



KING COUNTY FIRE PROTECTION DISTRICT 10
BOARD OF FIRE COMMISSIONERS
Regular Meeting Agenda
June 1, 2023, 4:00 p.m.
EF&R HQ – 175 Newport Way NW, Issaquah

You may join the meeting in person at the above address, or virtually using the below phone-in option:

Phone-In Option

Phone-in Number: (509) 931-1382

Conference ID: 576 046 842#

Written Comment: Written public comment will be accepted until 1:00 p.m. on the day of the meeting. Submit your written comments via email to the Board Secretary at publiccomment@esf-r.org.

Verbal Comment: Up to three (3) minutes of verbal public comment may be provided per person live during the meeting. Please sign-up in advance of the meeting (by 1:00 p.m.) by completing the [Public Comment Sign-Up Form](#). Kindly review the instructions for [Virtual Board and Committee meetings for public attendance and public comment](#) prior to the meeting.

CALL TO ORDER, ROLL CALL, and FLAG SALUTE

PUBLIC COMMENT

1. CONSENT AGENDA *(for approval)*
 - 1.1 Agenda Bill D10-2023-10 Page
 - Regular Meeting Minutes 05-04-2023..... Page
 - Financial Recap Page
2. GENERAL ADMINISTRATIVE DISCUSSION
 - 2.1 Revenue and Expense Report..... Page
3. FIRE CHIEF BRIEFING
 - EF&R Agenda Review
4. REGULAR BUSINESS
 - 4.1 Agenda Bill D10-2023-11 (Land Acknowledgement) Page
 - 4.2 Agenda Bill D10-2023-12 (WSRB Letter) Page
 - 4.3 Agenda Bill D10-2023-13 (Station 85 Remodel)..... Page
5. UPCOMING COMMUNITY EVENTS
6. GOOD OF THE ORDER
7. CALENDAR REVIEW
 - EF&R Board of Directors Meeting – June 8, 2023, 4:00 p.m., HQ
 - WF&R Board of Commissioners Meeting – June 13, 2023, 5:00 p.m., Station 31
 - D38 Board of Commissioners Meeting – June 14, 4:00 p.m., Station 87
 - WFCFA Spring Seminar Series – June 3, 2023, Campbell’s Resort
 - 2023 WFCFA Conference – October 26-28, 2023, Tulalip Resort
 - Issaquah City Council – 1st and 3rd Monday at 7 p.m.
 - Sammamish City Council – 1st and 3rd Tuesday at 6:30 p.m.

- Carnation City Council – 1st and 3rd Tuesday at 7 p.m.
- North Bend City Council – 1st and 3rd Tuesday at 7 p.m.

8. ADJOURN MEETING



King County Fire Protection District 10
Board of Commissioners
AGENDA BILL D10-2023-10
June 1, 2023

SUBJECT: May Monthly Board Minutes & Financial Recap Approval

SUMMARY STATEMENT: The Board Secretary submits completed minutes for the prior month's meetings to the Board for review prior to the regular board meeting. The Board acts upon the minutes first directing any needed changes to be noted on the document in ink, initialed by the Board Secretary, and then approving said minutes amended as noted.

District 10 utilizes the Auditing Officer Certification method (RCW 42.24.080) of approving normal and usual ongoing expenditures for payroll, utilities, and other goods and services, on behalf of the Board of Fire Commissioners. Monthly, those expenditures are provided for review and oversight by the Board pursuant to state law (RCW 42.24.180). Items requiring Board approval in advance of payment are presented on separate Agenda Bills to obtain approval and are included on the Consent Agenda when paid after said approval. Items paid but rejected by the Board after they have been paid, will become receivables and immediate collection by the agency audit officer will commence.

Expenditure Required: \$ 729,542.41	Amount Budgeted: \$ 729,542.41
	Fund(s) Utilized: General Fund

RECOMMENDED MOTION: Move to approve the Consent Agenda as presented.

ALTERNATIVE(S): Approve the attached Consent Agenda stipulating any items rejected and ordering the collection thereof.

EXHIBITS: Prior month's regular and special meeting minutes, together with any hand-noted changes, as directed by the Board. Prior month's Financial Recap together with Accounting Certification. Prior month's Blanket Vouchers certified by an Agency Audit Officer.

