



King County

Homelessness Progress Report

Response to King County Ordinance 18409, Section 105, Proviso P1

**Department of Community and Human Services and
Facilities Management Division**

May 2017

SECTION 1: Proviso Requiring the Homelessness Progress Report

This report fulfills a King County Council proviso request included in Ordinance 18409, Section 105. Specifically, this Homelessness Progress Report responds to Proviso P1, which states:

The homelessness progress report shall include, but not be limited to a status report on:

- A. The progress of opening the 420 Fourth Avenue building or another suitable location as an emergency shelter and day center with laundry and supportive services, and in pursuing options to provide hygiene facilities;*
- B. The progress of opening Harborview Hall as a shelter or for other housing services;*
- C. Efforts to provide shelters or services for the homeless outside the city of Seattle with prioritization of collaborative efforts with other local jurisdictions; and*
- D. The progress of opening an emergency shelter at a county-owned facility in White Center.*

SECTION 2: Background on Homeless Shelters in King County Facilities

In January 2016, the King County One Night Count identified over 4,500 individuals living outdoors or in vehicles. An additional 6,000 were located in shelters, transitional housing or other situations that qualify them as homeless. The scale of the homeless problem has led King County to consider how to use its own properties as a part of the solution.

King County currently operates shelter in the King County Administration Building as well as the 420 4th Avenue Building. Although these facilities provide acceptable emergency shelter, they are designed as office space, so they are both expensive to operate and do not provide the hours or flexibility for expanded housing navigation services.

In 2015, the King County Council requested an analysis of alternate locations for the emergency shelter housed at the King County Administration Building. Confined to the area between I-5 to the east, the water to the west, Denny Way to the north and Dearborn Street to the south, the analysis did not find a suitable alternate location that did not require considerable capital improvement expenses and/or rent.

In Fall 2016, based both on operational outcomes and in response to reports commissioned by homeless partners entities, King County began moving from funding only emergency shelter to funding a system that also includes enhanced shelters. Enhanced shelters provide services 24 hours a day, seven days a week and include meals, hygiene facilities (showers and washer/dryers), secure storage and active housing navigation services.

As part of this shift, in the Fall 2016 Shelter Request for Proposals (RFP) round, the Department of Community and Human Services (DCHS) included navigation services that could be added to existing shelter programs. In addition, DCHS began the community process for using the former White Center Public Health Clinic as an enhanced shelter (discussed in more detail below) and, together with the Facilities Management Division (FMD), began evaluating a shelter use for the former Kenmore Sheriff Precinct. Finally, as part of the 2017-2018 budget, the King County

Council requested that the Executive evaluate additional County-owned properties for use as enhanced shelter and/or other ancillary homeless uses.

SECTION 3: Facility Shelter Use Evaluation Process

In Ordinance 18409, the King County Council requested the King County Executive evaluate and provide a status update on the use of specific county-owned facilities for enhanced homeless shelters, ancillary services, or both.

The following table identifies the facilities and the proposed service use.

Facility	Location	Use
420 4 th Avenue Building	Seattle	Emergency Shelter + Day Use (Enhanced Shelter)
Harborview Hall	Seattle	Emergency or Enhanced Shelter or Other Homeless Services
Kenmore Sheriff Site**	Kenmore	Homeless Services w/ Other Jurisdictions
White Center Public Health Clinic	White Center	Enhanced Shelter

** The ordinance requested evaluation of facilities outside the City of Seattle. The Executive, working with County Council, has focused efforts on the Kenmore Sheriff site.

For the purpose of the evaluation, DCHS and FMD considered the uses outlined below.

- **Enhanced Shelter:** defined as 24/7 shelter with meals, hygiene and case management/navigation services.
- **Emergency Shelter:** defined as 11 to 12 hours of overnight service focused primarily on safe sleeping. A morning meal may be provided.
- **Day Center:** defined as providing common space, meals, hygiene facilities and case management/navigation services.

In addition, DCHS and FMD are evaluating the feasibility of a modularly constructed shelter. This shelter model, which could be moved to alternate locations, follows the enhanced shelter program and is described and evaluated alongside the other shelter alternatives in this report.

