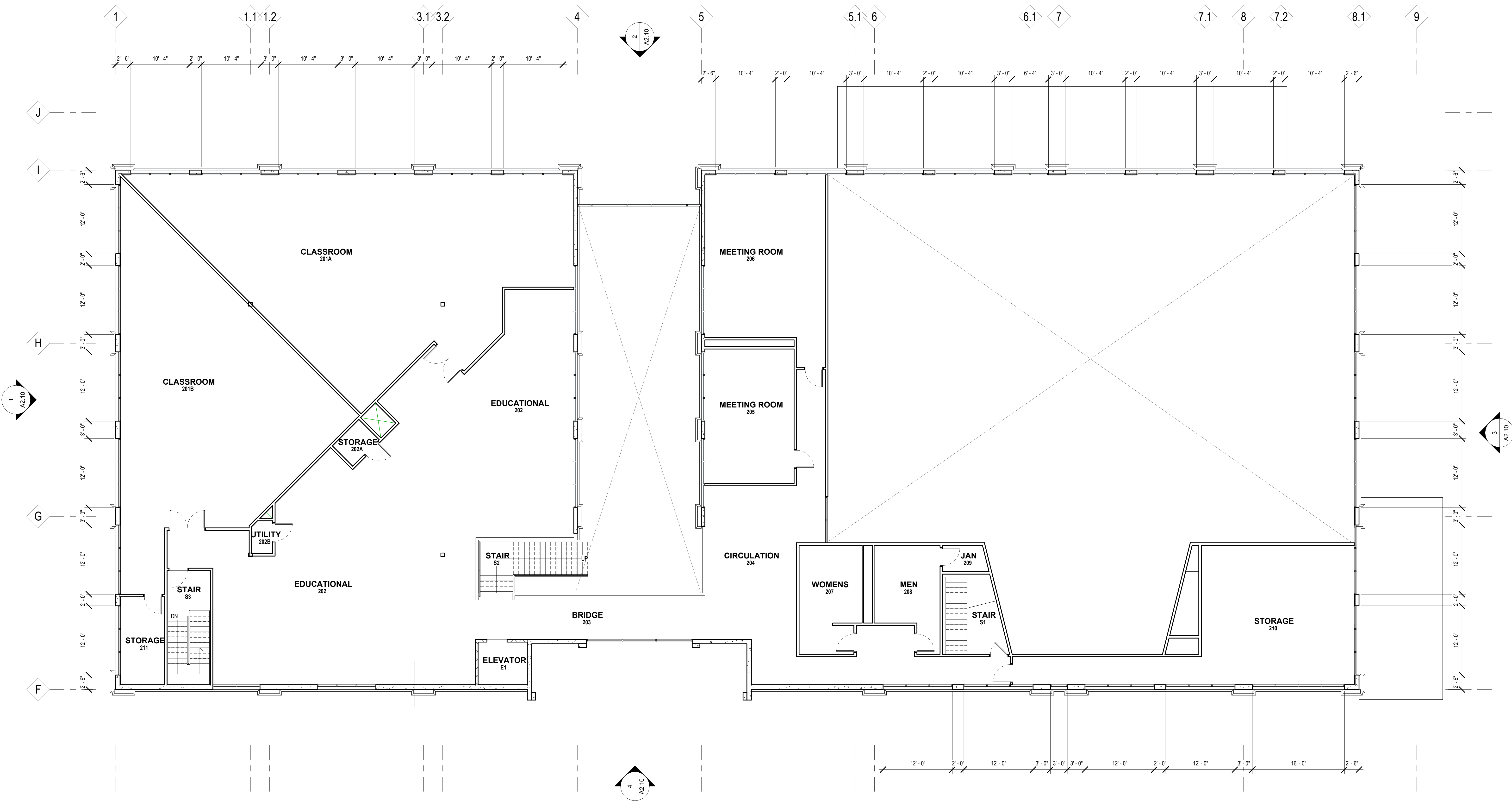


1 | Level 01
A1.01 1/8" = 1'-0"

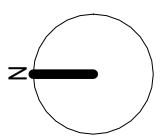
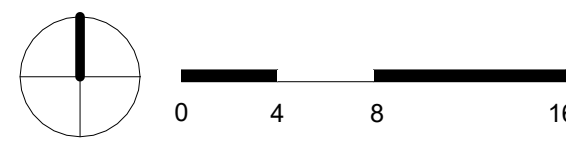


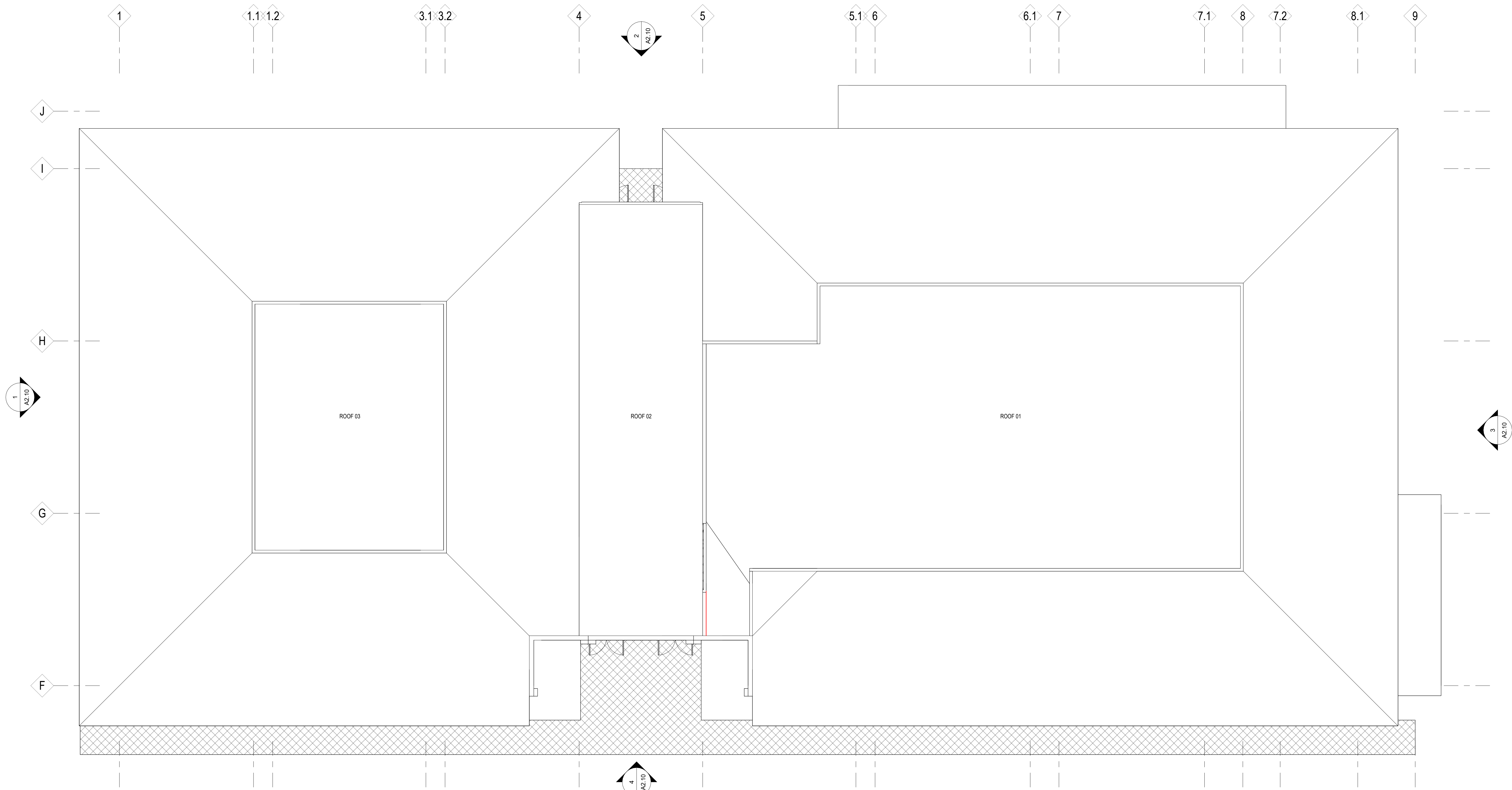
LEVEL 02 FLOOR PLAN

03/06/2026

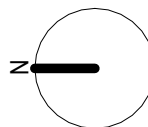
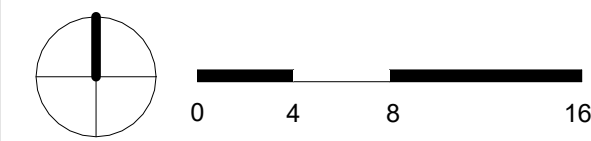


1 | Level 02
A1.02 1/8" = 1'-0"





1 | Roof Plan
A1.13 1/8" = 1'-0"



Bold items are more urgent to protect the building and provide market rate space.

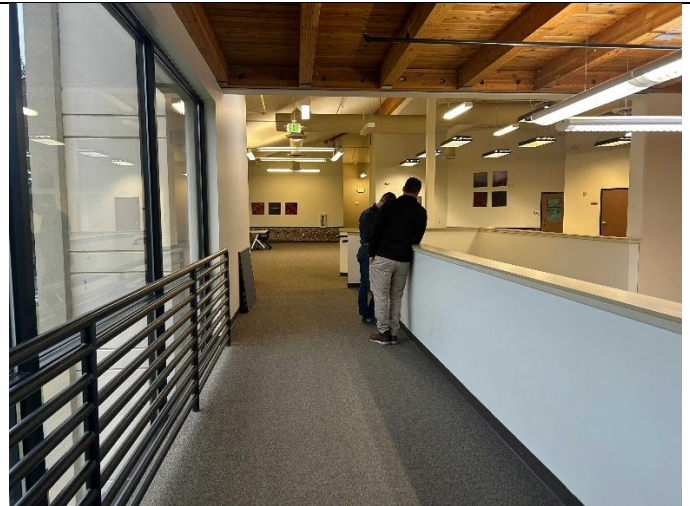
1. **Replace atrium general illumination lighting.**
2. **Paint all wall surfaces.**
3. Provide 12'x16' area carpet, commercial carpet (Mohawk, Shaw or Bentley – budget \$30/yad) with rug pad and ADA reducer edge, and commercial grade lounge seating in center area.
4. Provide walk-off flooring with ADA reducer edge to first pilaster at both main entrances.



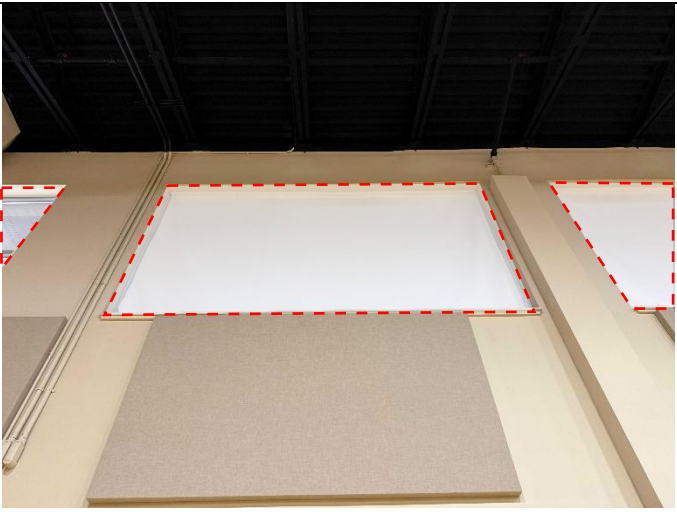
5. Relocate water coolers, patch and repair walls.
6. Provide LED pendant “place-making” lights and new coordinating sconces.



7. Replace south guardrail with metal bar guardrail.
8. Replace north guardrail with matching, single handrail.
9. **New carpet tile (Mohawk, Shaw or Bentley – budget \$25/yad) and coordinating rubber wall base.**
10. Replace Light fixtures with LED direct/indirect pendant mounted fixtures, 3000K color temperature.



11. Remove antiquated control / communication boxes. Patch and repair walls.	
12. Repair or replace sagging ACT panels everywhere. 13. Replace lamps in all recessed cans fixtures throughout with 3000K LED lamps.	
14. Fur out soffit to conceal steel brackets and sprinkler piping.	

15. Replace gym flooring with Robbins Pulastic Pro 110 Comfort, two colors (one for court and one for circulation) and painted court lines. 16. Patch and paint walls. 17. New Rubber Wall base. 18. Paint acoustic panels with non-bridging paint. 19. Provide soffit to protect sprinkler pipes from sports play and provide recessed sprinkler heads. 20. Provide updated LED gymnasium lighting on lighting control system/dimmer.	
21. Replace fixed window shades with motorized roller shades, 1% openness.	
22. Provide motorized lighting bar. 23. Provide auditorium AV system.	

- 24. **Remove surface applied curtains.**
- 25. **Repair wall and provide acoustic panels.**



- 26. **Repair or replace ADA lift.**
- 27. Refresh finishes.
- 28. Provide new LED light fixture.



29. Recommission rolling counter doors.	
30. Refresh finishes. 31. Extend acoustic panels on upper wall.	
32. Confirm volleyball sleeves work. Are appropriate poles in storage? <i>It is not clear why weighted poles are being used.</i>	

33. Provide a GWB soffit edge. 34. Repair / replace ACT tiles.	
35. Provide GWB soffits at plumbing drops.	
36. Add a 2,500-gallon grease trap. 37. Provide code compliant air gaps at food service sinks.	

38. Address all Food Service permitting requirements. 39. Provide exhaust ventilation.	 A photograph showing a kitchen sink area. There are three stainless steel sinks with multiple faucets. A yellow caution sign is on the counter to the right. A metal frame with a red fire extinguisher is visible on the left.
40. Provide all coolers and freezers required to operate kitchen.	 A photograph of a kitchen area. It shows a stainless steel sink, a doorway in the background, and a metal shelving unit on the right. The floor is covered with a light-colored carpet.
41. Provide cooking equipment that was removed in 2015.	 A photograph of a kitchen area. It shows a stainless steel sink, a doorway in the background, and a metal shelving unit on the right. The floor is covered with a light-colored carpet.

42. Assure Type I hood is operational.

- 43. Provide ACT ceiling. This will help mitigate high mechanical system noise in occupied areas.
- 44. Adjust sprinklers.
- 45. Replace lighting with LED direct/indirect pendant mounted linear fixtures.
- 46. **Replace or paint acoustic panels with non-bridging paint.**
- 47. **Replace carpet (Mohawk, Shaw or Bentley – budget \$25/yd) and rubber wall base.**
- 48. **Patch and paint walls. (throughout)**



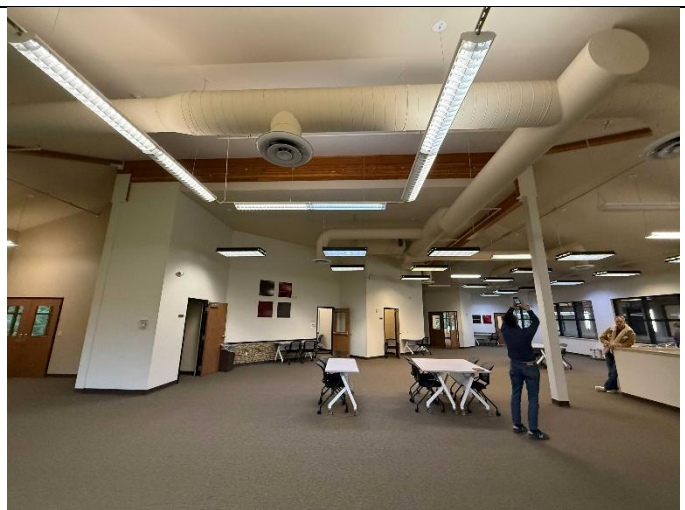
- 49. Provide ACT ceiling.
- 50. Adjust sprinklers.
- 51. Replace lighting with LED direct/indirect pendant mounted linear fixtures.
- 52. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**
- 53. **Remove wallcovering, patch and paint walls. (throughout)**



- 54. Provide ACT ceiling.
- 55. Adjust sprinklers.
- 56. Replace lighting with LED direct/indirect pendant mounted linear fixtures.
- 57. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**
- 58. **Patch and paint walls. (throughout)**
- 59. **Paint interior door / window frames accent color.**



- 60. Provide ACT ceiling.
- 61. Adjust sprinklers.
- 62. Replace lighting with LED direct/indirect pendant mounted linear fixtures.
- 63. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**
- 64. **Patch and paint walls. (throughout)**
- 65. **Paint interior door / window frames accent color.**



- 66. Provide ACT ceiling.
- 67. Adjust sprinklers.
- 68. Replace lighting with LED direct/indirect pendant mounted linear fixtures.
- 69. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**
- 70. **Patch and paint walls. (throughout)**
- 71. **Paint interior door / window frames accent color.**



- 72. **Patch and paint all walls.**
- 73. **Replace worn out marker boards.**
- 74. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**
- 75. **Replace light fixtures with LED lay-in fixtures.**



- 76. **Patch and paint all walls.**
- 77. **Replace worn out marker boards.**
- 78. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**
- 79. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**



- 80. **Provide ADA bench in shower.**
- 81. **Clean tile and grout with acid. Reseal grout.**
- 82. **Fresh coat of epoxy paint on non-tiled walls.**



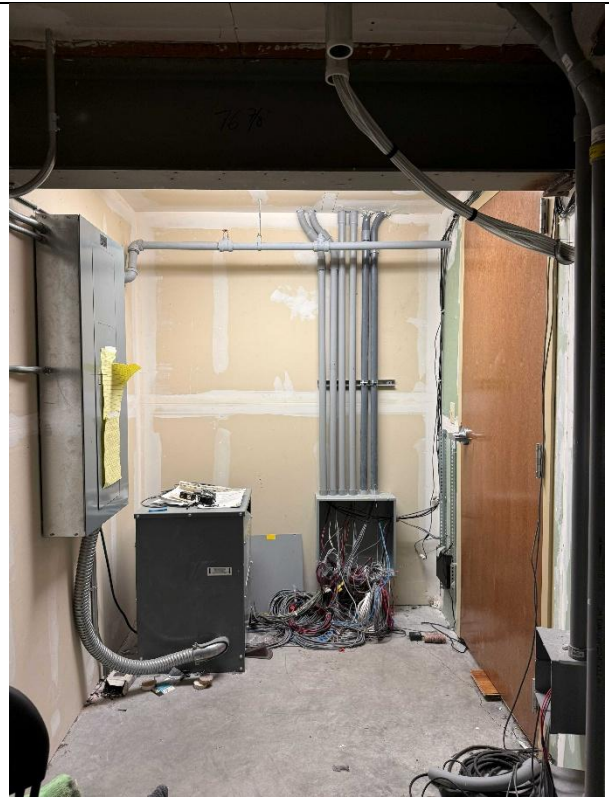
- 83. **Repair ACT grid and tile.**
- 84. **Replace light fixtures with LED lay-in fixtures.**
- 85. **Replace carpet with carpet tile (Mohawk, Shaw or Bentley – budget \$25/yard) and rubber wall base**



- 86. **Replace water heater in location that allows safe passage up ladder.**
- 87. **Deep clean floor.**



- 88. **Clean room and organize cables as appropriate.**
- 89. **See MEP scope.**



- 90. Replace elevator lighting with new LED lighting.
- 91. Replace flooring with PVC free resilient flooring or Rubber Tile.