Originator: SF

Action:	Date:	
Motion by:	2nd:	Board Secretary:

1 **KING COUNTY FIRE PROTECTION DISTRICT 10**
2 **Board of Commissioners**
3 **Regular Meeting Minutes**
4 **May 4, 2023**

5
6 This meeting was held in person and virtually in compliance with the Governor's
7 Proclamation related to the COVID-19 emergency and open public meetings.

8
9 **Present:** Vice Chair Anita Sandall
10 Commissioner Don Smith
11 Commissioner Michael Dowling
12
13 Deputy Chief Will Aho
14 Board Secretary Nicole Frisch
15 Deputy Director Jamie Formisano
16 Finance Analyst Scott Faires

17
18 **Absent:** Chair Gloria Hatcher-Mays
19 Commissioner Ray Mullen

20
21 **Call to Order, Flag Salute, Land Acknowledgement, and Roll Call:** Vice Chair Sandall
22 called the meeting to order at 4:00 p.m. and reviewed the virtual meeting guidelines.

23
24 **Public Comment:** None.

25
26 **Consent Agenda:** Items listed below were distributed to the Board in advance for review
27 and enacted with one motion. IT WAS MOVED BY COMMISSIONER SMITH, SECONDED
28 BY COMMISSIONER DOWLING TO: Approve the Consent Agenda as submitted. MOTION
29 CARRIED, 3-0.

30
31 1. Agenda Bill D10-2023-09 Board Minutes and Financial Recap:

- 32 • Regular Meeting Minutes April 6, 2023
33 • Financial Recap

34
35 **General Administrative Discussion:**

36
37 Revenue and Expense Report: Reviewed and discussed the March 2023 Revenue and
38 Expense report.

39
40 **Fire Chief Briefing:** DC Aho reported the following:

- 41 - DC Aho and DD Formisano attended the aid car dedication with the Snoqualmie
42 Tribe, Congresswoman Schrier, and King County Councilmember Perry. The aid car
43 was purchased by the Tribe using grant funds for the purpose of supporting EMS
44 care for tribal and non-tribal community members.
45 - Chief Lane participated in the first joint PFAS meeting with the City of Issaquah and
46 the Washington State Department of Ecology.
47 - Chief Lane and DD Bryson will be in arbitration May 8-10 for the accommodation
48 process related to the COVID-19 vaccination mandate.

- 49 - EF&R hosted a Wildfire Town Hall with Congresswoman Schrier on May 1. Also in
50 attendance were King County Councilmember Perry, Mayor Pauly, and Wildfire
51 Mitigation Specialist Cat Robinson. It was well attended with standing room only. We
52 were able to share our ongoing efforts to support of our communities from the
53 federal, state, and local levels in preparedness for fires in WUI areas.
54 - Chief Lane submitted a proposal in response to the City of Mercer Island’s RFP for
55 fire and emergency medical services.
56 - Eight candidates are moving forward in the new hire process and will begin
57 background checks.

58
59 **Regular Business:**

60
61 WSRB Discussion: DD Formisano presented a draft WSRB letter. The letter will be on the
62 June agenda for consideration and approval. All edits should be sent to Board Secretary
63 Frisch before the June 1 meeting.

64
65 Land Acknowledgement Discussion: Board Secretary Frisch will draft the updated
66 letterhead for consideration and approval during the June 1 meeting.

67
68 **Upcoming Community Events:** None.

69
70 **Executive Session:** None.

71
72 **Good of the Order:** None.

73
74 **Calendar Review:**

- 75 • WF&R Board of Commissioners Meeting – May 9, 2023, 5:00 p.m., Station 31
- 76 • EF&R Board of Directors Meeting – May 11, 2023, 4:00 p.m., HQ
- 77 • D38 Board of Commissioners Meeting – May 16, 4:00 p.m., Station 87
- 78 • WFCA Spring Seminar Series – June 3, 2023, Campbell’s Resort
- 79 • 2023 WFCA Conference – October 26-28, 2023, Tulalip Resort
- 80 • Issaquah City Council – 1st and 3rd Monday at 7 p.m.
- 81 • Sammamish City Council – 1st and 3rd Tuesday at 6:30 p.m.
- 82 • Carnation City Council – 1st and 3rd Tuesday at 7 p.m.
- 83 • North Bend City Council – 1st and 3rd Tuesday at 7 p.m.