SECTION 4: Facility Shelter Use Analysis

As part of the analysis of Harborview Hall and the 420 4th Avenue Building, FMD commissioned a third-party building analysis. Completed by WJA Design Collaborative, the “Shelter Feasibility Report” is attached as Exhibit A to this report. All capital cost and timeline estimates for Harborview Hall and 420 4th Avenue are based on this analysis. The capital cost estimates are rough order of magnitude (ROM) estimates that would require additional detailed cost estimating analysis if an option is selected for further consideration.

The following matrix summarizes the findings from the evaluation of the identified facilities. Following the matrix, there is a detailed discussion on each specific shelter project.

King County Facility Shelter Use Summary of Findings					
Building	Shelter Type	Population	Preliminary Est. Capital Cost	Preliminary Est. Operating Cost	Timeline
*420 4 th Avenue	Enhanced	100 Single Adult	\$4,723,943	\$1,076,527	15-18 Months
*Harborview Hall	Emergency	100 Single Adult	\$2,196,790	\$544,083	9-10 Months
*Harborview Hall	Enhanced	100 Single Adult	\$15,021,111	\$1,076,527	17-25 Months
*Harborview Hall	Day Service	100 Single Adult	\$14,576,635	\$828,281	17-25 Months
White Center Public Health Clinic	Enhanced	Families (\leq 50 People)	\$239,000	**None (\$768,210 if not In Kind)	Complete
Kenmore Sheriff Site	Enhanced	Families (\leq 50 People)	\$400,000	**None (\$768,210 if not In Kind)	In process.
Modular Shelter	Enhanced	50 Single Adult + Couples	\$2,000,000	\$768,210	8 Months

* Capital costs and timelines for Harborview Hall and the 420 4th Avenue Building are based on the “Shelter Feasibility Report,” attached as Exhibit A.

** Presently, Mary’s Place has agreed to cover annual operating costs for these two facilities.

420 4th Avenue Building: The 420 4th Avenue Building is a three-story brick office building currently being used as a 50-bed emergency shelter and for County offices. The building has had recent upgrades to the HVAC, roof and some of the restroom facilities. However, other building systems are substandard for the proposed use as a 100-bed enhanced shelter.

Capital Costs: Using the 420 4th Avenue Building as a 100-bed enhanced shelter will require expansion of the space currently used for the emergency shelter to encompass multiple floors. In addition, expanding the number of residents beyond 49 and occupying the space for 24 hours per day will require altering the permitted use to a residential classification. This will require upgrading the plumbing facilities and adding an elevator to the building. However, similar to Harborview Hall, the single largest cost will be the need to seismically retrofit the building to comply with the residential code requirements. Adding in soft costs such as project management, permitting and construction contingency brings the total capital costs to \$4.7 million.

Timeline: The consultant estimated the overall timeline for conversion of the 420 4th Avenue Building to an enhanced shelter to be between 15 and 18 months. Of this, construction is estimated to take between seven and nine months. During this time, the building cannot be used as an emergency shelter.

Operating Expenses: Annual operating costs for a 100-bed enhanced shelter is estimated at approximately \$1,076,527. Please see Exhibit B for additional detail.

Harborview Hall: Harborview Hall is a 95,000 square-foot, eight-story dormitory building constructed in 1931. According to the report, the building has fallen into a state of disrepair due, in part, to break-ins and theft of infrastructure components. Only the first floor of Harborview Hall was evaluated for shelter or day center use with a target population of 100 men (shelter) or homeless households (day center).

Capital Costs: As stated above, Harborview Hall is in need of infrastructure repair. Under any use scenario, certain conditions must be corrected, including removal of hazardous materials, fire system upgrades, rehabilitation of the sprinkler system, repairs to the HVAC system and plumbing fixture replacements. Adding other multiple system repairs as well as permitting, project management and contingency creates a base cost of \$2.19 million for an emergency shelter, the least expensive use option. Moving to either an enhanced shelter or a day center increases cost dramatically because the facility would need to be permitted as a residential use. This forces a seismic upgrade to the eight-story masonry building at an additional cost of \$7.2 million. Adding in project management cost and contingency over a dramatically longer construction period brings the cost for either of these uses to between \$14.5 million and \$15 million.