City of Sammamish

BUILDING 120 – ASSESSMENT CIVIL NARRATIVE

April 10, 2026

Date: March 5, 2026
Randall Heeb, Opsis Architecture

From: Neil Schaner, PE, Herrera Environmental Consultants, Inc.

Subject: City of Sammamish Building 120 –
Initial Civil Engineering and Environmental Critical Areas Assessment

This initial civil engineering and environmental critical areas assessment of the City of Sammamish (City) Building 120 site has two goals: 1) determine the scope and cost of improvements needed to continue use of the existing facility and 2) estimate the extent of future development potential onsite. To achieve the assessment goals, the civil engineering and critical areas assessment is divided into three primary components: site hardscape, stormwater management, and critical areas delineation. Non-stormwater utilities, e.g., water, sanitary sewer, power, natural gas, and communications, are assumed to be in average condition and suitable for continued use with routine maintenance.

This initial assessment is based on a review of the following documents and publicly available information: 2022 Facility Condition Assessment Facility Detail Report (MENG Analysis; November 30, 2022); Evergreen Christian Fellowship Grading, TESC, Road, and Storm Drainage Plan As-Constructed Drawings (April 2, 2009); and Evergreen Christian Fellowship Building Approved Construction Drawings (April 9, 2007), and is subject to change as additional information is gathered and reviewed including input from agencies having jurisdiction. No fieldwork was performed by Herrera Environmental Consultants, Inc. (Herrera) as part of this initial assessment.

Site Hardscape

Existing asphalt vehicular pavements will need ongoing maintenance for continued use. The City completed maintenance actions (sealing and striping) on site asphalt pavements in 2017 and 2024. The City can expect similar asphalt pavement maintenance actions will be needed on a schedule of at least every 5 years. The condition of asphalt pavement in select areas may require full replacement as the pavement nears the end of its service life. The City should continue to monitor the pavement condition, including any growth of the existing cracks. Given that there are unknowns as to the suitability of the existing pavement section and the health of the existing pavement (including the current rate of crack formation and/or expansion) planning for full depth pavement replacement is not currently supported. The suitability of the existing pavement section and its expected lifespan can be further evaluated during future design.

Existing cement concrete pedestrian pavements are in acceptable condition, and no improvement actions are recommended. There is no existing accessible, pedestrian route from adjacent roadways to the existing building; the existing sidewalks are not contiguous and do not have curb ramps at all needed locations. Accessible routes from accessible parking stalls to the existing building are present.

Existing cement concrete curbing has been broken by vehicular impacts at two primary locations. Large concrete blocks have been positioned behind the curb at each of these locations to deter drivers from impacting the curb; however, the existing curb radii are smaller than is typical to

accommodate large vehicle turning movements. Increasing the curb radius at each location will reduce the likelihood of vehicle impacts. Painting and stenciling of fire lane curbing will be an ongoing maintenance need typically completed at the same frequency as asphalt paving sealing and striping.

Fire Apparatus Access

Fire apparatus access is provided at the western driveway entrance on 228th Avenue Northeast, along the north side of the existing building and in the eastern parking lot. The fire apparatus access route appears to meet typically required width standards, and fire hydrants are located along its length. The eastern parking lot provides a typically required turnaround. The final determination of the suitability of the access and fire protection systems will be made by the Fire Marshall and additional improvements may be required.

The east-west service drive on the south side of the existing building is not intended for fire apparatus access and is therefore not a fire lane. The southern service lane was designed as a one-way (eastbound) drive aisle. Previously constructed one-way signage and striping is no longer present.

Recommended Improvement

1. Enlarge Turning Radii at Two Corners: Rebuild existing asphalt pavement and concrete curbing to create larger radius turns at two locations. See Figure 1. Estimated material quantities are 360 linear feet of cement concrete curb and 20 square yards of asphalt pavement. The existing asphalt pavement section is 2 inches of hot mix asphalt over 4 inches of crushed surfacing base course over compacted subgrade.

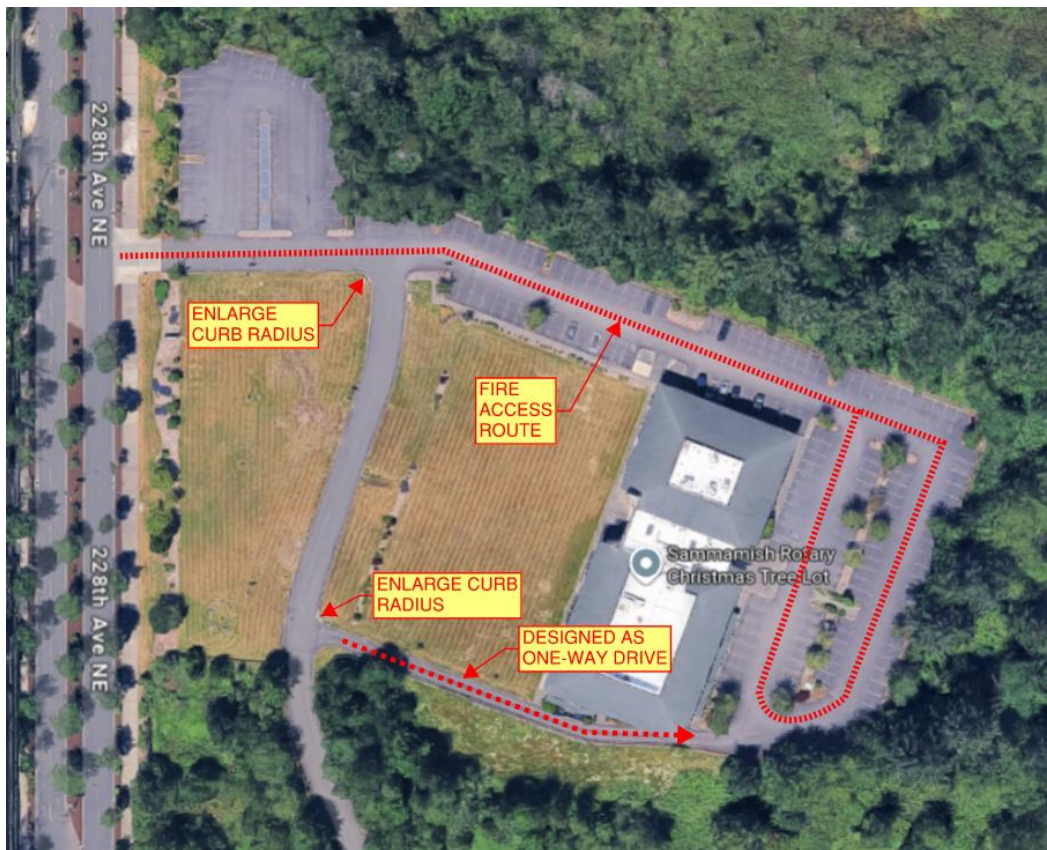


Figure 1. Site Hardscape and Recommended Improvements Locations (north is page up).

Stormwater Management

Stormwater runoff from the existing site improvements is managed within an existing detention vault under the northwest parking area. The detention vault was designed under the 1998 King County Surface Water Design Manual (KCSWDM). No inspection of the vault interior was conducted. Given the age and type of vault, it is likely acceptable and suitable for ongoing use with routine maintenance such as sediment removal.

The existing site improvements do not include runoff treatment (water quality) facilities. Runoff from pollution-generating surfaces, e.g., vehicular pavements, discharges to the existing detention vault untreated. There is no known treatment facility downstream of the existing detention vault, before runoff discharges to George Davis Creek.

Future Development Potential (Stormwater)

The existing onsite detention vault is an important asset for any future development or redevelopment of the project site. While hydrologic model simulations of the existing vault configuration with existing site improvements indicate the vault does not meet current (2024 KCSWDM) flow control requirements, this is typical of older flow control facilities. Any new development onsite using the existing detention vault to meet flow control requirements will need to account for existing site improvements, i.e., the vault outlet structure will need to be adjusted to bring all site improvements (existing and future) into compliance.

Hydrologic model simulations indicate the existing onsite detention vault has flow control capacity to support construction of about 20,700 square feet (0.475 acre) of new hard surface area (e.g., roof and/or pavement). This analysis includes bringing the existing site improvements into flow control compliance per the 2024 KCSWDM. Specific development or redevelopment design may allow for additional hard surface construction depending on surface material types and implementation of stormwater best management practices. Additional flow control facilities could be constructed to provide additional capacity as needed.

Water quality treatment facilities will be needed to treat runoff from any new pollution-generating surfaces, as defined in the 2024 KCSWDM.

Other stormwater requirements that will apply to future site development or redevelopment were not included in this assessment.

Environmentally Critical Areas

The 2008 site development surveyed onsite environmentally critical areas. The 2008 survey and existing data show a parcel largely encumbered by critical areas (wetlands and George Davis Creek) and their regulatory setbacks. The resulting buildable area is concentrated near 228th Avenue Northeast.

The existing split rail cedar fence located along most of the outside perimeter of the existing parking areas is at the end of its life. The fencing is located to prevent access and protect environmentally critical areas and may have been a condition for permitting the existing building and site improvements. The fencing should be replaced or repaired.

Critical Areas Delineation

The critical areas survey used for this analysis was conducted in 2008, and agencies typically only accept delineations from within the previous 5 years. Therefore, the 2008 analysis has expired, and a new delineation must be conducted prior to the issuance of a permit for any new development or redevelopment.

Herrera is planning to conduct site visits and perform a wetland reconnaissance to develop a planning-level map of estimated wetland boundaries with a GPS device. The accuracy of the recorded GPS location points is generally within 10 feet; therefore, the estimated wetland boundary and resulting regulatory buffer boundary will be ± 10 feet. This level of accuracy is acceptable for planning purposes. For any future development design and construction, critical areas delineations must be performed and located by topographic survey.

Recommended Improvement

1. Replace Split Rail Cedar Fencing: Replace an estimated 1,500 linear feet of fencing.

QC Check/Review Record

Revision	Date	Description	By (Author)	Review (Technical)	Review (PM)	Approved (CSR)	Publications
00	3/5/26	Memo	NAS	NAS	NAS	CJW	KPM

City of Sammamish

BUILDING 120 – ASSESSMENT LANDSCAPE NARRATIVE

April 10, 2026



Address

1221 E PIKE ST SUITE 300

SEATTLE, WA 98122

To: City of Sammamish Washington
From: Lesley Bain
Date: March 6, 2026
Re: Building 120 Landscape and Site Existing Conditions and Baseline Work



Overview

The 21.5-acre property is located along Sammamish's transportation spine, 228th Avenue NE. The underlying zoning is residential, R-6, and the current building and uses are allowed per a Conditional Use Permit that was issued to Central Washington University, and will be in effect through June 2026, with the possibility of an extension. The site is also subject to the City's recent middle housing overlay that permits three units per lot or 18 units per acre. Multi-family housing is not currently permitted in the R-6 zone.

we are framework

framework

In understanding the value of the property, we will be working to better understand the buildable area of the site, current zoning and any potential changes, and the extent of constraints to development. The following is a summary of work that would be expected to have the property upgraded to the baseline expected in public ownership of the site.

Landscape

In addition to the building footprint and associated perimeter walkways, the site uses include asphalt surface parking and access, lawn, and wetland areas. A portion of George Davis Creek runs through the property.

Building and related pedestrian access: *Adequate condition for baseline*

The building footprint is set back from the road; intermittent sidewalk exists between the street and parking areas to the building. There is no accessible route from the street/parking areas to the building; the sidewalk is not continuous and there are no curb ramps. ADA access is available for those arriving by vehicle from the accessible parking spaces on the side and back parking lots.

Parking and access areas: *Adequate condition for baseline*

There is a parking area close to 228th Avenue now being used as a commercial park and ride, and for Christmas Tree sales during the holiday season. There is an accessible ADA van stall and standard ADA stall on the side parking lot as well as two standard ADA stalls in the back parking lot.

The site hardscape appears generally to be in adequate condition for a baseline, however, as noted in the civil memo and the 2022 site assessment, there is deferred maintenance that will need to be addressed at some point in the future.

Lawn areas: *Remediation not recommended*

Large areas of lawn currently exist between the street and the building. They are very wet for much of the year, which limits usability. However, given the uncertainty on future use of the lawn areas, we do not recommend renovating lawn areas with grading and drainage work as a baseline.



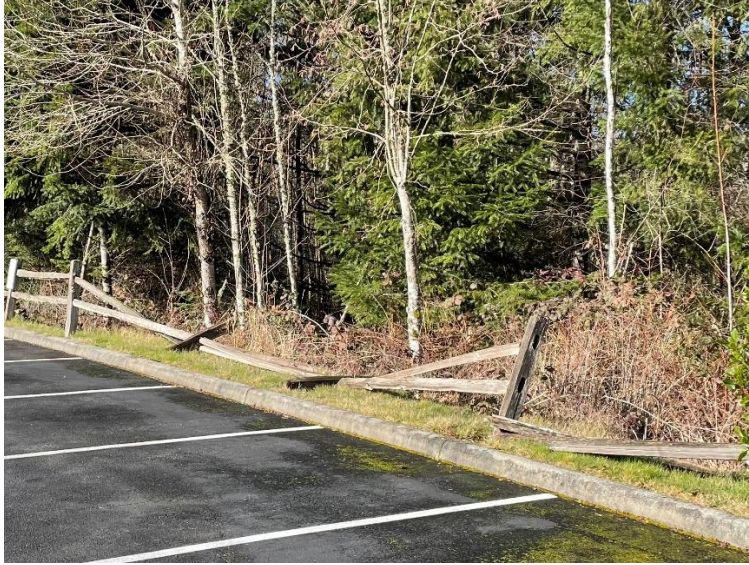
Example of ponding on lawn



Wetland and riparian areas: *Fence repair needed*

framework

A significant portion of the site is wetland area, with a split rail fence along its edge. Approximately 160 linear feet of the split rail fence is in need of repair, which would be a baseline cost. It is also noted that the wetland area appears to be degraded with invasive species. Enhancement of the wetland area is recommended but not included in the baseline work costing.



Example of fence damage

Site

In this baseline understanding of the property, we recognize that the site is large and highly visible and should be fully considered in assessing the value of the site for public benefit and/or resale. The site will have some level of constraints for development which will be determined through this study.

While no changes to the site are recommended in the baseline study, we note some opportunities:

Creek and wetland remediation

There are opportunities to make a healthier habitat for George Davis Creek and environs and may be a chance to connect with the tribe.

Additional buildings

The buildable area will be determined with the wetland delineation, and zoning will need to change to allow development beyond low-density residential. However, it may be possible to add new housing, desired retail, and/or community and cultural space that would provide new frontage along 228th.

Open space and trails

New park space, birding, gardens, and trails could be developed on portions of the site, especially where land is not suitable for buildings.

City of Sammamish

BUILDING 120 – ASSESSMENT STRUCTURAL NARRATIVE

April 10, 2026



**Project: Sammamish 120 Building
Structural Opportunities Assessment**

INTRODUCTION

We have prepared this report to describe structural conditions and opportunities for the subject, existing building.