84
85 **Adjournment:** Vice Chair Sandall adjourned the meeting at 4:35 p.m.

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90 _____
91 Nicole Frisch, Board Secretary

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95 Commissioner

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95 Commissioner

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Commissioner

Commissioner

Commissioner

Pending Approval

**King County Fire District 10
FINANCIAL RECAP
June 1, 2023**

Blanket Voucher No.	Paid Date	Description	Amount
General Fund - 100100010			
2023-04	May 3, 2023	Weekly vendor invoices	\$ 29,803.83
2023-05	May 24, 2023	Weekly vendor invoices	\$ 8,256.88
Blanket Voucher Totals:			\$ 38,060.71

ACH Transfers	Paid Date	Description	Amount
General Fund - 100100010			
SD1-050223	May 2, 2023	May 2023 Partner Contribution	\$ 666,104.42
SD1-050423	May 5, 2023	Reimburse EF&R for TCA Architecture invoice 7648 for Station 85 remodel.	25,377.28
ACH Transfer Totals:			\$ 691,481.70

FINANCIAL RECAP	\$ 729,542.41
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Acknowledgement to the Board of Commissioners:

I have reviewed the consent agenda and believe it represents a complete disclosure of all expenditures within the current period. I will reconcile this consent agenda with the King County Treasury Report as it becomes available and report and identify any discrepancy to you.


 Prepared By - Scott Faires - Budget Finance Analyst


 Reviewed By - Joan Montegary, Finance Director

**King County Fire Protection District No. 10
Revenue and Expenditure Report
April 2023**

COMMENTS

General Fund

Revenue

Actual revenues are \$30,986.31 greater than we budgeted for. This is mainly coming from property taxes and interest income.

Expenditures

Total expenditures are \$28,898.46 less than budgeted. This mainly due professional services and election expense coming in lower than expected at this time.

2012 GO Bond Fund

Revenues

Overall revenue was \$7,536.65 greater than budgeted. This is mainly due to the collection of property taxes income coming in higher than budgeted.

Expenditures

The next bond interest payment is not due until June 1st. The expenditures reported relate to fees charged by King County to manage the funds.

King County Fire Protection District No. 10
Revenue and Expenditure Report
April 2023

43	2012 GO Bond Fund							
44		Revenue						
45	Property Tax	192,562.11	214,581.00	220,665.40	6,084.40	490,000.00	45.03	269,334.60
46	Delinquent Property Tax	631.60	1,480.00	3,643.13	2,163.13	4,440.00	82.05	796.87
47	Ad Valorem Tax Refund	(65.77)	(300.00)	(506.47)	(206.47)	(1,000.00)	50.65	(493.53)
48	Timber Harvest Tax	-	100.00	-	(100.00)	300.00	0.00	300.00
49	DNR Timber Trust 2 (State Forest Fund)	-	400.00	17.05	(382.95)	2,000.00	0.85	1,982.95
50	DNR PILT NAP/NRCA (in lieu of property taxes)	-	-	-	-	1,000.00	0.00	1,000.00
51	Investment Earnings	157.23	500.00	464.99	(35.01)	1,500.00	31.00	1,035.01
52	Investment Earnings Service Fee	(1.39)	(18.00)	(4.45)	13.55	(50.00)	8.90	(45.55)
53	Total 2012 GO Bond Fund Revenues	193,283.78	216,743.00	224,279.65	7,536.65	498,190.00	45.02	273,910.35
54								
55		Expenditures						
57	Professional Services Expense	2.36	16.00	6.97	(9.03)	350.00	1.99	343.03
58	Debt Repayment - Fire Suppression and EMS Services	-	-	-	-	450,000.00	0.00	450,000.00
59	Interest and Other Debt Service Cost - Fire Suppression and EMS Services	-	-	-	-	58,500.00	0.00	58,500.00
60	Total 2012 GO Bond Fund Expenditures	2.36	16.00	6.97	(9.03)	508,850.00	0.00	508,843.03



King County Fire Protection District 10
Board of Commissioners
AGENDA BILL D10-2023-11
June 1, 2023

SUBJECT: Land Acknowledgement

SUMMARY STATEMENT: The Board recognizes the importance of acknowledging the past, present, and future nations and the peoples of the land we serve.