Timeline: The consultant estimates that the emergency shelter use can be completed at Harborview Hall in a period of nine to ten months. Both the day center and the enhanced shelter take considerably longer, with an estimate of between 17 and 25 months with physical construction taking approximately one year.

Operating Expenses: Estimated operating costs for a 100-bed emergency shelter are \$544,083. The operating costs for a 100-bed enhanced shelter are \$1,076,527 per year. Costs for a day center operating 12 hours per day are approximately \$828,281. Please see Exhibit B for additional detail.

Shelters and Services Outside City of Seattle: As part of the proviso, the King County Council requested an update on efforts to provide homeless services outside the City of Seattle. FMD and DCHS are working with Mary's Place and the City of Kenmore to open a 24-hour family shelter in the county-owned former Kenmore sheriff precinct. FMD is working to address system issues in the building (including fire and HVAC) as well as lead contamination. The total estimated cost for this is approximately \$400,000. DCHS and FMD are also supporting Mary's Place as they work with the City of Kenmore on the permitting process. While significant, the FMD items (fire and HVAC) are not likely to be critical path for opening the facility. Initial estimates are that the shelter will likely be open by August 2017. Mary's Place is covering operating expenses for this shelter.

In addition, as part of an effort to improve housing placement from single adult shelter, in Fall 2016 DCHS included in the shelter RFP \$250,000 for housing navigation services. Awards resulted in new housing navigation in east King County.

White Center: On March 21, 2017, Mary's Place opened a family shelter at the former White Center Public Health Clinic. This was the culmination of six months of work with the White Center community on how best to use the public health clinic to help address homelessness in the White Center area. Mary's Place and King County are now evaluating how to expand the shelter capacity from the current limit of 30 people up to the permitted maximum of 70 people.

Modular Shelter: One additional shelter alternative being considered is a modularly constructed, enhanced shelter. Using modular construction allows for the structure to be built for the specific demands of a shelter. Modular construction also decreases the time for delivery and may reduce the capital expense. Finally, a shelter constructed from modular units could be moved to alternative sites over time, taking advantage of property that has a long range redevelopment plan but is underused in the short- to medium-term.

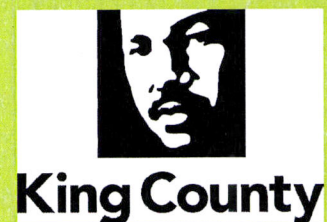
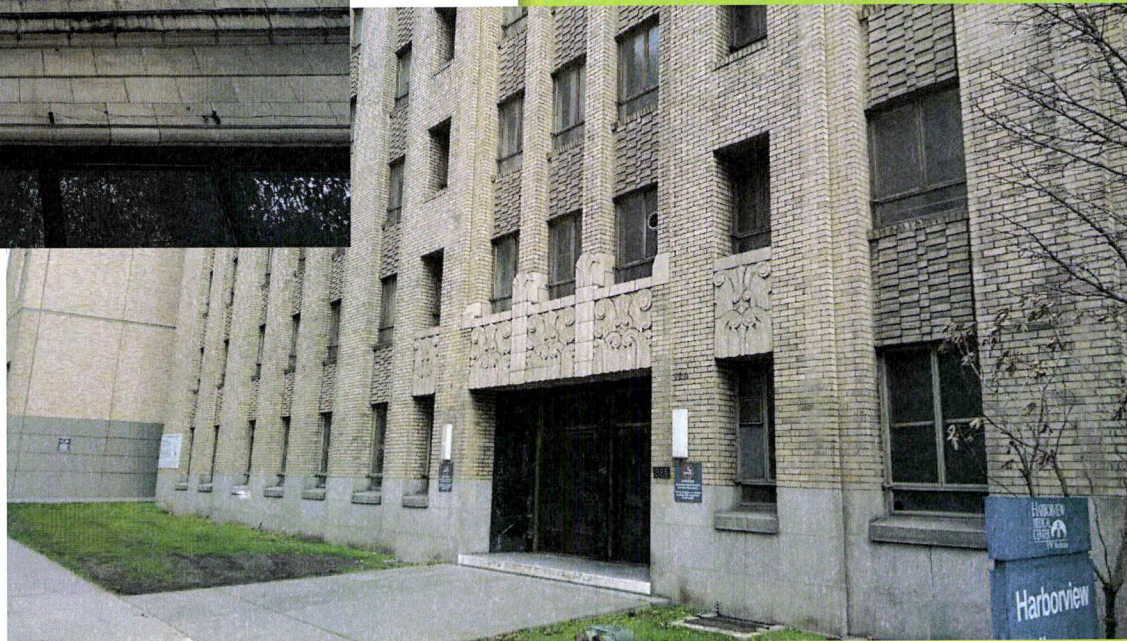
Capital Costs: Initial estimates for a 50-bed shelter, designed to house single adults and couples, provide meals, common and meeting space, and hygiene facilities (showers and laundry) is approximately \$1 million for the modular units. When site work, including foundations and utility connections, and soft costs are considered, the total development cost is estimated at \$2 million.