Our review has been with consideration of opportunities to expand programmatic offerings, occupant comfort, and more effective utilization of space within the existing building. In addition, we have reviewed the potential to use the open portion of the building as an emergency shelter, which typically requires design at a higher risk category.

The existing building was designed in 2005/06, for Evergreen Christian Fellowship, and included (2) separate paces, under a shared roof. These spaces were originally developed as an administration space to the North, and a multi-purpose space to the South. While the North and South spaces of the building do share a common roof and are tied together structurally, the two sides of the building are generally isolated from each other, through a common, central gallery at the first floor. On the second floor, a connecting bridge, located on the far West end, acts as a connection between North and South.

DESCRIPTION OF STRUCTURE

Structural systems for the existing building vary between the North and South spaces. The exterior wall system is, however, consistent throughout and consists of tilt-up concrete walls. This wall system is carried inside, along the central gallery. The tilt-up walls, along with steel columns, support the structural floor framing systems for each space.

On the North side of the building, structural floor framing systems generally consist of timber-framed floor plates, which utilize TJI joists and glue-laminated beams. Beams are supported by steel columns or by embeds in the tilt-up walls. Of interest on the North side, the roof framing is supported from (4) columns, which bypass the second-floor framing, such that they only support the roof structure, and a previously existing operable partition, which was located on the Northeast end of the space. Floor system consists of gypcrete on plywood decking. Roof decking generally consists of plywood sheathing.

On the South side, the building is configured as a multi-purpose room, with a large gymnasium area, a stage, commercial kitchen, and additional meeting spaces, which occupy a second-floor mezzanine. The construction in the South generally consists of structural steel bar joists, supported by steel beam and columns. However, like the North, TJI joists are used for the mezzanine floor framing system.

On both the North and the South, all structural elements are supported by shallow, spread or strip footings.

REVIEW OF EXISTING SYSTEMS – GRAVITY

Tilt-up Concrete Wall Panels: From our review, the existing tilt-up panels are in good condition, with evidence of minor deterioration throughout. Deterioration consists of hairline surface cracking, exposed reinforcing and weld plates at joints, as well as deterioration of sealant at panel joints. Additionally, there are instances of localized rust staining from exposed connections and reinforcing. Our recommendation for these walls includes:

- Thorough cleaning to remove mildew, moss, dirt and debris.
- Re-application of caulking or sealant at panel joints where the existing sealant is no longer effective.
- Grout injection of cracks over 1/8" in width.
- Application of sealant system (either cementitious or non) in areas of surface cracking.
- Removal of surface rust and corrosion, followed by an appropriate sealant or paint system, at exposed steel embeds.

Timber Framing – North Side: The timber framing on the North side, where observable, was in good condition, and without obvious need for repair or mitigation. It is possible that, in areas where we were unable to access, there could be deficiencies or damages requiring repair. We, however, did not see any evidence that would indicate this.

Steel Framing – South Side: The steel framing, where observable, appeared to be in good condition, without deficiency. In general, however, the steel framing was only observable in limited areas, such as the multi-purpose/gymnasium roof. Areas above the kitchen, stage, and second floor mezzanine were not observable.

REVIEW OF EXISTING SYSTEMS – LATERAL

The building's lateral systems consist of wood and/or steel-framed diaphragms, which deliver lateral loads to the tilt-up concrete shear walls. From our review of the existing drawings, it is unclear the quantity of walls which are intended to act as shear walls, so we assume that all tilt-up walls were designed to share the lateral demands of the building. From observation in the field, and correlation with the drawings, the walls which frame the entry gallery, as well as the walls on all exterior faces, are detailed with many openings, and without large extents of uninterrupted wall, which would be more effective in resolving lateral demands. These openings and wall extents generally appear to match the layout and intent from the original drawings.

ASCE 41 Lateral Review: For existing buildings, the ASCE 41 standard is the document from which we review the effectiveness of existing seismic/lateral design. Based upon the building's construction type and documentation of lateral and gravity framing, as well as other factors, such as siting, geometry and vintage, the ASCE 41 standard defines the Sammamish 120 Building as a "Benchmark" building, meaning that no seismic retrofitting work is required to support renovation or alteration efforts.

Voluntary Lateral Review: In absence of requirements from the ASCE 41 standard, we have reviewed the structure for potential performance deficiencies in a seismic event. While not exhaustive, we have identified a couple of areas where the building's seismic performance could likely be voluntarily improved. These are as follows:

- 1) We recommend further review of the connection between the North and South halves of the building, at the roof level, on the Southern face of the building, near Grid 1. From our review of the drawings, there isn't an intentional seismic detail to tie these roof systems together, and thereby to ensure that both halves of the building move with one another in a seismic event. Since the general lateral systems are similar on the North and South, a structural link between these two zones, on the South end, would likely significantly improve the seismic performance of the building.
- 2) Given the limited extents of continuous wall without openings, we recommend further review of the exterior wall piers, and potentially closing in of wall openings, to improve the seismic performance. This would entail infill concrete wall panels, which are doweled into the existing walls. Further analysis may indicate that this is not necessary, but based upon the slenderness of these piers, and the limited extents of full-height walls without openings, it is our opinion that the building's seismic performance may allow for excessive drifts, and potential for failures at the window head to column pier interfaces, in a design-level seismic event.

OPPORTUNITIES

For this initial study, we have focused on (5) opportunities to improve effectiveness of the space, occupant comfort, and overall design aesthetic for the building. These include 1) removal of columns on level 1 of the North half of the building, 2) introduction of enlarged window openings in the central gallery, 3) revision of the front entry, to provide more glazing and unobstructed views, 4) introduction of new roof skylights in the entry gallery and 5) potential to use the South half of the building as an emergency shelter.

Framing Reconfiguration to Remove Level 1 Columns: On the North half of the building, columns at Level 1 impede opportunities to offer an open floor plan. A total of 14 columns interrupt this space, in support of structural framing for Level 2, as well as the roof level. From our review, there may be an opportunity to reduce these Level 1 columns significantly. To achieve this, the following steps would be required:

- Reframing of second floor, to install (2) new, North-South oriented steel beams, framing between existing roof support columns (HSS8x8x1/4). Beams haven't been designed or sized as part of this study but are likely to be 14"-18" deep wide flange (I-beam) shapes.
 - Note that, to provide opportunities for ductwork to be installed through the space, ducts may need to be placed in a manner that avoids the new beams. See our plan sketches for general ductwork arrangement recommendations.
- Installation of (8) new, East-West oriented glulam or steel beams, to frame between the new beams noted above, and exterior walls, or existing steel columns to remain. Where ductwork is required to be coordinated, steel beams are recommended, to reduce structural depth and allow for ductwork to cross in the North-South direction
- Modification to existing foundations at the existing HSS8x8x1/4 columns, to provide additional capacity, in support of the removed columns.

Enlarge Window Openings within the Central Gallery: At the Central Gallery, existing window openings in the tilt-up interior walls could be enlarged vertically without significant structural impact. These openings should not be increased in width, due to the limited wall piers available to resist seismic forces, but the sill height is able to be lowered, if fuller-height glazing is desired in those areas.

Revision of the Front Entry to Improve Aesthetics: At the Front Entry on the West side, the existing entry is surrounded by tilt-up concrete walls, which frame an inset opening. One concept that appears to improve the building's entrance aesthetics would be to move the entry westward and introduce a new storefront glazing system. This concept faces several challenges, generally due to the function of the tilt-up walls proposed for removal. These are as follows:

- On the North face of the inset entry, the existing wall supports elevator functions, likely to include guide rail attachment. Removal of this wall section is anticipated to introduce significant complexity in supporting the existing elevator's functionality.
- On the East face of the inset entry, the connecting bridge between the North and South halves of the building is supported by the tilt-up wall. To remove this wall, new support framing for the bridge would need to be introduced. This is likely to be a steel or glulam beam, framing North to South, from the two wing walls, North and South, of the inset.

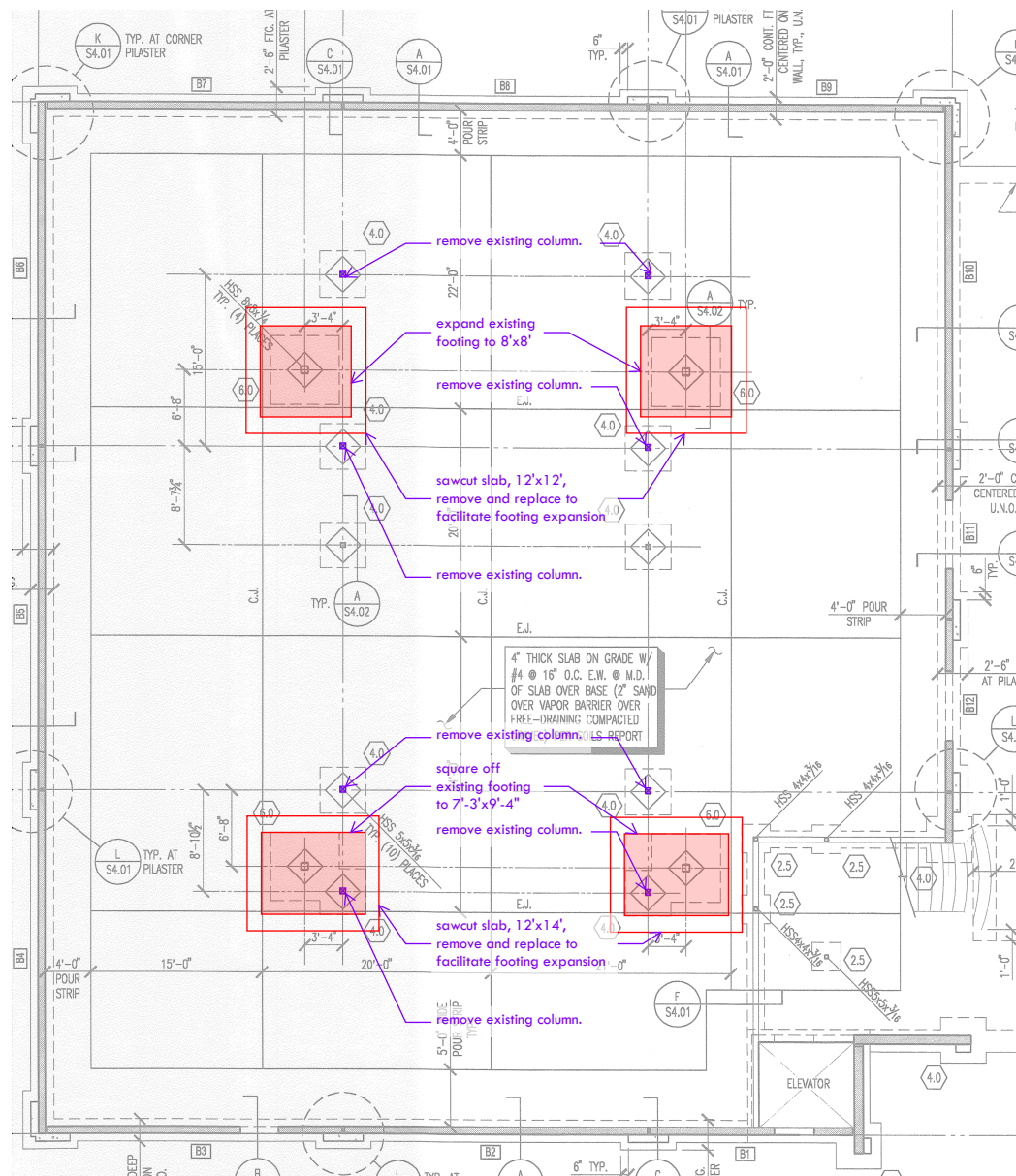
Introduction of New Skylights in the Entry Gallery: At the entry gallery, there are currently two large skylights, centered on the space. These allow natural light into the gallery, but the space is still very dim. To introduce more light into the space, it would be possible to add (1) or (2) skylights into the existing roof framing system. Based upon the current framing plan, it appears that existing joists would need to be headered, to allow for a 6'-wide opening. Additionally, rooftop mechanical equipment locations would need to be coordinated or modified to support this modification.

Modifications to Support Emergency Shelter Occupancy: Designing a building to support emergency shelter needs would incur significant impacts to the design of the building. The Building Code, as well as governing structural standards, would require the building to be designed as an Essential Facility, requiring that it remain operational in design-level disasters. In structural terms, this would require that it be designed as a Risk Category IV building, which is likely to require extensive structural review and modification.

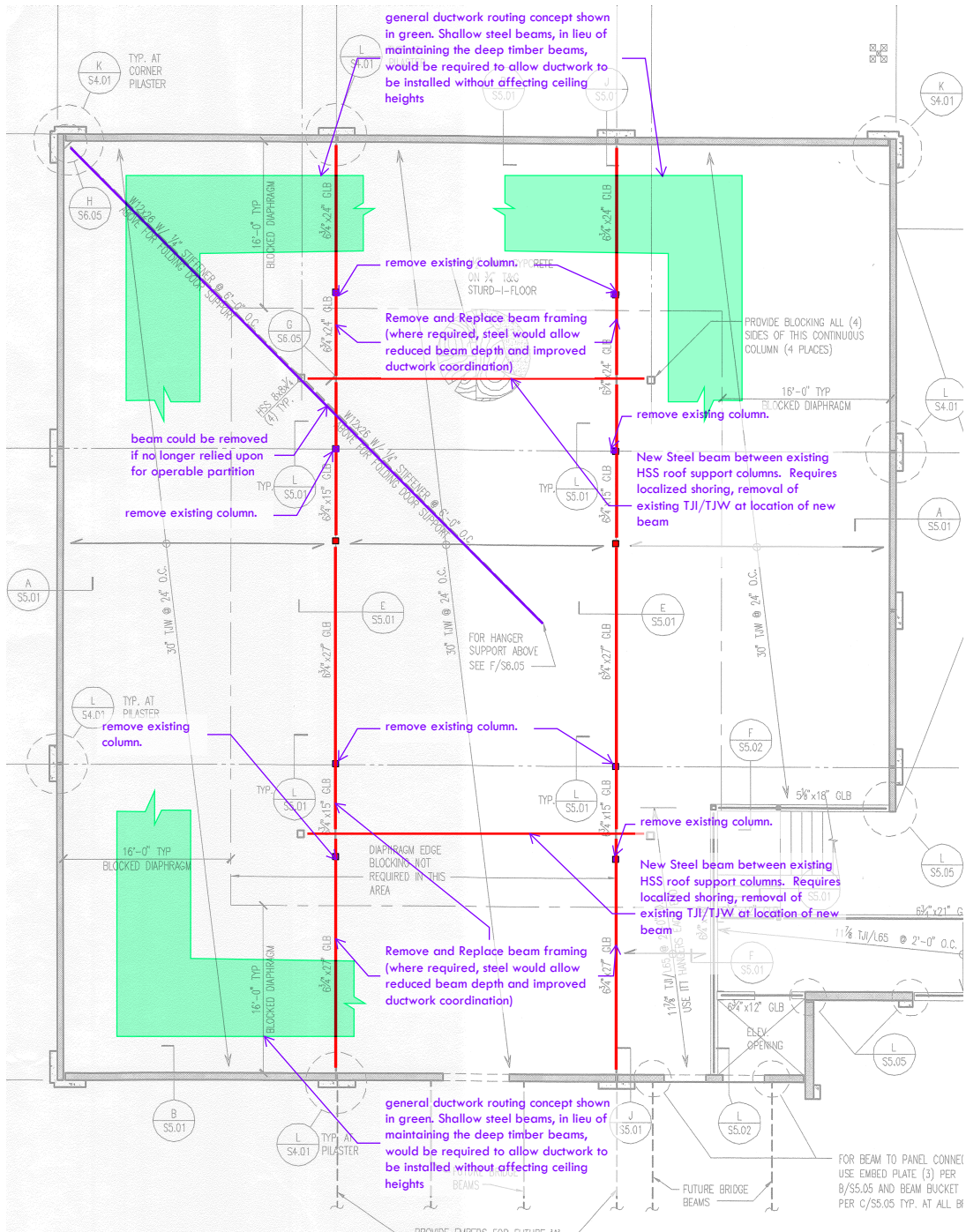
Because the North and South halves of the building is inherently connected, there wouldn't be an opportunity to treat only one half (south, for instance) as an emergency shelter, unless the two halves of the building were retrofitted to be structurally separated. This would require new framing and foundations, as well as introduction of an expansion joint between the two halves of the building. In addition, because this would change the building to a Risk Category IV building, lateral systems (which resist wind and seismic demands) would need to be extensively evaluated, and may not provide the necessary stiffness to support this change.

While not structural in nature, this would also trigger requirements for mechanical systems, as well as backup electrical power. From our perspective, the effort, cost and complexity of this type of change would be substantial, and while it may not be impossible, it would likely reach the point that we would consider impractical.