In an effort to show this recognition, an update to the District's letterhead has been proposed.

Expenditure Required: N/A	Amount Budgeted: N/A
	Fund(s) Utilized: N/A

RECOMMENDED MOTION: Move to approve the updated District letterhead as presented.

ALTERNATIVE(S): Do not approve.

EXHIBITS: Updated District letterhead

Originator: NF

Action:	Date:	
Motion by:	2nd:	Board Secretary:



KING COUNTY FIRE PROTECTION DISTRICT 10

Proud to Partner with Eastside Fire & Rescue

We acknowledge the past, present, and future nations, and the peoples of the land we serve.



King County Fire Protection District 10
Board of Commissioners
AGENDA BILL D10-2023-12
June 1, 2023

SUBJECT: WSRB Letter

SUMMARY STATEMENT: The Board continues to advocate on behalf of residents of the District who are unfairly impacted by WSRB's rating system.

Expenditure Required: N/A	Amount Budgeted: N/A
	Fund(s) Utilized: N/A

RECOMMENDED MOTION: Move to approve the WSRB letter as presented and authorize the Board Secretary to send the letter to WSRB.

ALTERNATIVE(S): Do not approve.

EXHIBITS: WSRB letter

Originator: NF

Action:	Date:	
Motion by:	2nd:	Board Secretary:



KING COUNTY FIRE PROTECTION DISTRICT 10

Proud to Partner with Eastside Fire & Rescue

We acknowledge the past, present, and future nations, and the peoples of the land we serve.

June 1, 2023

WSRB

2101 4th Ave. Ste. #300

Seattle, WA 98121

To whom it may concern,

King County Fire Protection District 10 (Fire District 10), as part of Eastside Fire & Rescue (EFR) and governed by a Board of elected Commissioners, provides fire prevention, fire suppression, emergency medical, and other services for the protection of life and property within the District service area.

EF&R was created in 1999 through an interlocal agreement between King County Fire District 10, King County Fire District 38, and the cities of Issaquah, Sammamish, and North Bend. In 2020, the founding agencies solidified their partnership by establishing a non-profit corporation to carry out the governmental functions of an all-hazards fire department. Our mission is simple: Excellence in Service – Dedication to Community.

Through its partnership with Fire District 10, EF&R serves the community of Mirrormont, whose residents continue to be negatively affected by an antiquated policy from WSRB and ISO.

The Mirrormont neighborhood sits approximately 4.75 road miles from a fully staffed career fire station and is supplied with a hydrant system on a private water system. Many community members are active in the Community Wildfire Protection Program, which identifies mitigation and preparedness measures to protect against wildfires. Currently, there are inequities in the PC rating as one half of the neighborhood is a PC 4, and the other half is a PC 9.

The fact that a house located 5 miles away from a career fire station receives a PC 4 rating and a house located 5.1 miles away receives a PC 9 rating is unfair, costly, and in no way reflective of the fire services received. Fire service delivery and technology continues to evolve to improve response times and effectiveness to prevent loss of life and property, further supporting the need to reassess the applied rating system.

It is understood that WSRB and the Washington State Office of the Insurance Commissioner must utilize a uniform rating system. However, the current rating is not reflective of a gradual decline in the fire rating systems beginning at five miles.

The Fire District 10 Board of Commissioners encourages WSRB to evaluate options that would support a graduated rating system to more adequately reflect the fire services that your customers receive.

Thank you in advance for your consideration and please know we are committed to a solution-oriented discussion on how best to advocate for change.