Timeline: Construction time for the modular units is estimated at six to eight months. Assuming that a site is determined at the time of start of construction, permitting and site work can be completed during this same time period.

Operating Expenses: Operating costs for the modular shelter are similar to other enhanced shelters discussed in this report. Scaled for the 50-person population, costs are estimated to be approximately \$768,210 per year.

FINAL
3/27/2017

Shelter Feasibility Report





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Appendix D – 4 th + Jefferson Building – Plan Diagram - Enhanced Emergency Shelter
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Appendix 3 – Harborview Hall – Cost Estimate - Enhanced Emergency Shelter
Appendix 4 – 4 th + Jefferson Building – Cost Estimate - Enhanced Emergency Shelter



Executive Summary

Two buildings within the City of Seattle, Harborview Hall and the 4th & Jefferson Building were studied by WJA Design Collaborative to determine the feasibility of re-use as potential shelters. Three potential options are being considered for Harborview Hall, they include a **Limited-Use Emergency Shelter**, a **Day-Service and Referral Center for the Homeless**, and a **24-hour Enhanced Emergency Shelter**. The 4th & Jefferson building, which is currently used as a Limited-Use Emergency Shelter, is being considered for use as a **24-hour Enhanced Emergency Shelter**.

Based on the shelter types, existing conditions, and assumptions noted in this report, the following table summarized possible shelter options.

Summary Table

<u>Building</u>	<u>Shelter Type</u>	<u>Estimated Cost</u>	<u>Estimated Timeline</u>
Harborview Hall	Limited-Use Emergency	\$ 2,196,790	9 – 10 months
Harborview Hall	Day-Service & Referral	\$ 14,576,635	17 – 25 months
Harborview Hall	24-hour Enhanced Emergency	\$ 15,021,111	17 – 25 months
4 th & Jefferson	24-hour Enhanced Emergency	\$ 4,723,943	15 – 18 months

Shelter Type Summary

Each of the three proposed shelter types for Harborview Hall have different operational and physical program requirements. Building modifications for each solution vary accordingly. This report contains a definition for each type of shelter, highlighting elements required for each of them. *It will ultimately be determined by the Authority Having Jurisdiction(AHJ) if these uses are allowed for their respective buildings.*

All proposed shelter types will include the following building improvements and operational plans:

1. Egress Compliance
 - Two properly separated exits, readily visible from the sleeping rooms
 - Shelter should be located within one level of the ground floor
 - Exit lighting per Seattle Building Code(SBC) 1006
 - Exit signage per SBC 1011
 - Maintained access to exits for all building occupants
2. Emergency Systems
 - Carbon monoxide detectors per SBC 908.7
 - Interconnected hard wired smoke alarms covering the shelter space and adjacent spaces
 - Class 2A rated fire extinguisher within 75 feet of all portions of the occupancy
 - Posting of a fire safety and emergency plans that contain the following:
 - A floor plan or diagram showing emergency egress or escape routes, exits, portable fire extinguishers, areas of refuge (where provided), and fire alarm manual pulls, control panels, and annunciators.
 - The procedure for reporting a fire (call 9-1-1) or other emergencies.
 - The means of notifying occupants of a fire or other emergencies.
 - Procedures for assisted rescue for persons unable to self-evacuate.
 - Procedures for accounting for occupants after evacuation has been completed.
 - Contact information of personnel or staff who can provide further information or explanation of duties under the plan.
3. Shelter Policies and Operational Standards
 - Warming ovens or residential-type stove tops used for warming food are allowed. No commercial cooking appliances will be allowed in the spaces used for the shelter. (Options being evaluated will not include any ovens or stoves, all food preparation is expected to occur off-site)
 - Provide awake adult supervision of the shelter through the sleeping hours. Keep diligent watch for fires, obstructions to exits, and any other hazards during the time that clients are sleeping.
 - Have a telephone available to call 9-1-1.
 - No smoking will be allowed inside the building or within 25 feet of doors or windows (per Revised Code of Washington RCW 70.160.075).
 - No tolerance policy to threats or acts of violence.
 - Substance use (drugs & alcohol) will not be permitted in the facility, but shelter/service users shall be allowed entry while under the influence.
 - Operational standards to accommodate the needs of physically challenged individuals.