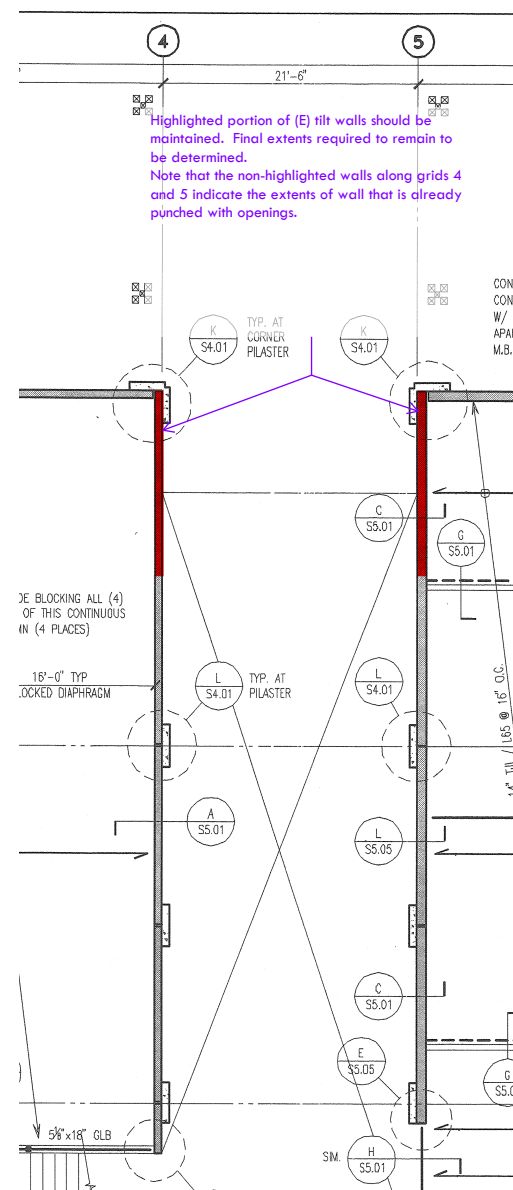
In support of the opportunities described above, please see additional information provided in the markups of existing drawings.



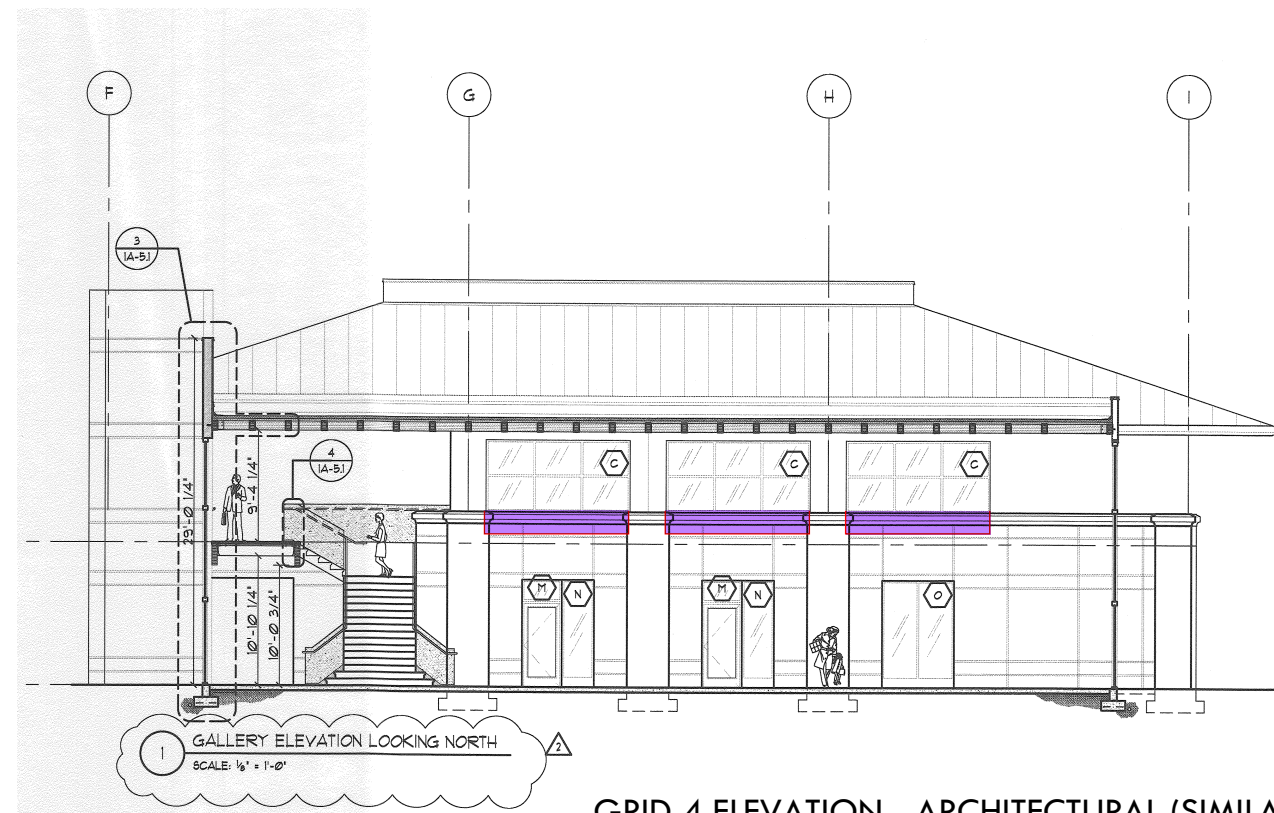
LEVEL 1



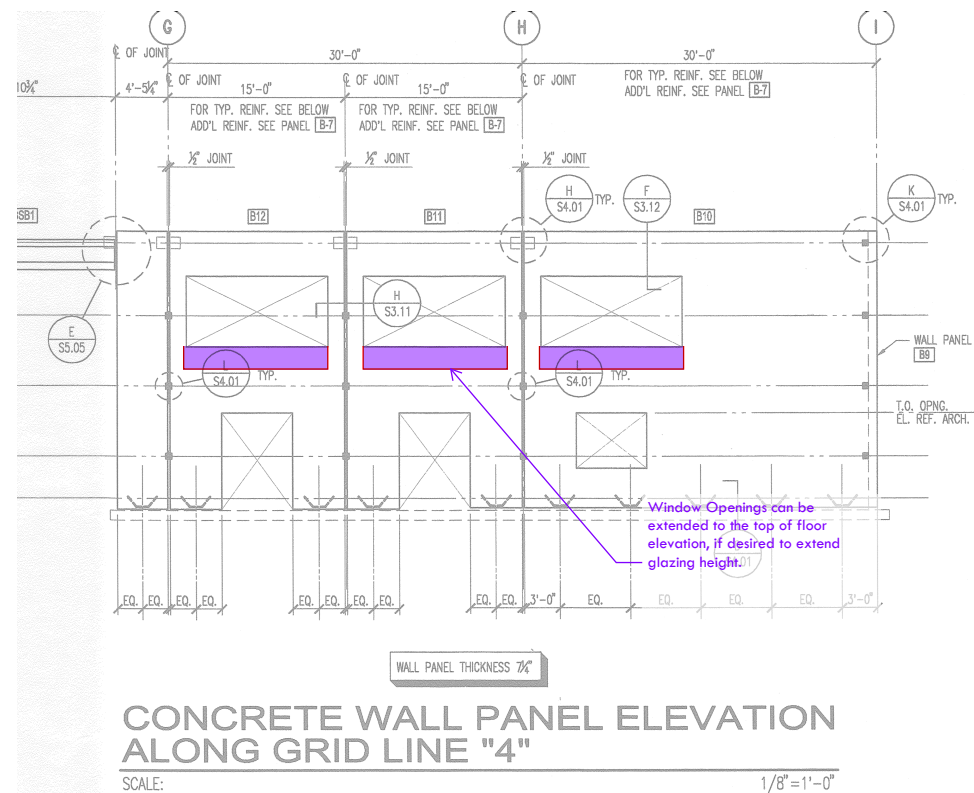
FRAMING RECONFIGURATION TO REMOVE LEVEL 1 COLUMNS



LEVEL 2

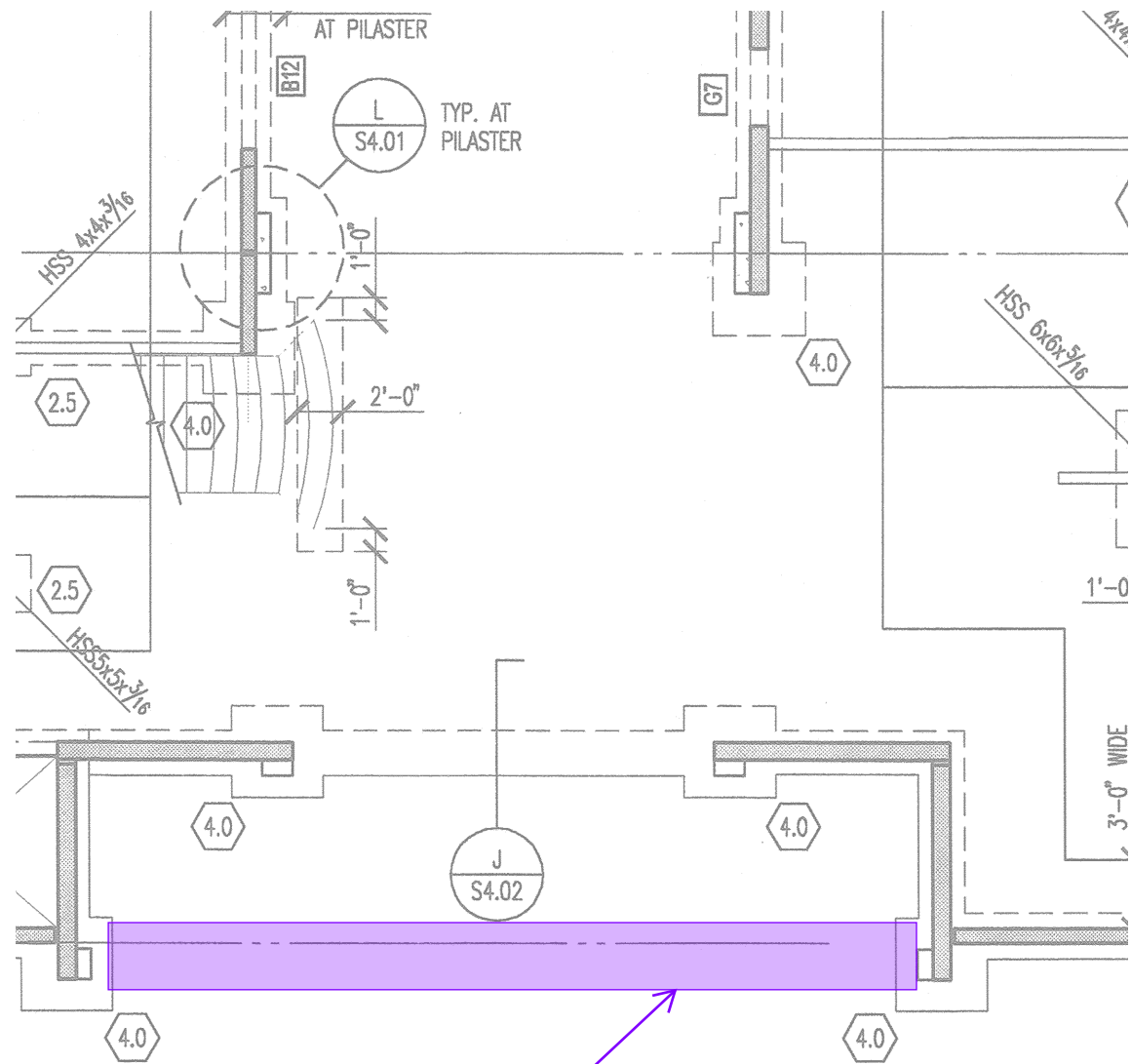


GRID 4 ELEVATION - ARCHITECTURAL (SIMILAR AT GRID 5)



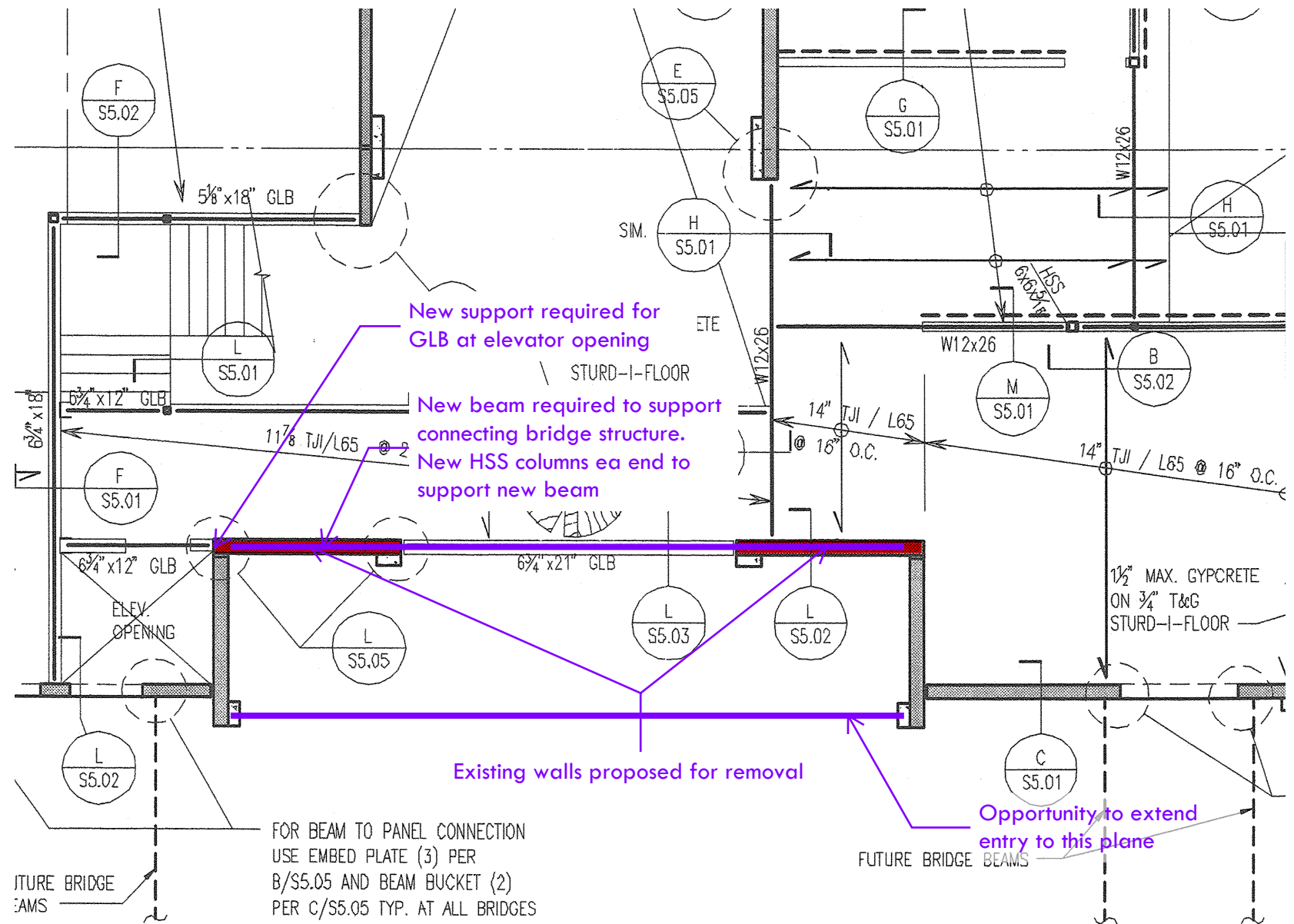
GRID 4 ELEVATION - STRUCTURAL (SIMILAR AT GRID 5)