Respectfully,

Gloria Hatcher-Mays
Fire Commissioner

Anita Sandall
Fire Commissioner

Don Smith
Fire Commissioner

Michael Ray Mullen
Fire Commissioner

Dr. Michael Dowling
Fire Commissioner



King County Fire Protection District 10
Board of Commissioners
AGENDA BILL D10-2023-13
June 1, 2023

SUBJECT: Station 85 Remodel

SUMMARY STATEMENT: During their December 2022 regular meeting, the D10 Board approved monies to get permit drawings and an estimate for the updating of Station 85. It was noted that the locker room type bathrooms did not align with the changing demographic of our employees. The design allows for single person unisex bathrooms in the crew area of the station. While designing the project there was an opportunity to make the following additional suggested adjustments:

- Move the laundry room from the hallway in the kitchen to a room with a shorter run for venting and noise reduction.
- Add a two-door airlock to the hallway out to the bay; this will help prevent carcinogens from entering the station living quarters from the apparatus bay area.
- The tile around the remodel is old therefore there is little to no chance of matching it. We will remove the tile in the hallways around the kitchen and replace the entire impacted area with a gypsum resin floor coating that will cover cracks in the concrete slab that tend to gather dirt.
- With Mainvue Homes adding the development around the station they are bringing the natural gas main down SR203 600ft and then going east on the access road on the North side of the station. This will allow us to hook up to Natural gas for a substantial cost reduction. Total cost for PSE to dig the line and add a meter is approximately \$10,000.

Note that the estimate does not include Sales tax at 10.1% and is only an estimate of what the project could cost.

Expenditure Required: Not to exceed \$800,000.00	Amount Budgeted: \$
	Fund(s) Utilized: D10 General Fund

RECOMMENDED MOTION: Move to approve the Station 85 remodel as presented.

ALTERNATIVE(S): Do not approve.

EXHIBITS: Estimate from RC Cost Group
Floorplan

Originator: DC Schutter

Action:		Date:
Motion by:	2nd:	Board Secretary:



**KING COUNTY DISTRICT 10 STATION 85
RESTROOM UPGRADE
CARNATION, WA
DESIGN DEVELOPMENT ESTIMATE**

**ESTIMATE ISSUE DATE: May 22, 2023
ESTIMATE REVISION: 2**

**Submitted To:
JEREMY KOH
TCA ARCHITECTURE
6211 ROOSEVELT WAY NE
SEATTLE, WA 98115**

CLARIFICATIONS AND ASSUMPTIONS

RC Cost Group Estimating Team:

Lead Estimator: Dan Cassady
Architectural: Dan Cassady
Structural: Dan Cassady
Mechanical: Sider & Byers
Electrical: Case Engineering
Civil: N/A
Landscape: N/A

Exclusions from Construction Cost:

Design fees
Temporary facilities
Owners administration costs
Hazardous material removal
Legal and accounting fees
Owner's furniture, furnishings and equipment
Owners supplied materials
Moving owners equipment and furniture
Compression of schedule, premium or shift work
Assessments, finance, legal and development charges
Builder's risk, project wrap-up and other owner provided insurance program
Washington State Sales Tax

Assumption used in establishing the estimate:

The project will be procured utilizing the Design, Bid, Build Delivery Method
Open and competitive bidding among all proportions of the work
Contractor will have full access to work area
Construction Start Date: May 1, 2024
Escalation has been included at the following to Start of Construction:
Year 1: 6.5%/yr, Year 2 4.5%

Items that may affect the cost estimate:

Modifications to the scope of work included in this estimate.
Special phasing requirements other than mentioned above.
Restrictive technical specifications or excessive contract conditions.
Any non-competitive bid situations.
Bids delayed beyond the projected schedule.

OVERALL SUMMARY CONSTRUCTION COST

Remodel	1,045 SF	\$ 629,839
TOTAL CONSTRUCTION COST		629,839
Alt 1: Kitchen/Day Room Floor Finish		12,099
Alt 2: Corridor Floor Finish		6,668