A **Limited Use Emergency Shelter** is one with less than 50 beds and limited hours of operation. This type of shelter could also have 16 or fewer beds without limits on hours of operation. As requested by the county, this report will not be examining any scenario with 16 beds or fewer, as the intent is to provide shelter for as many as possible.

Morning meals will be provided in the Limited Use Emergency Shelter, but be prepared off site. Typically, these shelters house either men, or women and children only. Toilets and sinks will be provided, but hygiene facilities (showers, clothes washers, and dryers) are not provided. When a shelter facility is configured in an existing building, the building may not be required to meet all current building codes. The project may be acceptable if there is a reasonable degree of safety, as determined by the AHJ. Regardless of the number of beds, or hours of operation, if the proposed shelter alterations are extensive, or if the building has been vacant for more than two years, the shelter cannot be considered for a 'Limited Use Emergency Shelter' (per Director's Rule 11-2016), but would be considered 'Other Emergency Shelters'. Both the **Day-Service and Referral Center for the Homeless** and the **24-Hour Enhanced Emergency Shelter** would be considered as an "Other Emergency Shelter". Unlike the "Limited Use Emergency Shelter", these types of shelters would need to meet all current building codes unless otherwise allowed by the AHJ. The Seattle Existing Building Code (SEBC) applies to all "Other Emergency Shelters".

The **Day-Service and Referral Center for the Homeless** is limited to day operation and not meant to provide housing. The facility allows the users to shower and provides them with administrative resources to help them progress out of their current homeless state. Showers, toilets, laundry rooms (with washers/dryers), dining hall, Wi-Fi internet and common areas would be provided. The facility will be open to all genders and user's pets. Accommodations will be provided for 100 clients. Three meals a day will be provided at the shelters, but will be prepared off site. The day center includes office space for case management, including housing navigation services. There would also be multiple private flexible offices for small/private meetings and consultations.

The **24-Hour Enhanced Shelter** will be continuously operational everyday all year, open to both men and women (including couples). The program is to accommodate 100 clients, and will include permanent administrative offices, flexible administrative offices and meeting rooms, sleeping areas, toilets, showers, dining areas for off-site prepared meals (serving up to 3 meals per day), laundry facilities, individual personal storage for clients, and will accommodate pets. There will be two full-time staff members and one full-time outreach worker. Similar to the "Day-Service and Referral Center", the shelter operator will provide a full-time Navigator / Case Manager. The Housing Navigator will ensure all clients have been formally assessed and enrolled in King County's Coordinated Entry for All (CEA) program. The Housing Navigator's primary responsibility will be to ensure clients are working toward securing long-term, stable housing. Job duties include ensuring clients have all the necessary documentation needed and assisting in them with their search to find appropriate housing as quickly as possible. Other services will be provided by other community partners, including King County Veterans Program and Work Source. There will be office spaces available on-site for partnering providers. These service providers may also provide van transportation service and bus tickets to assist clients in accessing housing, health care, employment, and related services critical to personal and residential stability.