ENLARGE WINDOW OPENINGS WITHIN THE CENTRAL GALLERY



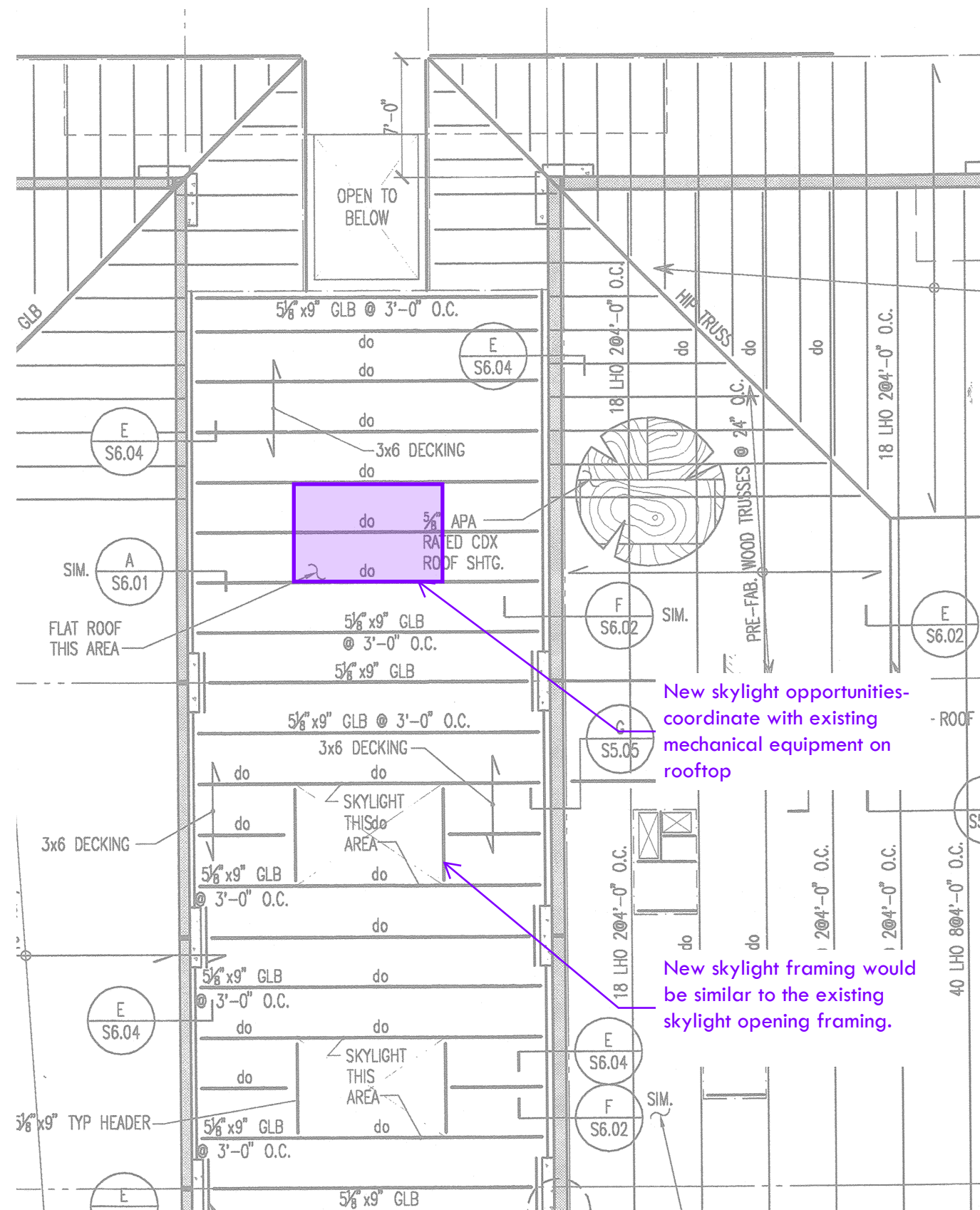
Approximate new foundation in support of revised entry

LEVEL 1



LEVEL 2

FRONT ENTRY REVISION TO IMPROVE AESTHETICS



INTRODUCTION OF NEW SKYLIGHTS IN THE ENTRY GALLERY

City of Sammamish

BUILDING 120 – ASSESSMENT MEP NARRATIVE

April 10, 2026

FCA Assessments

Standard FCA Form

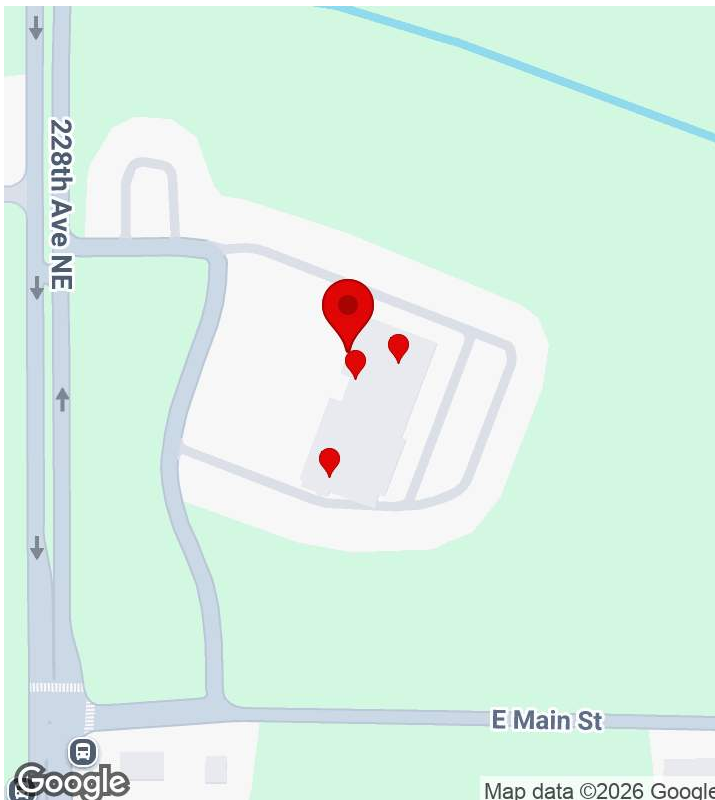


Prepared by: Dan Tedrow PE PMP VMA

3/9/2026, 10:04:58 PM UTC



Building Exterior



CREATED

🕒 1/28/2026, 9:41:44 PM UTC

👤 by Dan Tedrow

UPDATED

🕒 3/9/2026, 10:04:58 PM UTC

👤 by Dan Tedrow

STATUS

🟩 Complete

LOCATION

📍 47.610543, -122.033888



Pacific ECS LLC
2309 Tulane Street
West Linn, OR 97068

Building Name | 120 228th Ave Sammamish

Assessor Initials | DT

Photo of Building Exterior



Building Exterior



Front door



Drainage issues near perimeter sidewalk



Rear parking area



Roll up doors leading to gym



Side of building

MEP Description Fields



D10 - Conveying	The building has a single elevator that is operational but with a track record of maintenance requirements.
D20- Plumbing	6" fire main and domestic water line underground with sump pump. The facility has a copper domestic water supply, ABS sanitary sewer. Kohler fixtures good condition, with 1.6 gallon per flush on water closets. The kitchen has a small grease trap but lacks a more robust in-ground grease trap serving the kitchen. Existing AO Smith non-condensing water heater is original to the building and approaching end of useful life. Perform frequent inspections, install leak detection and notification system, and replace upon failure. No irrigation system was observed onsite. If the kitchen is utilized heavily, this would cause long term sanitary sewer issues and clogs. If the kitchen is utilized, it may require the installation of a 1,500-gallon concrete in ground grease trap assembly.
D30 - Heating, Ventilation, and Air Conditioning (HVAC)	Natural gas service 2 psi with 1000 CFH at 1/2" pressure drop or 2200 CFH at 2" pressure drop. No seismic valve. Captive air roof top kitchen exhaust fan on shed roof. Kitchen has 7' (suspect 6' of actual hood) Captiveaire type 1 grease hood, decommissioned but in good condition. 1" gas line serving kitchen area. No dishwasher or dedicated exhaust. Exhaust serving restroom likely not functional, but repairable. RTUs are original and while aged are in fair condition and aged but functional. Numerous roof top AHUs with non-condensing gas heat with each AHU serving a single zone with dedicated thermostat. The controls are rudimentary and are (Totaline brand) with override button and while functional will not provide enhanced monitoring and control. RTUs have a significant amount of exposed roof top ductwork. This is not a recommended design practice, as it increases the risk of corrosion and wear. However, the ductwork is in fair condition with no observed corrosion or leakage issues reported. Classroom areas and the open area on the second floor have individual roof top units located on roof with exposed ductwork and high sound levels with an informal sound reading at 58 DB in classroom 201B and 57BD in room 201A. These sound levels will likely need to be lowered if area is repurposed. This will require further study, but may be reduced by reducting the supply diffusers that are closest to the white board. The Gym RTU is new with exposed round ductwork in gym. Most units in gym are located above stage and supported off of steel I beams. The first floor office area is served by AC-11. In the open meeting area, there is currently only one supply air diffuser in the space. This does not provide an acceptable level of airflow to the space. The construction team installed numerous duct stub outs that can be utilized to expand the air distribution system to provide more acceptable airflow to the space. See concept drawing. This would include expanding supply air ducting to the glass conference room area. While the existing system works, it will have marginally acceptable temperature control. An alternative option is to convert the roof top units to energy recovery ventilators for dedicated outside air and provide a Variable Refrigerant Flow (VRF) system with ceiling cassettes or fan coils for temperature control in the spaces. This solution would significantly increase the facilities HVAC install cost but will provide adequate cooling and zone control if the space was converted into a large event center with sustained occupant loads.
D40 - Fire Protection	The building has a dry type fire suppression system with Tyco valves TFP DPV-1 DN100 (4") and CV-1F (3") 110 PSI water pressure. Suppression services by Reliance Fore protection with General Air Products compressor. The fire alarm is a Silent Knight model 5808 fire alarm currently serviced and inspected by Convergent Technologies.
D50 - Electrical	500 KVA 277/480 volt transformer owned by PSE with 1,600 amp service 480Y/277 3 phase 4 wire SquareD panel in good condition. 3 x 400 amp main switches H-1, H-2, H-3. Panel H3 serves existing HVAC units per single line. Minimal outlets in kitchen area, which would impact usability. Gym lights were replaced in 2019 with new LEDs.
D60 - Communications	Fiber internet has reportedly been installed within the building. There is an antiquated messaging system in building that was not operational during time of site walk.
D70 - Electronic Safety and Security	Was not reviewed as part of study.

MEP Building Overview Photos



2 PSI gas meter.



Shed roof with grease fan for kitchen.

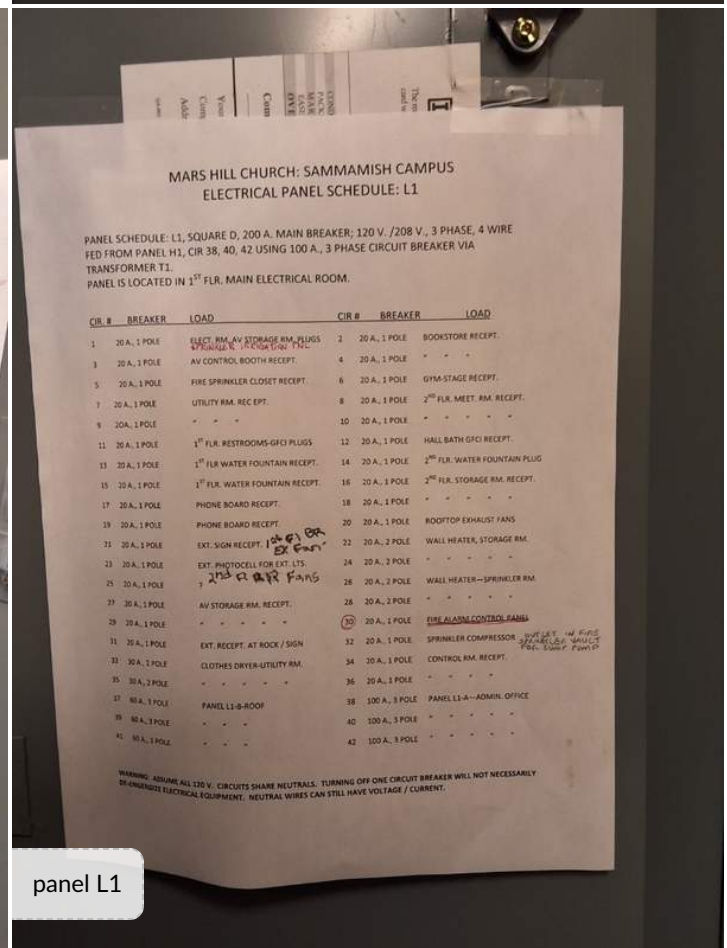
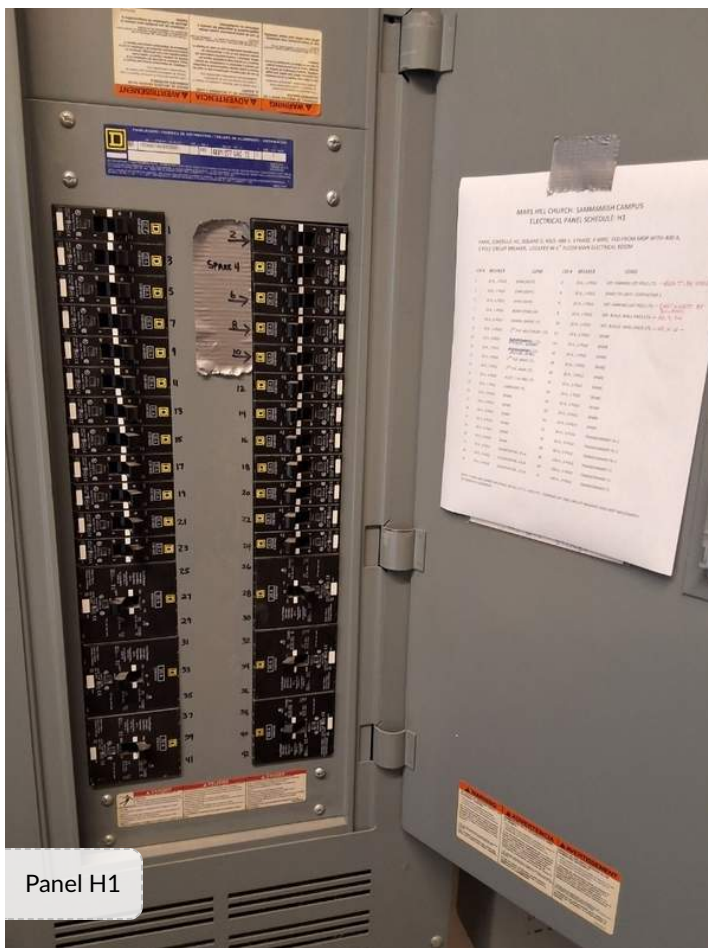
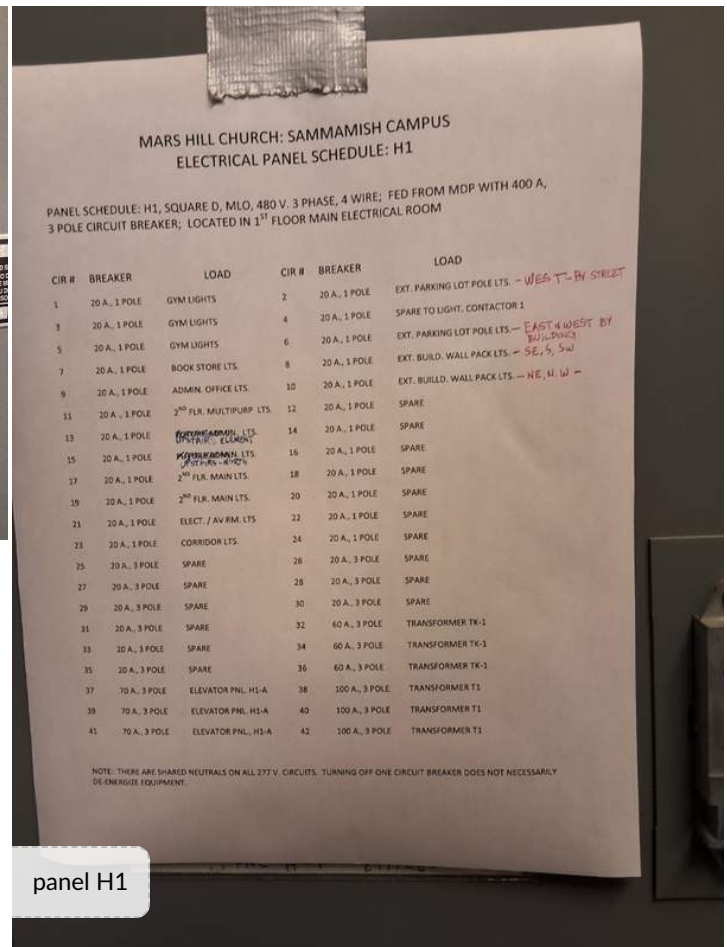