**KING COUNTY DISTRICT 10 STATION 85
RESTROOM UPGRADE
CARNATION, WA
DESIGN DEVELOPMENT ESTIMATE**



GROSS FLOOR AREA: 1,045 SF
DATE: May 22, 2023

No.	ELEMENT DESCRIPTION	ELEMENT TOTAL	GROUP TOTAL	COST PER SF
A10	FOUNDATIONS	\$ 14,320	\$ 14,320	\$ 13.70
A1010	Standard Foundation	\$ -	\$ -	
A1020	Special Foundation	\$ -	\$ -	
A1030	Slab on grade	\$ 14,320	\$ 13.70	
A20	BASEMENT WALL CONSTRUCTION	\$ -	\$ -	\$ -
A2010	Basement Excavation	\$ -	\$ -	
A2020	Basement Wall Construction	\$ -	\$ -	
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -
B1010	Floor & Roof Construction	\$ -	\$ -	
B20	EXTERIOR ENCLOSURE	\$ -	\$ -	\$ -
B2010	Exterior Walls	\$ -	\$ -	
B2020	Exterior Windows	\$ -	\$ -	
B2030	Exterior Doors	\$ -	\$ -	
B30	ROOFING	\$ -	\$ -	\$ -
B3010	Roofing	\$ -	\$ -	
C10	INTERIOR CONSTRUCTION	\$ 83,930	\$ 83,930	\$ 80.32
C1010	Partitions	\$ 40,430	\$ 38.69	
C1020	Interior Doors	\$ 35,700	\$ 34.16	
C1030	Fittings and Specialties	\$ 7,800	\$ 7.46	
C20	STAIRS	\$ -	\$ -	\$ -
C2010	Stair Construction	\$ -	\$ -	
C30	INTERIOR FINISHES	\$ 46,437	\$ 46,437	\$ 44.44
C3010	Wall Finishes	\$ 16,120	\$ 15.43	
C3020	Floor Finishes	\$ 18,753	\$ 17.95	
C3030	Ceiling Finishes	\$ 11,564	\$ 11.07	
D10	CONVEYING	\$ -	\$ -	\$ -
D1010	Elevators & Lifts	\$ -	\$ -	
D20	PLUMBING	\$ 99,500	\$ 99,500	\$ 95.22
D2010	Plumbing	\$ 99,500	\$ 95.22	
D30	HVAC	\$ 35,000	\$ 35,000	\$ 33.49
D3010	HVAC	\$ 35,000	\$ 33.49	
D40	FIRE PROTECTION	\$ 12,000	\$ 12,000	\$ 11.48
D4010	Sprinkler System	\$ 12,000	\$ 11.48	
D50	ELECTRICAL	\$ 42,843	\$ 42,843	\$ 41.00
D5000	Electrical	\$ 42,843	\$ 41.00	
E10	EQUIPMENT	\$ -	\$ -	\$ -
E1010	Equipment	\$ -	\$ -	
E20	FIXED FURNISHINGS	\$ 44,200	\$ 44,200	\$ 42.30
E2010	Fixed Furnishings	\$ 44,200	\$ 42.30	
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -
F1010	Special Structure	\$ -		
F1020	Special Construction	\$ -		
F20	SELECTIVE BUILDING DEMOLITION	\$ 19,035	\$ 19,035	\$ 18.22
F2010	Building Elements Demolition	\$ 19,035		
Sub-Total Direct Cost		\$ 397,265	\$ 397,265	\$ 380.16
Estimating / Design Contingency 10.00%		\$ 39,727	\$ 39,727	\$ 38.02
Sub-Total		\$ 436,992	\$ 436,992	\$ 418.17
General Conditions/General Requirements 25.00%		\$ 109,248	\$ 109,248	\$ 104.54
General Contractor's Overhead and Profit 7.50%		\$ 40,968	\$ 40,968	\$ 39.20
Sub-Total		\$ 587,208	\$ 587,208	\$ 561.92
Escalation to May 2024 7.26%		\$ 42,631	\$ 42,631	\$ 40.80
TOTAL CONSTRUCTION COST		\$ 629,839	\$ 629,839	\$ 602.72