HARBORVIEW HALL



Figure 1: Exterior Front Facade

General

Harborview Hall, located at 326 9th Ave. in Seattle, was built in 1931 and is part of Harborview Medical Center. It is a 95,000 Sq. Ft., eight-story dormitory building that has been vacant for over eight years. The building site is part of a Major Institution Master Plan (MIMP) zone within the city of Seattle requiring different protocols and reviews than typical zones within Seattle when changes are made to its use. The building has fallen into a derelict state; it has had a history of break-ins, theft and squatters over the last decade. Only the first floor of Harborview Hall is being considered for potential re-use as a shelter or day use center for the homeless. Other floors of this building are not currently being evaluated for shelter or services, due to cost, safety, operational requirements, and security of the building and its potential occupants. These other floors will be isolated and secured from these proposed uses.

Zoning and Permitting Requirements

Acquiring the necessary Land-Use approvals will be critical in making any of the above proposed shelter or service resources possible. It is possible that the AHJ may consider it acceptable to convert the previous residential classification of the first level to a community center use, as the two uses have some similarities. Another approach would be to consider the new community center as an accessory use to the existing residential classification, as most the building will remain unchanged. These possibilities on how Land-Use would be designated would need to be considered at a pre-submittal conference with the City of Seattle's Department of Construction and Inspections (DCI). It may be



determined by the DCI that a Conditional Use permit is necessary, which would require an additional application process and approval, prior to the homeless shelter use being allowed.

Another required review, apart from potentially obtaining a Conditional Use Permit, would be a Major Institution Master Plan (MIMP) Advisory Committee review. As published in a 1999 Harborview Medical Center Compiled MIMP, Harborview Hall was proposed to be demolished to create and open court yard on the Medical center campus. In 2012 an Adaptive Re-Use was proposed for Harborview Hall. In 2014 it was determined that a major amendment to the MIMP was needed to move forward on the Adaptive Re-Use for the building. This major amendment was never pursued due to the MIMP Advisory Committee's decision to follow the original 1999 Master Plan. If this building/site were to be considered for a shelter resource, *an amendment to the MIMP would likely be required and ultimately decided by the advisory committee.* The advisory committee would need to be consulted and potentially hold a vote to approve the suggested new use of Harborview Hall. Prior to this vote, *King County would need to make a recommendation to the MIMP Advisory Committee on which of the three shelter options would be employed.*

After review and approval of a potential conditional use permit, and a potential major amendment to the MIMP, a building permit would also be required, as the building has been vacant for more than two years. *This would also entail the building being compliant with all current Seattle Existing Building Code (SEBC) 2015 standards.* This would have significant impacts to both the schedule and construction costs moving forward. In some instances, variances might need to be considered by the AHJ, where complete code compliance is not viable given the existing conditions. *Currently, many spaces do not have two accessible means of egress and many portions of the first floor have stairs, restricting wheel chair access; at a minimum, the egress issues would require resolution.* Permit review will also be required for other building elements such as the building envelope, heating, and electrical systems.

The facility is a high-rise masonry building, and will require further structural analysis, research, and investigation to determine if the building is structurally safe for this proposed use in its current condition. Because the building has been vacant for more than 24 months, re-occupancy of the facility will be considered a 'substantial alteration' and subject to requirements of such per SMC Section 3404.9.2 pertaining to seismic regulations per Director's Rule 7-2009. *At a minimum, a seismic survey and report would need to be conducted, addressing the existence, nature, and extent of structural deficiencies with proposed solutions for mitigation of all identified deficiencies. Prediction of mitigation measures required is not possible until the analysis/report is completed, this uncertainty adds significant financial and schedule risks to the project.*

Cleanup, Renovations, and Upgrades

Regardless which of the three proposed homeless resources is decided upon, baseline renovations will be required for all scenarios. Many portions of the building have discarded hypodermic needles, miscellaneous trash, water damage, broken windows, non-functioning electrical service, non-functional plumbing, non-functional fire protection, and are without any form of emergency mass notification systems. Some door hardware also appears non-functioning and would require repair on top of additional security upgrades. The roof of this building (specifically above the main auditorium) has known leaks and needs replacement and repair. Currently, the building is not ADA accessible. It has no

ramps at level changes, paths of travel and restroom facilities are non-compliant, limiting the buildings occupants to only able-bodied individuals.

Other necessary upgrades vary depending on the proposed design and use. These include, but are not limited to, items such as interconnected smoke detectors for all floors, carbon monoxide detectors, proper exits, egress lighting, exit signage, appropriate plumbing fixture counts, fire protection and fire extinguishers.