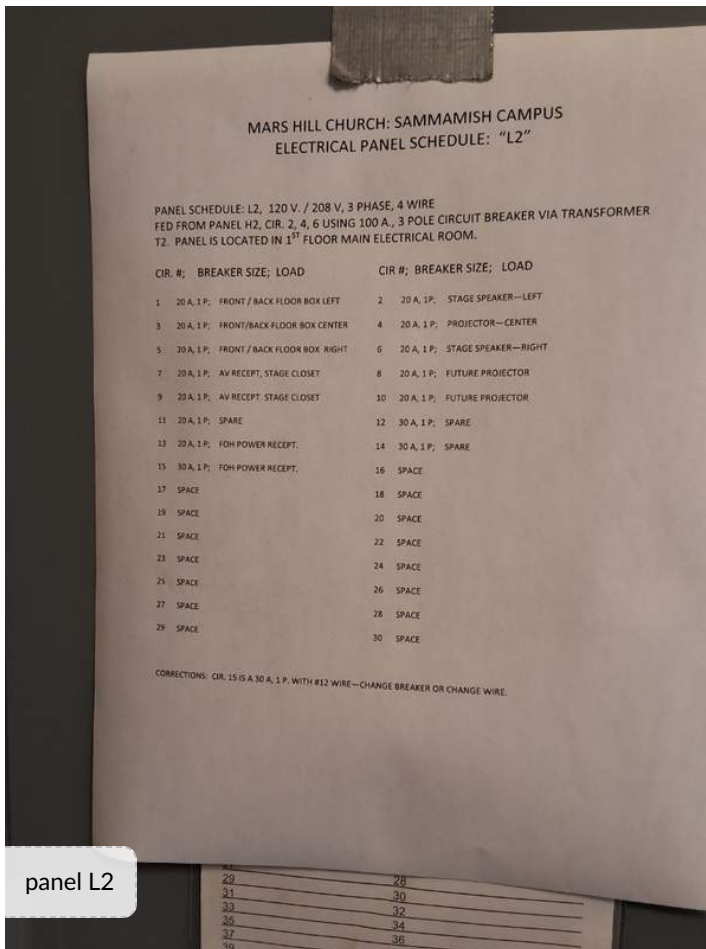
CaptiveAire grease fan



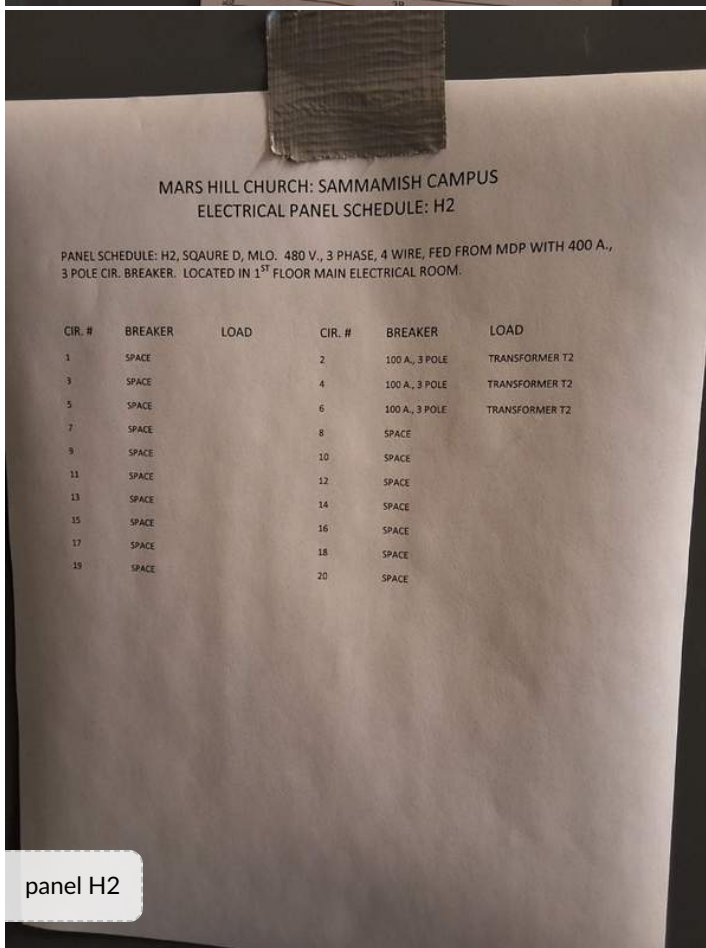
Main water supply in pit in parking lot. System has 120V service in pit which can be an issue if/when pit floods. This reportedly happened once.



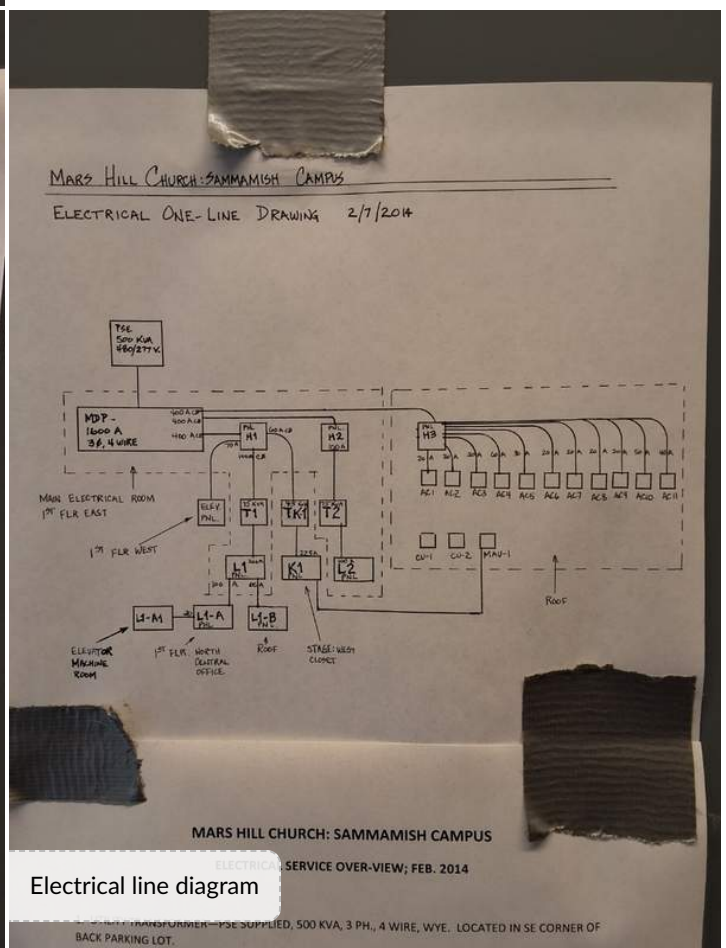




panel L2

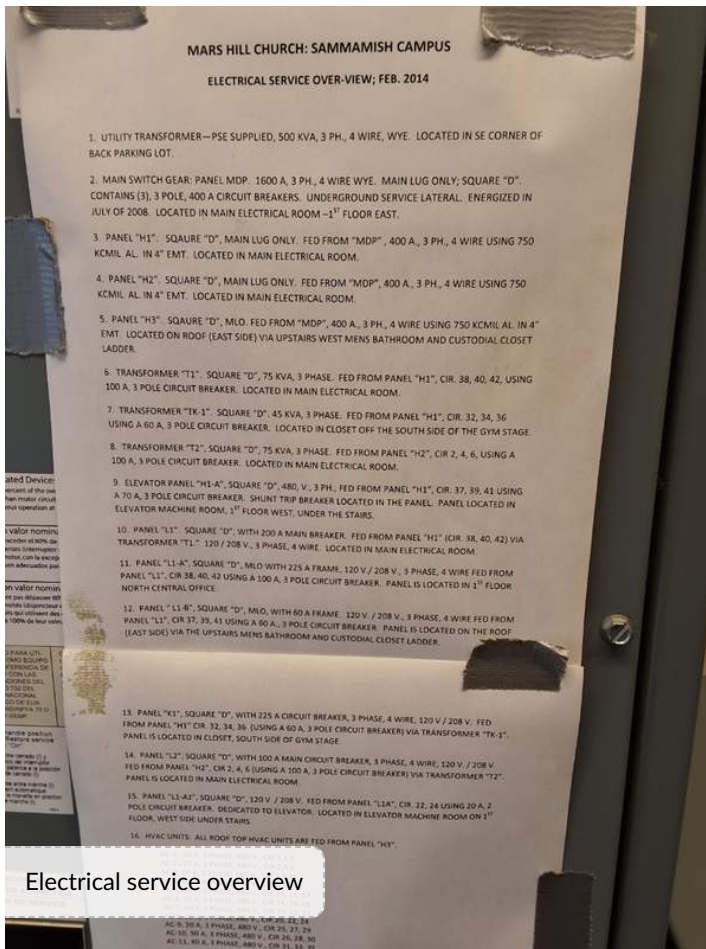


panel H2



Electrical line diagram





Electrical service overview



Dry type fire suppression



Silent knight fire panel

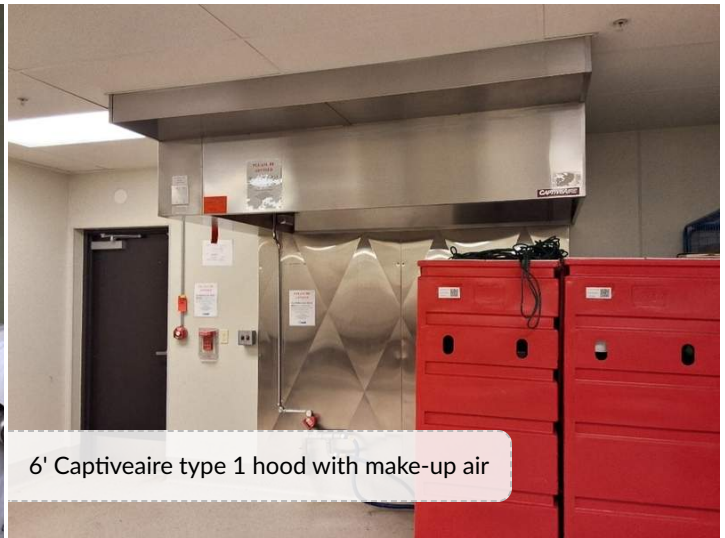


Fire service records





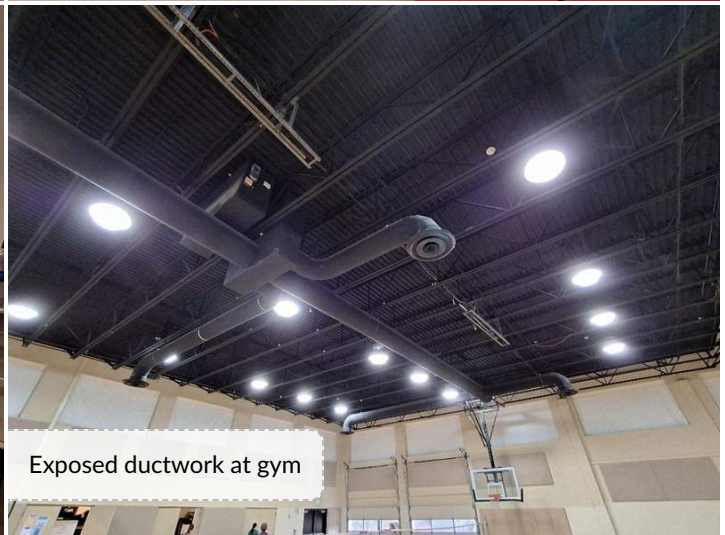
Water pressure is over 100 PSI on site.



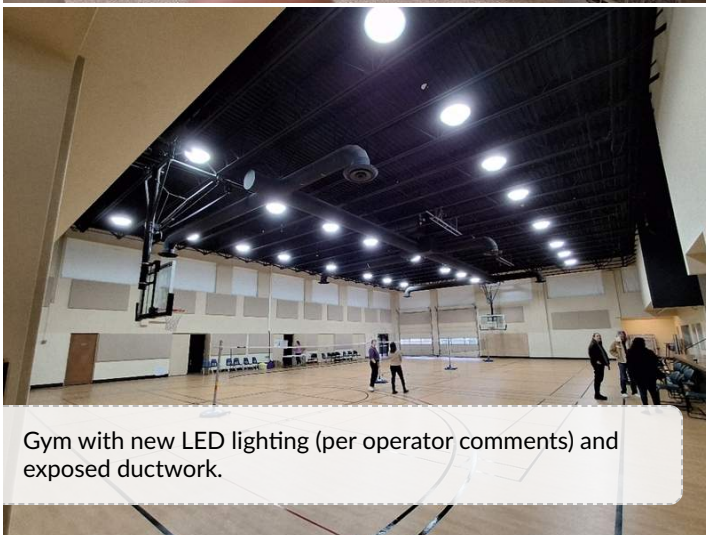
6' Captiveaire type 1 hood with make-up air



Dish washing area, no exhaust ventilation.



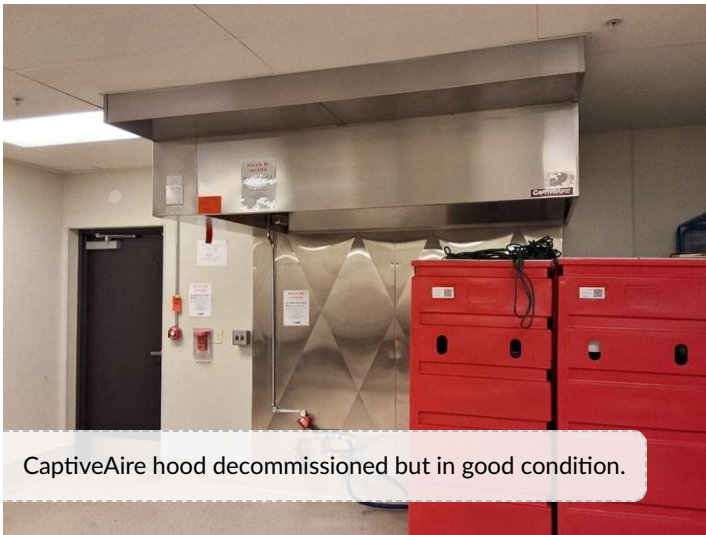
Exposed ductwork at gym



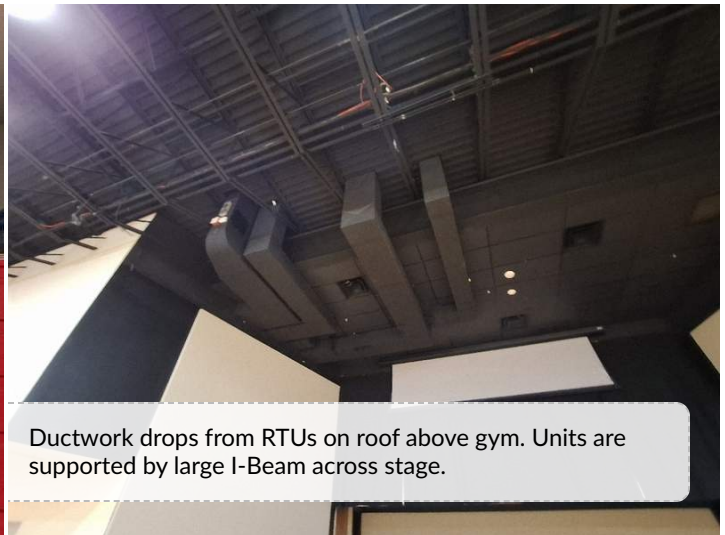
Gym with new LED lighting (per operator comments) and exposed ductwork.



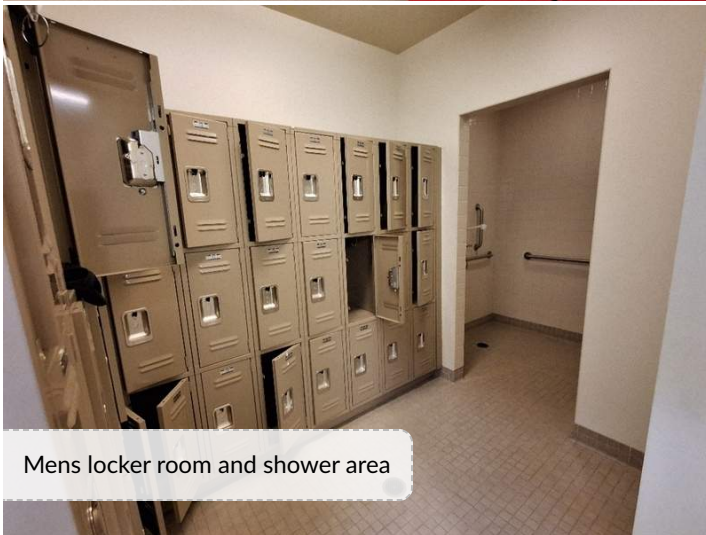
Mens restroom



CaptiveAire hood decommissioned but in good condition.



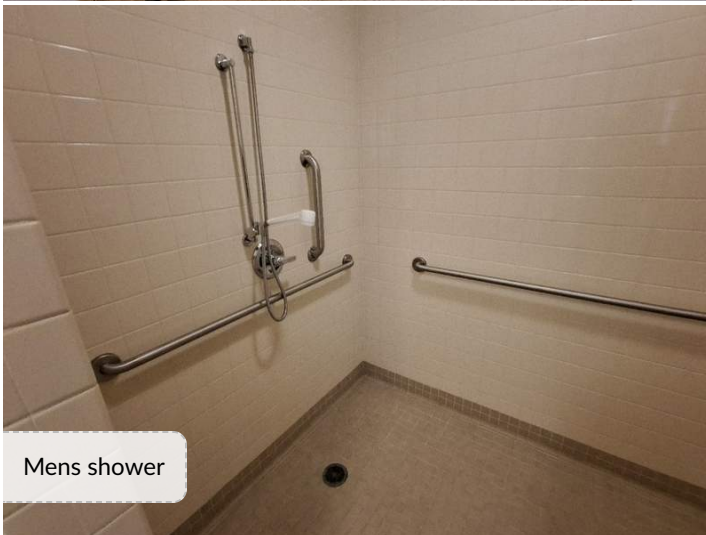
Ductwork drops from RTUs on roof above gym. Units are supported by large I-Beam across stage.