KING COUNTY DISTRICT 10 STATION 85
 RESTROOM UPGRADE
 CARNATION, WA
 CONCEPT ESTIMATE

Gross Floor Area: 1,045 SF
 Date: May 22, 2023



ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
A10 FOUNDATIONS				
A1010 Standard Foundation				
No work anticipated				N/A
Total For Standard Foundations				
A1020 Special Foundation				
No work anticipated				N/A
Total For Special Foundations				
A1030 Slab on Grade				
Patch 5" slab on grade	680	SF	11.50	7,820
Dowels at slab tie-in	80	EA	75.00	6,000
Premium for depressed slab	1	LS	500.00	500
Total For Slab on Grade				
				14,320
A20 BASEMENT CONSTRUCTION				
A2010 Basement Excavation				
No work anticipated				N/A
Total For Basement Excavation				
A2010 Basement Walls				
No work anticipated				N/A
Total For Basement Walls				
B1010 Floor & Roof Construction				
No work anticipated				N/A
Total For Floor & Roof Construction				
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls				
No work anticipated				N/A
Total For Exterior Walls				
B2020 Exterior Windows				
No work anticipated				N/A

KING COUNTY DISTRICT 10 STATION 85
 RESTROOM UPGRADE
 CARNATION, WA
 CONCEPT ESTIMATE

Gross Floor Area: 1,045 SF
 Date: May 22, 2023



ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
Total For Exterior Windows				
B2030 Exterior Doors				
No work anticipated				N/A
Total For Exterior Doors				
B30 ROOFING				
B3010 Roof Covering				
No work anticipated				N/A
Total For Roofing				
C10 INTERIOR CONSTRUCTION				
C1010 Partitions				
C1011 Fixed partitions				
Wall type 1A	68	LF	180.00	12,240
Wall type 2A	70	LF	175.00	12,250
Wall type 2C	31	LF	175.00	5,425
Wall type 3	5	LF	150.00	750
Wall type 4	2	LF	150.00	300
Wall type 5	31	LF	220.00	6,820
Wall type 8	3	LF	200.00	600
Premium for moisture resistant GWB	1	LS	1,000.00	1,000
New sheathing at shear walls, none anticipated	-	LS		
Misc wall framing/blocking	1,045	SFA	1.00	1,045
Total For Interior Partitions				40,430
C1020 Interior Doors				
New single doors/frames/hardware	10	EA	2,850.00	28,500
New double doors/frames/hardware	1	EA	5,000.00	5,000
Premium for panic bars	2	EA	850.00	1,700
Premium for fire rated door	1	LS	500.00	500
Total For Interior Doors				35,700
C1030 Specialties				
C1035 Identifying devices				
Wayfinding and room identification signage, allowance	1	LS	1,500.00	1,500
C1037 General fittings and misc. metals				
New restroom/shower accessories	1	LS	6,300.00	6,300
Fire extinguisher cabinet	1	EA	300.00	300
Total For Fittings and Specialty Items				7,800
C20 STAIRS				

KING COUNTY DISTRICT 10 STATION 85
 RESTROOM UPGRADE
 CARNATION, WA
 CONCEPT ESTIMATE

Gross Floor Area: 1,045 SF
 Date: May 22, 2023



ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
C2010 Stair Construction				
No work anticipated				N/A
Total For Stair Construction				
C30 INTERIOR FINISHES				
C3010 Wall Finishes				
RSP panels	656	SF	15.00	9,840
Paint walls	1	LS	2,500.00	2,500
Prep/paint door frames	12	EA	105.00	1,260
Prep/paint doors	12	EA	85.00	1,020
Misc trim	1	LS	1,500.00	1,500
Total For Wall Finishes				16,120
C3020 Floor Finishes				
C3024 Flooring				
Synthetic floor treatment	1,001	SF	16.00	16,016
Sealed concrete under shower stalls and wash grate	44	SF	2.50	110
Minor floor prep	1,045	SF	0.60	627
C3026 Bases, curbs and trim				
Base at walls	1	LF	2,000.00	2,000
Total For Floor Finishes				18,753
C3030 Ceiling Finishes				
C3031 Ceiling finishes				
Painted GWB ceiling	623	SFA	18.00	11,214
Premium for backerboard	1	LS	350.00	350
Total For Ceiling Finishes				11,564
D10 VERTICAL TRANSPORTATION				
D1010 Elevator & Lift				
No work anticipated				N/A
Total For Elevator & Lifts				
D20 PLUMBING				
D2010 Plumbing				
Plumbing at restrooms per Sider and Byers 3/2/23	1	LS	80,000.00	80,000
Gas for plumbing per Sider and Byers 3/2/23	1	LS	10,000.00	10,000
Gas service to building including PSE charges	1	LS	9,500.00	9,500
Total For Plumbing				99,500