Each option would also contain a reception desk at the primary entry (central double doors facing 9th Ave.) to control/monitor entry. All options will also contain dedicated storage areas.

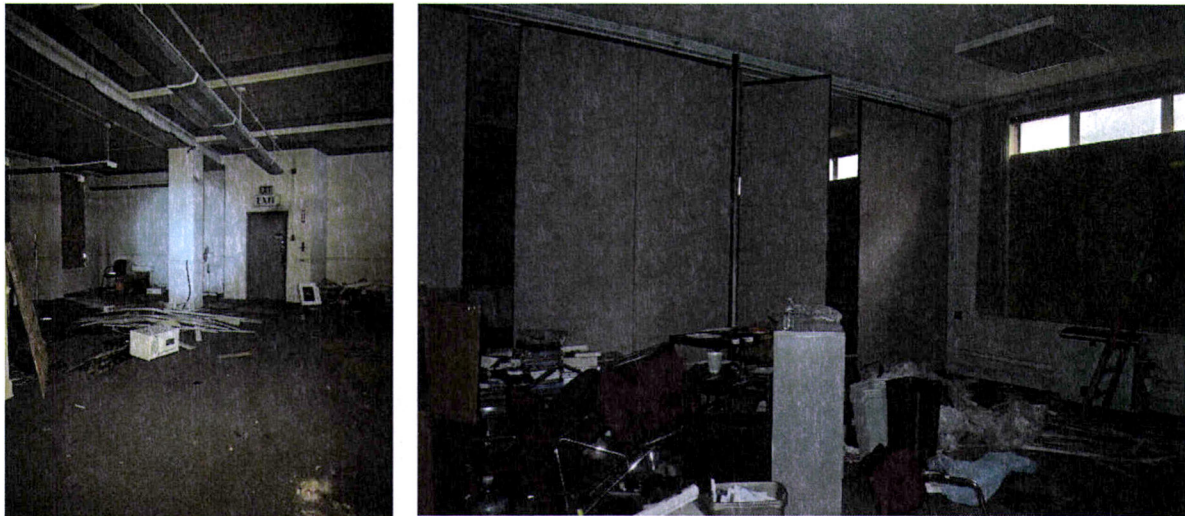


Figure 2: Interior Conditions

Limited Use Emergency Shelter

Harborview Hall has been vacant for more than two years. Because of this vacancy, the shelter cannot be considered for a “Limited Use Emergency Shelter” without a variance from the guidelines, and substantial alteration requirements may be needed. This requirement is per Seattle DCI Director’s Rule 11-2016 and noted in DCI’s Homeless Shelter Tip. If a variance was granted by the DCI allowing a “Limited Use Emergency Shelter”, upgrades would still need to occur to make the building habitable and compliant with other DCI requirements. Current plumbing fixture counts may be considered acceptable by the King County Department of Public Health, but due to their current conditions may still need replacement. Further study will be required to determine what is most cost effective and appropriate during the schematic design stage. Installing ramps, renovating lighting, rewiring electrical will all be necessary, to make this building operational for this use.

Appendix A provides a plan showing possible locations of the individual program elements. The larger spaces could be used for sleeping and dining, while smaller spaces could accommodate non-able bodied occupants and administrative resources. The plan assumes that existing restrooms would be augmented with new fixtures in adjacent rooms. Minimal equipment would be provided aside from sleeping, dining, and minor administrative furnishings.

Appendix 1 provides a Rough order of Magnitude (ROM) cost estimate specific to this use and assumes that the “*Limited Use Emergency Shelter*” would be allowed to deviate from certain building code requirements, and assumes that DCI would allow these deviations. This approach has been taken to help control excessive costs; however, as reflected in the cost estimate, a major investment will still be needed even for this minimal approach.

Comments

A portion of this building could physically meet the needs of a Limited-Use Emergency Shelter; however, permitting would require a variance from DCI. Renovation is complicated by several factors, most notably; the current condition of the building, the high-rise nature of the building with several stories of unoccupied space above the shelter, and the complications for accessibility and egress. The disconnected arrangement of spaces may necessitate higher staffing levels than other similar shelters. These challenges will substantially increase costs and risks for the project in comparison to other potential existing buildings or purpose built new construction.