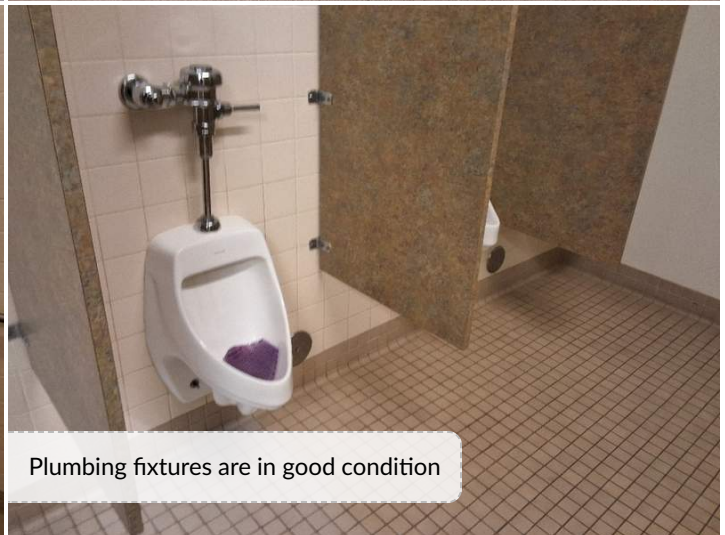
Mens locker room and shower area



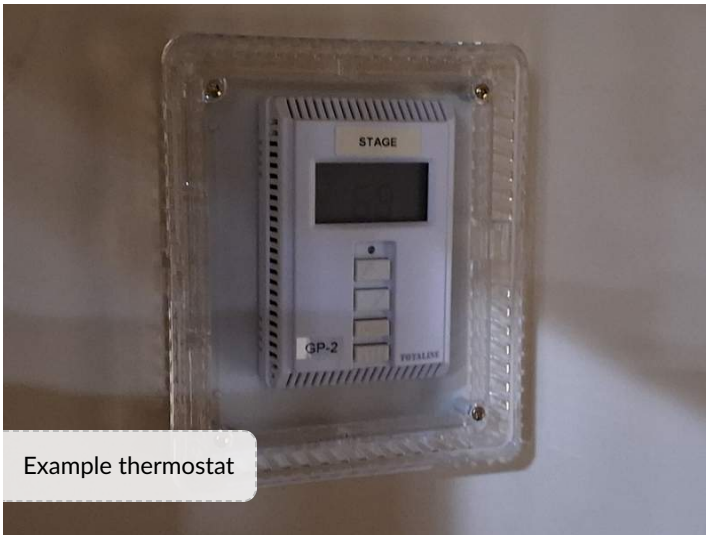
Prep area in kitchen



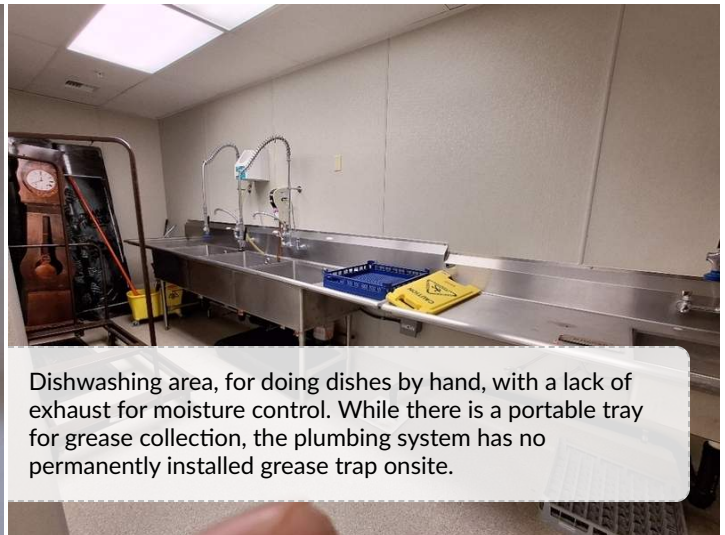
Mens shower



Plumbing fixtures are in good condition



Example thermostat



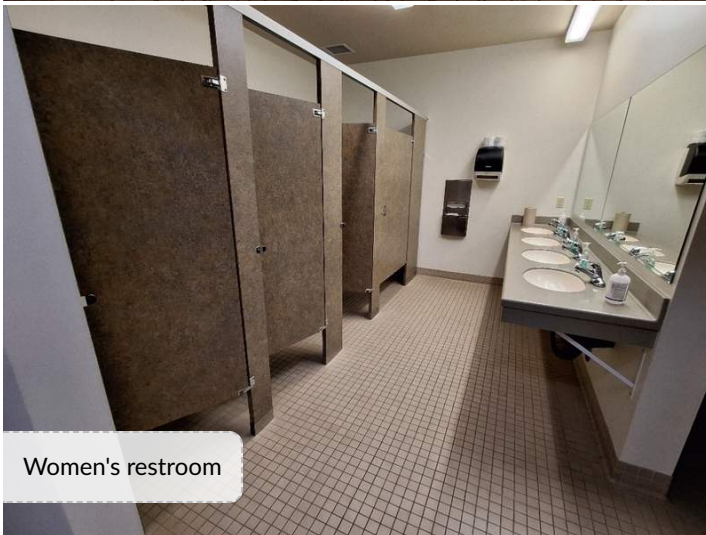
Dishwashing area, for doing dishes by hand, with a lack of exhaust for moisture control. While there is a portable tray for grease collection, the plumbing system has no permanently installed grease trap onsite.



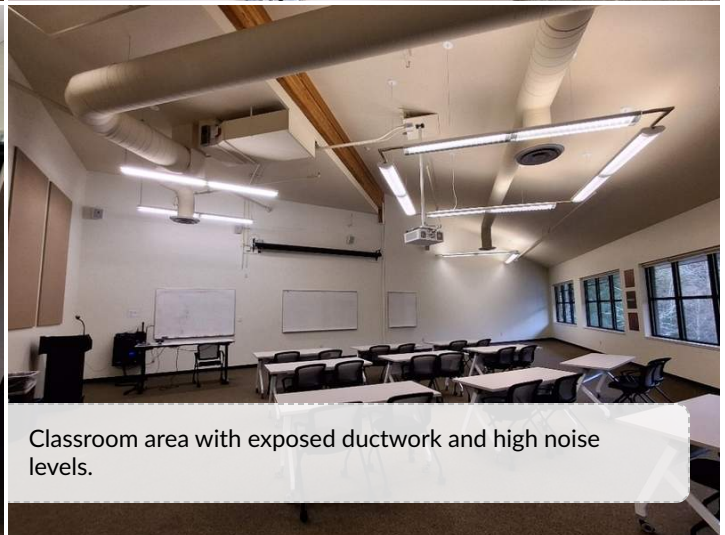
Plumbing fixtures



Plumbing fixtures



Women's restroom



Classroom area with exposed ductwork and high noise levels.



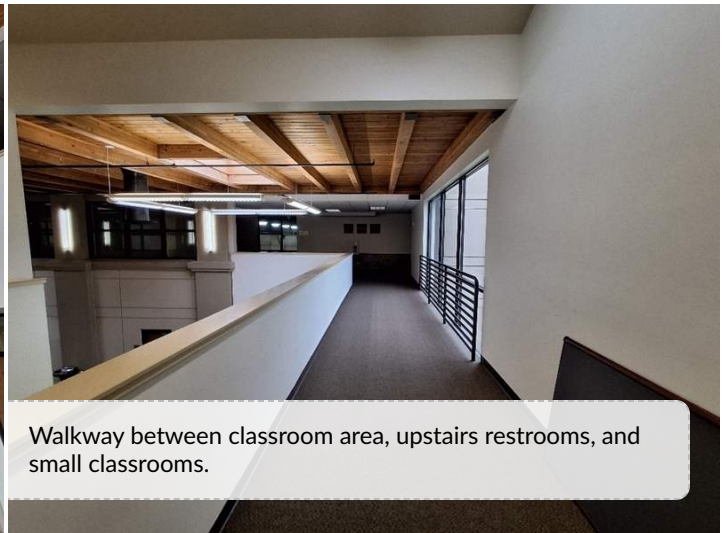
High noise levels were observed in this area (typ of both classrooms). It is believed the sound is due to the diffuser coming directly off the main drop.



Upstairs classroom area open area.



Main entryway connecting both sides of the building.



Walkway between classroom area, upstairs restrooms, and small classrooms.



Room 201B teaching area



Room 201A



Room 201B



GP 4 replaced 2022

Corrective Action

Corrective Action Repeatable (5 Items)

Corrective Action Repeatable - 1. January 29, 2026



Date	January 29, 2026
Unifomat	D3010 Facility Fuel Systems
Component	No
Install Year (If Known)	2005
Observed Remaining Life (Of System or Asset) (Years)	20
Condition	Good
Location (If Available)	Building Exterior
Area Served	Building Exterior
System Description	Gas system
Deficiency or Issue	Natural gas service doesn't have a seismic shut off.
Recommendation (to Resolve)	Install seismic shut off valve as a best practice.
Priority 1-5	Priority 2- Potentially Critical
Action Timeline	3-5 Years
Repair Factor (0-100%)	5
Risk Category	Functionality Enhancement
Risk of Failure	2- Medium

Photo Of Component

Quantity	1
Unit Of Measure	EA
SWAG Price - Direct Cost of Work	3000

Corrective Action Repeatable - 2. January 29, 2026

Date	January 29, 2026
Unifomat	D3050 Facility HVAC Distribution Systems
Component	
Install Year (If Known)	2008



Observed Remaining Life (Of System or Asset) (Years)	20
Condition	Fair
Location (If Available)	Second Floor
Area Served	2nd Floor
System Description	Roof top RTU serving classroom.
Deficiency or Issue	Class rooms 201B and 201A has high noise levels due to ductwork distribution.
Recommendation (to Resolve)	Move supply air diffusers and revise system for reduced sound levels.
Priority 1-5	Priority 3- Necessary but not yet critical
Action Timeline	3-5 Years
Repair Factor (0-100%)	
Risk Category	Functionality Enhancement
Risk of Failure	

Photo Of Component



Quantity	
Unit Of Measure	
SWAG Price - Direct Cost of Work	8000

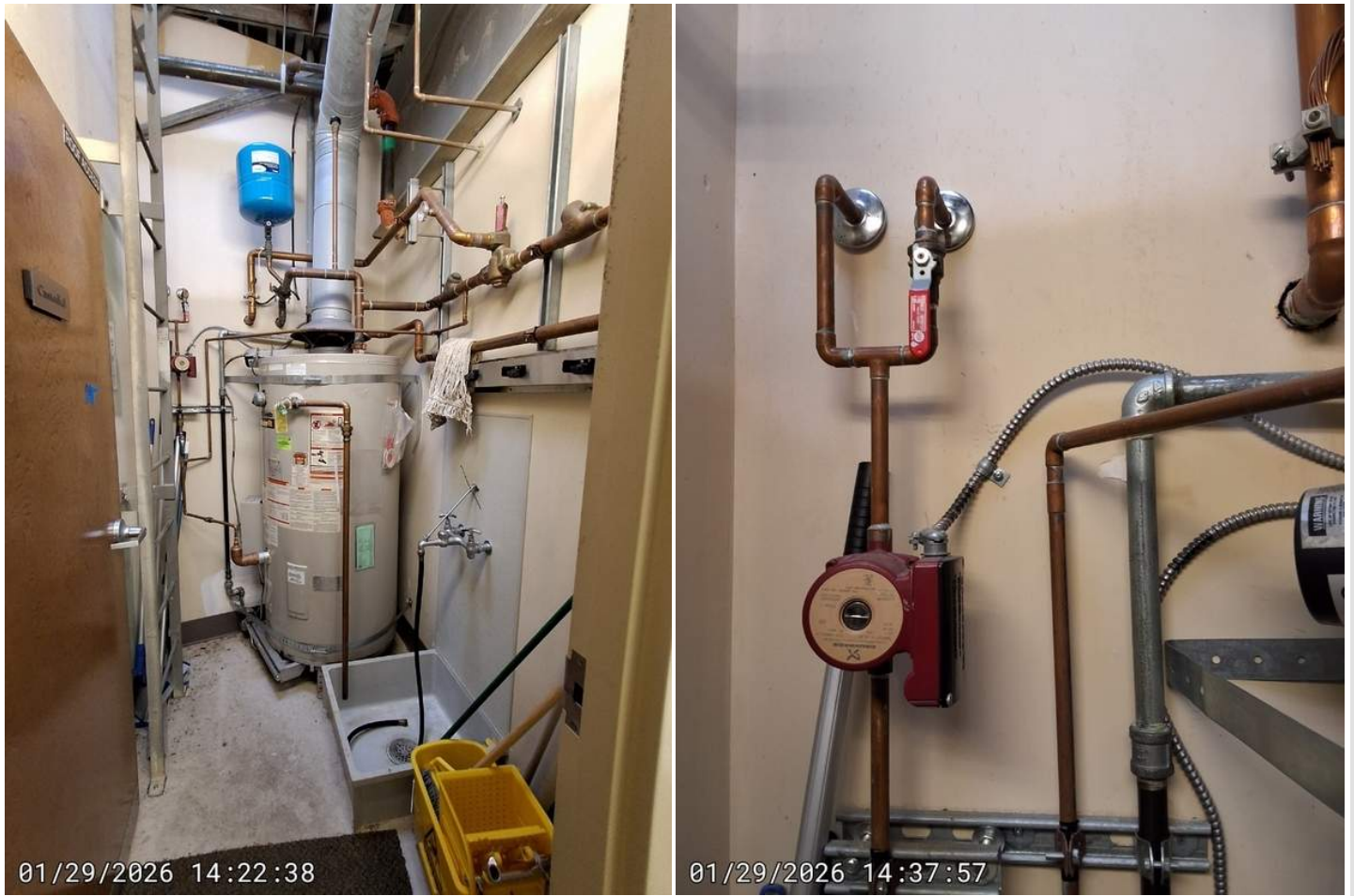
Corrective Action Repeatable - 3. January 29, 2026

Date	January 29, 2026
Unifomat	D2010 Domestic Water Distribution
Component	
Install Year (If Known)	2008
Observed Remaining Life (Of System or Asset) (Years)	4
Condition	Fair
Location (If Available)	
Area Served	Entire Building
System Description	Domestic water heater
Deficiency or Issue	Existing AO Smith non-condensing domestic water heater original to building and nearing end of life.
Recommendation (to Resolve)	Replace with new condensing unit
Priority 1-5	Priority 2- Potentially Critical



Action Timeline	2 Years
Repair Factor (0-100%)	10
Risk Category	Building Integrity- Beyond Useful Life
Risk of Failure	3- Low

Photo Of Component



Quantity	1
Unit Of Measure	EA
SWAG Price - Direct Cost of Work	5000

Corrective Action Repeatable - 4. February 10, 2026

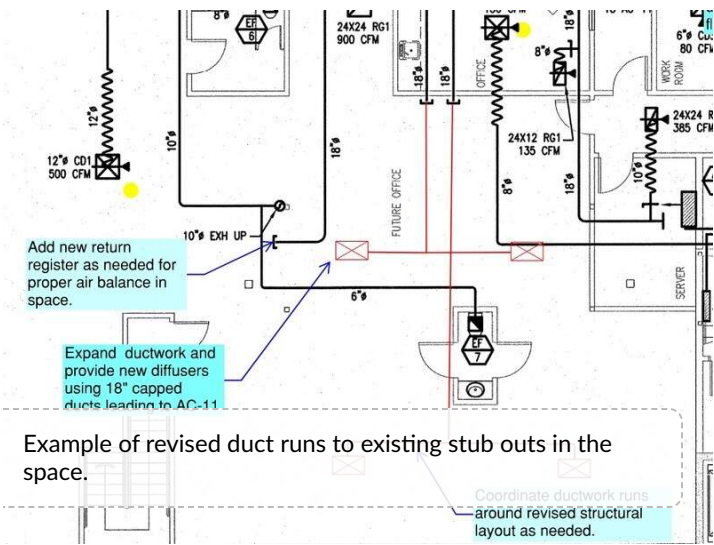
Date	February 10, 2026
Unifomat	D2020 Sanitary Drainage
Component	
Install Year (If Known)	
Observed Remaining Life (Of System or Asset) (Years)	20
Condition	Good
Location (If Available)	Building Exterior

Area Served	Entire Building
System Description	Sanitary sewer system serving kitchen
Deficiency or Issue	Sanitary sewer serving kitchen does not have a permanently installed exterior grease trap suitable for high grease cooking for burgers or other food. While there is a portable grease tray in the space, if the kitchen is utilized for heavy cooking installation of a grease trap may be required.
Recommendation (to Resolve)	Review kitchen usage and if required install a grease trap based on the peak flow rate and Uniform Plumbing Code requirements.
Priority 1-5	No Action Needed
Action Timeline	3-5 Years
Repair Factor (0-100%)	0
Risk Category	Functionality Enhancement
Risk of Failure	3- Low
Photo Of Component	
Quantity	600
Unit Of Measure	Gal
SWAG Price - Direct Cost of Work	35,000