KING COUNTY DISTRICT 10 STATION 85
 RESTROOM UPGRADE
 CARNATION, WA
 CONCEPT ESTIMATE

Gross Floor Area: 1,045 SF
 Date: May 22, 2023



ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
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D30 HVAC

D3010 HVAC

HVAC at restrooms per Sider and Byers dated 3/2/23	1	LS	20,000.00	20,000
Gas for HVAC per Sider and Byers dated 3/2/23	1	LS	15,000.00	15,000
Total For HVAC				35,000

D40 FIRE PROTECTION

D4010 Fire Protection

Fire sprinkler per Sider and Byers dated 3/2/23	1	LS	12,000.00	12,000
Total For Fire Sprinkler System				12,000

D50 ELECTRICAL

D5000 Electrical

Based on Case estimate dated 3/1/23

Section 26 0510				
General provisions	1,195	SF	6.00	7,170
Basic materials	1,195	SF	8.00	9,560
Section 26 0512				
Electrical demolition	1,195	SF	2.25	2,689
Section 26 0923				
Lighting controls	1,195	SF	2.50	2,988
Section 26 2725				
Devices	1,195	SF	2.35	2,808
Section 26 5000				
Lighting	1,195	SF	5.50	6,573
Section 27 1300				
Communications basic materials	1,195	SF	2.40	2,868
Section 28 3110				
Fire alarm system	1	LS	2,600.00	2,600
Subcontractor overhead and profit, 15%	1	LS	5,588.25	5,588
Total For Electrical				42,843

E10 EQUIPMENT

E1010 Equipment

No work anticipated				N/A
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KING COUNTY DISTRICT 10 STATION 85
 RESTROOM UPGRADE
 CARNATION, WA
 CONCEPT ESTIMATE

Gross Floor Area: 1,045 SF
 Date: May 22, 2023



ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
Total For Equipment				
E20				
E2010 Fixed Furnishing				
Wall cabinet at laundry	8	LF	275.00	2,200
Base cabinet with stainless at laundry	10	LF	450.00	4,500
PLAM counter at restrooms	18	LF	150.00	2,700
5' wide wardrobes, custom	8	EA	4,350.00	34,800
Total For Fixed Furnishings				44,200
F10 SPECIAL STRUCTURES				
F1010 Special Structure				
No work anticipated				N/A
Total For Special Structure				
F1020 Special Construction				
No work anticipated				N/A
Total For Special Construction				
F20 SELECTIVE BUILDING DEMOLITION				
F2010 Building Elements Demolition				
F2010 Selective demolition				
Demolish and remove				
Demo slab	680	SF	2.00	1,360
Interior demolition complete	1,045	SFA	15.00	15,675
Misc demo/sawcutting	1	LS	2,000.00	2,000
Total For Selective Building Demolition				19,035

Date: **May 22, 2023**

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTALS
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Alt 1: Kitchen/Day Room Floor Finish

Demo Base	88	SF	1.00	88
Prep slab	399	SF	1.50	599
Synthetic floor treatment	399	SF	16.00	6,384
Rubber base	88	LF	3.50	308

Sub-Total Direct Cost				7,379
Estimating/Design Contingency	15.00%	\$	1,107	
General Conditions/General Requirements	25.00%	\$	2,121	
General Contractor's Overhead and Profit	7.50%	\$	795	
Sub-Total				11,402
Escalation to May 2024	6.11%	\$	697	
Total Construction Cost				12,099

Alt 2: Corridor Floor Finish

Demo tile flooring	183	SF	3.00	549
Demo Base	70	SF	1.00	70
Prep/patch slab	183	SF	1.50	275
Synthetic floor treatment	183	SF	16.00	2,928
Rubber base	70	LF	3.50	245

Sub-Total Direct Cost				4,067
Estimating/Design Contingency	15.00%	\$	610	
General Conditions/General Requirements	25.00%	\$	1,169	
General Contractor's Overhead and Profit	7.50%	\$	438	
Sub-Total				6,284
Escalation to May 2024	6.11%	\$	384	
Total Construction Cost				6,668

