



PAL Building Renovation Study
July 18, 2013

Work Outline

Phase 1: Replace windows and siding

This phase would replace the siding on the building, which has deteriorated over the years. At the same time, the existing single glazed windows would be replaced with new double-glazed windows, which will result in significant energy saving. In addition to the existing window locations, more windows will be installed on the east and west elevations to provide additional light/visibility for those rooms.

The building exterior will be repainted in this phase.

The phase is indicated as Phase 1 of construction, although it could also be done slightly later, or in combination with Phase 2.

Phase 2: Renovate Classrooms/Conference Room

This phase would turn the two northwest classrooms into 3 classrooms, divide the south classroom into two classrooms either with a wall or folding partition, and move the family conference room across the north hall from its present location, to allow for construction of a new women's restroom in Phase 3.

Work would include painting, new floor coverings, new acoustical tile ceilings, more energy-efficient lighting, and better communications systems (data and power) in the classrooms.

Phase 3: New Restrooms

This phase would move the women's restroom to be adjacent with the existing men's restroom. Both restrooms would be remodeled to conform to current ADA standards. Moving the women's restroom will also allow for better use of the space near the front entrance, which will be remodeled during Phase 4.

Work would include all new energy efficient plumbing fixtures and accessories, ceramic tile floors and wainscot, new ceilings, and energy efficient lighting.

Phase 4: Remodel Offices/Reception Area/Café

Phase 4 would remodel the present offices and reception area to make better use of the existing space. In addition, the area formerly the women's restroom at the east entrance to the building would be opened up to the main corridor and remodeled into a "café" space where parents could wait for their children, observe the main area with the boxing and wrestling areas, and could be a

community gathering place. The café would be served out of the present kitchen. A feature of the new space would be a glazed rolling garage door, which would serve as "eyes on the street" and in nice weather could be opened to allow use of the exterior covered walkway as additional seating space, much like the outdoor area in front of the Second Street Grille restaurant in downtown Yakima.

Work would include new floor coverings, ceilings and energy efficient lighting.

Phase 5:

Phase 5 would complete renovations in the existing building and would include painting of the large multipurpose room, and paint and new floor covering in the main hall. Major work in the multipurpose room and possibly expansion of the kitchen would not occur until Phase 6.

Cost: Project Cost for Phase 1 thru 5 is projected at approximately \$ 570,000.

Phase 6: New Gymnasium and Expanded Offices

Phase 6 would be a major expansion of the facility and would include construction of a gymnasium, allowing for relocation of the wrestling and boxing programs, renovation of the multipurpose room, expansion of the offices to a new entry pavilion connecting the gym and the existing building, expansion of the café into the existing office space, and possible expansion of the kitchen.

Cost: Project Cost for Phase 6 is projected at \$ 2.5 to \$3.5 million.

PAL Building Renovations Study
Estimate of Probable Construction Cost Summary
June 20, 2013

Phase 1 Replace window and siding

Construction Cost Subtotal	\$49,431	
Design Contingency @ 30%	\$14,829	
Subtotal	\$64,260	
Gen Contractor's OH&P @ 15%	\$9,639	
Total Phase 1 Construction Cost	\$73,899	
WSST @ 8.2%	\$6,060	
Total w/ WSST		\$79,959

Phase 2 Renovate Classrooms/Conference

Construction Cost Subtotal	\$125,916	
Design Contingency @ 30%	\$37,775	
Subtotal	\$163,691	
Gen Contractor's OH&P @ 15%	\$24,554	
Total Phase 2 Construction Cost	\$188,244	
WSST @ 8.2%	\$15,436	
Total w/ WSST		\$203,680

Phase 3 New Restrooms

Construction Cost Subtotal	\$55,825	
Design Contingency @ 30%	\$16,748	
Subtotal	\$72,573	
Gen Contractor's OH&P @ 15%	\$10,886	
Total Phase 3 Construction Cost	\$83,458	
WSST @ 8.2%	\$6,844	
Total w/ WSST		\$90,302