Corrective Action Repeatable - 5. February 10, 2026

Date	February 10, 2026
Unifomat	D3050 Facility HVAC Distribution Systems
Component	
Install Year (If Known)	
Observed Remaining Life (Of System or Asset) (Years)	10
Condition	Fair
Location (If Available)	First Floor
Area Served	Partial Building
System Description	HVAC serving first floor open area below classrooms
Deficiency or Issue	Space is large with glass partitions breaking up space. However, there is only a single supply air diffuser serving the area. This will lead to heating and cooling issues when the space is utilized.
Recommendation (to Resolve)	Re-engineer HVAC in this space and add supply air registers to ensure proper air distribution. Note that the original construction team installed duct stub outs with the intention of expanding the ductwork to obtain proper air distribution on the first floor. Expanding the existing ductwork and re-balancing the airflows in the space, and AC-11, will be beneficial to occupant comfort. However, if large cooling loads are expected (such as the space becomes a large heavily used event space) Alternatively, convert to a make-up air unit and add DX ceiling cassettes if the space cooling load significantly increases.
Priority 1-5	No Action Needed
Action Timeline	6-10 Years
Repair Factor (0-100%)	20



Risk Category	Functionality Enhancement
Risk of Failure	3- Low
Photo Of Component	 The diagram is a technical drawing of an HVAC system layout. It shows various rooms including an 'OFFICE', 'FUTURE OFFICE', 'WORK ROOM', and 'SERVER'. Ductwork is represented by lines with different thicknesses and colors (black, red, blue) indicating different types or phases of work. Callouts include: '12" CD1 500 CFM' with a yellow dot; 'Add new return register as needed for proper air balance in space.' with a blue arrow pointing to a '10" EXH UP' register; 'Expand ductwork and provide new diffusers using 18" capped ducts leading to AC-11' with a blue arrow pointing to a duct run; 'Example of revised duct runs to existing stub outs in the space.' with a blue arrow pointing to a junction; and 'Coordinate ductwork runs around revised structural layout as needed.' with a blue arrow pointing to a duct run near a staircase. Equipment labels include '24X24 RG1 900 CFM', '24X12 RG1 135 CFM', '24X24 R 385 CFM', and '6" CW 80 CFM'.
Quantity	1
Unit Of Measure	EA
SWAG Price - Direct Cost of Work	60000

Other
Miscellaneous

City of Sammamish

BUILDING 120 – ASSESSMENT COST NARRATIVE

April 10, 2026



City of Sammamish Building 120

City of Sammamish Building 120

Prepared for:



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Prepared by:



Project Manager: Katya Gamarnik
Project Support: Hilori Jagani
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City of Sammamish
Building 120

Contents

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Scope of Work	5
Basis of Estimate	6
Baseline Study	7
Upgrade Study	11
Alternates	13

City of Sammamish
Building 120

Overall Summary

Baseline Study

Exterior Action Items	1,198,249
Interior Action Items	1,836,175
Civil Actions Items	721,478
TOTAL	3,755,902

Upgrade Study

	SF	\$/SF	TOTAL
Renovation	30,807	59.63	1,837,029
Breakout Costs incl. Markups (Included in Reno Total)			
New appliances incl. grease interceptor			335,730
Lighting and sound upgrades			84,730

Alternates incl. Markups - Potential improvement for cost understanding, to inform public interest

Alternate 1 - Main Entry and CW	291,365
Alternate 2 - Columns Removal	24,620
Alternate 3 - Glass Doors (Level 2)	19,584
Alternate 4 - North L1 Upgrades	775,373
Alternate 5 - Swap Kitchen with Meeting Room	239,806
Alternate 6 - Remove Precast at Entry	31,974
Alternate 7 - Bridge	196,641
Alternate 8 - Sidewalk and Canopy	191,105

City of Sammamish

Building 120

Scope of Work

Project Scope Description

The project comprises cost planning for the Building 120: Feasibility Assessment and Community Use Planning located at 120 228th Ave NE, Sammamish WA 98074. The intended design package consists of an assessment of a ~30,000 SF structure on a 22-acre parcel to determine the potential future public use of the facility. The City purchased the property in 2015, and it has been leased to Central Washington University (CWU) for higher education programming since 2017. CWU elected not to renew its lease and vacated the facility in June 2025. With the expiration of this long-term lease, the City is evaluating whether this building can be responsibly reused for community or public purposes. The building appears to be in good condition, but questions remain about its structural condition, code compliance, site constraints, and alignment with modern environmental and zoning requirements.

Project Design

The cost report is based on the following plan sets including narrative documents and supplemental information:

- _Sammamish Architectural Dwgs.
- _Sammamish Bldg 120 Assessment 260309
- 2022 Facility Condition Assessment Building 120

City of Sammamish
Building 120

Basis of Estimate

Assumptions and Clarifications

This estimate is based on the following assumptions and clarifications:

- 1 Escalation is included to Summer 2027.
- 2 The majority of work will be performed during typical daytime hours.
- 3 Prevailing wages apply.
- 4 Hazardous abatement is not included.
- 5 Contingencies & Mark ups are broken down as follows:

<i>Design Contingency</i>	10%
<i>GC Contingency</i>	5%
<i>Estimating Contingency</i>	5%
<i>Overhead and Profit</i>	5.5%
<i>General Conditions</i>	7.5%
<i>General Requirements</i>	8%
<i>Bonds and Insurance</i>	2.5%
<i>Escalation - June 2027</i>	5.00%
General Markups Total	48.50%

City of Sammamish
Building 120

Baseline Study

Quantity Unit Rate Total

CONTROL QUANTITIES

Level 1	20,535	SF
Level 2	10,272	SF
Total Building Area	30,807	SF
Building Perimeter	650	LF
Building Height	22	LF
Roof Area	24,358	SF

Exterior Action Items

Paint exterior concrete and EIFS surfaces	14,300	SF	3.75	53,625
"Future opening"	275	SF	97.75	26,881
Demo - wall panel				<i>incl. above</i>
Glazing				<i>incl. above</i>
Re-shape main entry - see Alts				<i>incl.</i>
Expand sidewalk to highlight main entry - see Alts				<i>incl.</i>
Replace dark glass with visually transparent glass	3,150	SF	92.75	292,163
Repair EIFS where needed	1,430	SF	35.00	50,050
Clean moss from all surfaces	20,535	SF	1.50	30,803
Grind rusting steel, patch and repaint	3	LOC	900.00	2,700
Clean and caulk perimeter, exterior-grade sealant	650	LF	35.00	22,750
Patch and paint at all removed equipment	1	LOC	750.00	750
Vertical joint sealant rehab, allow	595	LF	35.00	20,825
Clean paint from caulk between concrete panels & windows				<i>incl. above</i>
Re-caulk where necessary (assume 50%)				<i>incl. above</i>
Replace all exterior lighting	11	EA	450.00	4,950
Downspouts - straighten, repair/reattach	1	LS	1,500.00	1,500
Sand and paint all exterior doors	7	EA	825.00	5,775
Replace hardware with appropriate access control hardware	1	LS	5,500.00	5,500
Re-attach or replace rake flashing	1	LS	10,000.00	10,000
Replace seals on overhead doors to make weather tight	2	EA	950.00	1,900
Remove the mulch from around basin, restore function	1	LOC	1,250.00	1,250
Landscape mulch is too high on wall	1	LS	2,850.00	2,850
Note temporary wall infill - patch and paint to blend				<i>incl. above</i>
Recoat metal cladding	350	SF	12.00	4,200
Remove mulch from EIFS	1	LS	1,500.00	1,500
Replace acrylic skylight with Kalwall or laminated glass	300	SF	270.00	81,000
Remove unused satellite dish and ballast from roof, patch cable penetration	1	LS	1,750.00	1,750
Roof maintenance	1	LS	7,500.00	7,500
Clean and test roofing seams				<i>incl. above</i>
Clean roofing and inspect integrity				<i>incl. above</i>

City of Sammamish

Building 120

Baseline Study				
	Quantity	Unit	Rate	Total
Provide appropriate jackets at split-unit piping	1	LS	850.00	850
Where concrete panels remain, clean and seal joint				<i>incl. above</i>
Protect exposed steel from further rusting and seal all exposed steel	1	LS	5,000.00	5,000
Provide water repellent coating at exposed concrete	1,500	SF	4.50	6,750
Renew seals at all roof mounted ductwork	6	LOC	450.00	2,700
<i>Subtotal</i>				\$ 645,521
<i>Subcontractor OH&P</i>			25%	\$ 161,380
<i>Total Subcontracted</i>				806,902
<i>General Markups</i>			48.50%	391,347
TOTAL				1,198,249

Interior Action Items

Replace atrium general illumination lighting incl. modifications to branch wiring and controls	2,000	SF	15.00	30,000
Patch and paint all walls	44,770	SF	3.00	134,310
Provide seating in center area	1	LS	2,500.00	2,500
Relocate water coolers	2	EA	250.00	500
Provide pendant "place-making" lights	1	LS	4,500.00	4,500
Replace east partial-height wall with a metal bar guardrail	20	LF	240.00	4,800
Replace west guardrail with a single handrail of similar design	19	LF	200.00	3,800
Remove antiquated control/communication boxes, patch and repair walls	1	LOC	1,150.00	1,150
Replace ACT tiles	18,877	SF	13.15	248,233
Repair or replace sagging ACT panels everywhere				<i>incl. above</i>
Provide ACT ceiling - this will help mitigate high mechanical system noise in occupied areas				<i>incl. above</i>
Fur out soffit to conceal steel brackets and sprinkler piping	1	LOC	1,850.00	1,850
Refresh finish on court floor	6,745	SF	4.50	30,353
Paint walls with satin paint	4,466	SF	3.00	13,398
Paint acoustic panels with non-bridging paint	5,000	SF	4.95	24,750
Replace fixed window shades with motorized roller shades	500	SF	33.50	16,750
Provide lighting and sound upgrades to stage - see upgrade				<i>incl.</i>
Remove surface applied curtains	1	LS	500.00	500
Repair wall and provide acoustic panels	253	SF	21.50	5,440
Replace ADA lift incl. demo and finishes refresh	1	EA	40,000.00	40,000
Recommission rolling counter doors	2	EA	1,200.00	2,400
Refresh finishes				<i>incl. above</i>
Extend acoustic panels on upper wall	348	SF	18.50	6,438
Confirm volleyball sleeves operate, weighted poles were seen in use, proper poles should be used or purchased to protect floor and for player safety	1	LS	4,850.00	4,850

City of Sammamish

Building 120

Baseline Study				
	Quantity	Unit	Rate	Total
Provide a GWB soffit edge	1	LS	1,200.00	1,200
Provide GWB soffits at plumbing drops	1	LS	3,500.00	3,500
Confirm "grease trap" meets code (see upgrade for new grease trap)	1	LS	1,500.00	1,500
Provide code compliant air gaps to floor sinks at food service sinks	4	EA	600.00	2,400
Provide exhaust ventilation	1	LS	2,500.00	2,500
Provide all coolers and freezers req. to operate kitchen - see upgrade				<i>incl.</i>
Replace cooking equipment, assume grille and fryer - see upgrade				<i>incl.</i>
Adjust sprinklers	18,877	SF	3.25	61,350
Replace lighting, assume no changes to wiring or controls	18,877	SF	10.00	188,770
Replace carpet	18,877	SF	6.50	122,701
Paint interior door/window frames accent color	10	EA	250.00	2,500
Replace worn out marker boards	1	LS	600.00	600
Provide ADA bench in shower	1	EA	1,950.00	1,950
Clean tile and grout with acid, reseal grout	737	SF	12.00	8,844
Adjust water heater to allow safe passage up ladder	1	LOC	2,800.00	2,800
Deep clean floor	1	LS	400.00	400
Clean room and organize cables as appropriate	1	LS	1,200.00	1,200
Replace elevator lighting	1	LS	1,500.00	1,500
Refresh floor finish, elevator	1	LS	1,950.00	1,950
Provide safety cage at ladder	1	LS	7,000.00	7,000
<i>Subtotal</i>				\$ 989,185
<i>Subcontractor OH&P</i>			25%	\$ 247,296
<i>Total Subcontracted</i>				1,236,482
<i>General Markups</i>			48.50%	599,694
TOTAL				1,836,175

Civil Actions Items

Existing asphalt repair	90,000	SF	2.95	265,500
Sawcut asphalt and curb	500	LF	10.00	5,000
Demo hardscape and curb	1	LS	5,400.00	5,400
Site cut incl haul and dispose	1	LS	500.00	500
Grading and compaction	450	SF	2.00	900
Asphalt paving incl. base aggregate	450	SF	9.50	4,275
Concrete curb	360	LF	35.00	12,600
Stormwater management - future developmental potential				<i>NIC</i>
Replace split rail cedar fencing	1,500	LF	58.00	87,000
Pruning trees	1	LS	7,500.00	7,500
<i>Subtotal</i>				\$ 388,675
<i>Subcontractor OH&P</i>			25%	\$ 97,169

City of Sammamish
Building 120

Baseline Study				
	Quantity	Unit	Rate	Total
<i>Total Subcontracted</i>				485,844
<i>General Markups</i>			48.50%	235,634
TOTAL				721,478

Landscape

Building and related pedestrian access - adequate condition for baseline	NIC
Parking and access areas - adequate condition for baseline	NIC
Lawn areas - remediation not recommended	NIC
Wetland areas - fence repair needed	<i>incl. with Civil</i>
Site - no changes recommended in baseline study	NIC

Structural

Existing systems - gravity	
Tilt-up concrete wall panels	
Thorough cleaning to remove mildew, moss, dirt and debris	<i>incl. with Exterior</i>
Re-application of caulking or sealant at panel joints, where the existing sealant is no longer effective	<i>incl. with Exterior</i>
Grout injection of cracks over 1/8" in width	<i>incl. with Exterior</i>
Application of sealant system (either cementitious or non) in areas of surface cracking	<i>incl. with Exterior</i>
Removal of surface rust and corrosion, followed by an appropriate sealant or paint system, at exposed steel embeds	<i>incl. with Exterior</i>
Existing systems - lateral	
Seismic retrofit - not required	NIC

MEP

Baseline items are included with Exterior and Interior Actions items	<i>incl. above</i>
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City of Sammamish
Building 120

Upgrade Study

	Quantity	Unit	Rate	Total
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CONTROL QUANTITIES

Level 1	20,535	SF		
Level 2	10,272	SF		
Total Building Area	30,807	SF		
Building Perimeter	650	LF		
Building Height	22	LF		
Roof Area	24,358	SF		

Renovation

Structural

Sawcut/remove/replace slab at footing enlargement	1	LS	30,000.00	30,000
Footing expansion	1	LS	75,000.00	75,000
Temp shoring	1	LS	35,000.00	35,000
Remove/replace existing beam framing as required	130	LF	150.00	19,500
Level 1 reconfiguration - steel beams	7	TNs	12,500.00	87,500
Steel plates and connections	1	LS	15,000.00	15,000
Bridge addition (interior, level 2) - see Alts				NIC

Roofing

Replace fascia, allow	1	LS	45,000.00	45,000
New skylight structural opening - framing incl. demo of existing	1	LOC	20,500.00	20,500
Patch and repair existing roof around new skylight	1	LS	8,500.00	8,500
Replace fascia, allow	1	LS	45,000.00	45,000

Exterior Enclosure

Enlarge existing window openings incl. local strengthening	6	LOC	12,500.00	75,000
Re-shape main entry - see Alts				NIC
Entry sidelight	19	SF	105.00	1,995
Branding banners	1	LS	3,000.00	3,000

Interior Construction

Single door	4	EA	3,500.00	14,000
Interior partition assembly	860	SF	24.50	21,070

Interior Finishes

Paint	1,591	SF	2.10	3,341
Patch & repair floor, allow	1	LS	3,000.00	3,000

Plumbing

Relocated drinking fountain	2	EA	750.00	1,500
Add a 2500-gallon grease trap	1	LS	45,000.00	45,000

Mechanical

Ductwork upgrades - conference room, allow	1	LS	10,000.00	10,000
Testing and balancing	100	HR	135.00	13,500

City of Sammamish
Building 120

Upgrade Study

	Quantity	Unit	Rate	Total
Electrical				
Provide motorized lighting bar	1	EA	18,000.00	18,000
Provide auditorium AV system	1	LS	35,000.00	35,000
Furnishings & Equipment				
Cane rail at 12" AFF	45	LF	145.00	6,525
Casework - kitchen, allow	1	LS	15,000.00	15,000
Kitchen equipment and upgrades, allow	1	LS	150,000.00	150,000
Demolition				
Demo - interior partition	1	LS	1,000.00	1,000
Demo columns - see Alts				NIC
Demo - double door	1	EA	200.00	200
Demo - shelving	1	LS	700.00	700
Restore lift, allow	1	LS	20,000.00	20,000
Demo - light fixtures	2	EA	120.00	240
Demo - restroom with fixtures	1	LS	5,000.00	5,000
Hazardous material abatement - no work anticipated				NIC
Sitework				
New emergency power diesel generator, allow	1	EA	325,000.00	325,000
Direct Construction Cost	30,807	SF	37.30	1,149,071
Design Contingency	10.00%			114,907
GC Contingency	5.00%			63,199
Estimating Contingency	5.00%			66,359
Overhead and Profit	5.50%			76,644
General Conditions	7.50%			110,264
General Requirements	8.00%			126,436
Bonds and Insurance	2.50%			42,672
Construction Cost Before Escalation	30,807	SF	56.79	1,749,551
Escalation - June 2027	5.00%			87,478
Construction Cost Including Escalation	30,807	SF	59.63	1,837,029

City of Sammamish

END OF REPORT