Figure 3: Main Entry Doors

Approximate Project Duration:

- County Approval of Option and Design Contracting: 1 month
- Design and Engineering: 2 months
- Permitting, Variance Applications, and corrections: 2 - 3 months
- Bidding and Contracting: 1 month
- Mobilization/Demobilization: 1 month
- Construction: 2 months

Total Time Until Completion/Occupancy: 9 – 10 months

Assumptions:

- Hazardous Material Abatement, Cleaning, and Trash Removal would be possible prior to construction.

Day-Service and Referral Center for the Homeless

The “Day-Service and Referral Center for the Homeless” is categorized as an “Other Emergency Shelter”. Other Emergency Shelters must comply with the accessibility provisions in the Seattle Existing Building Code (SEBC) and SEBC Section 303.2 for mitigation of seismic deficiencies. If during the course of final design, the building is determined by a seismic evaluation to be structurally insufficient, this use would not be allowed in this facility without addressing the deficiency, adding a major and unpredictable cost to the shelter.

With the requirement of the accessibility provisions in the SEBC, the building would require a series of ramps to maintain accessible routes of travel within spaces, and to provide two accessible means of egress from the building. The “Day-Service and Referral Center” could be considered an Institutional occupancy.

Appendix B provides a plan showing possible locations of the individual program elements. The larger spaces could be used for gathering and dining. Administrative components could make use of the existing offices near the entry. Toilet, showers and laundry would be confined to the north-western corner of the building, requiring some reconfigurations of walls and new plumbing. The new showers, laundry and toilets would require new mechanical ventilation and exhausts. Existing heating systems would need to be repaired or replaced with independent systems since their condition is compromised. Independent controls would also need to be installed.

Appendix 2 provides a Rough order of Magnitude(ROM) cost estimate. In comparison with the “Limited Use Emergency Shelter”, more costs are incurred by the larger daily use, administrative needs, new plumbing, larger number of clients, as well as more stringent code requirement from the SEBC.

Comments

It is possible to use a portion of this building as a Day-service and Referral Center for the Homeless; however, renovation is complicated by several factors, most notably; the structural/MEP system unknowns, the high-rise nature of the building with several stories of unoccupied space above the shelter, and the complications for accessibility and egress. These challenges will substantially increase costs, complicate design/permitting issues, add time to the project schedule, and hinder facility operations in comparison to other potential existing buildings or purpose built new construction.

Approximate Project Duration:

- County Approval of Option and Design Contracting: 1 month
- Design and Engineering: 2 – 4 months
- Conditional Use Permit: 2 months*
- Major Institution Master Plan (MIMP) Amendment 2 – 4 months*
(*MIMP & Conditional Use Permit can occur simultaneously)
- Construction Permitting (with corrections): 2 months
- Bidding and Site Preparation: 1 month
- Mobilization/ Demobilization: 1 month
- Construction: 8 – 12 months
- Total Time Until Completion/Occupancy: 17 – 25 months**

Assumptions:

- Hazardous Material Abatement, Cleaning, and Trash Removal would be possible prior to construction.
- MIMP Committee meeting and vote could be specially scheduled for the purposes of this project if required.

24-Hour Enhanced Emergency Shelter

The enhanced shelter conversion has a lot in common with the upgrades needed for the day-service and referral center with the exception that the gathering areas would be used for sleeping and the building would be operational 24 hours, year-round. Again, the SEBC would apply, requiring ramps and the potential need for additional exits. Potential code waivers or variances may be less likely since occupants will be sleeping in the facility and occupying the space at night.

Appendix C shows a plan for the Enhanced Emergency Shelter. This plan is laid out similarly to the Day-service and Referral Center.

Appendix 3 provides a Rough order of Magnitude (ROM) cost estimate. In comparison with the "Day-service and Referral Center" the cost is similar but will require building envelope improvements, more plumbing fixtures, and additional life safety measures.

Comments

It is possible to use a portion of this building as a 24-Hour Enhanced Emergency Shelter; however, renovation is complicated by several factors, most notably; the structural/MEP system unknowns, the high-rise nature of the building with several stories of unoccupied space above the shelter, and the complications for accessibility and egress. The disconnected arrangement of spaces may necessitate higher staffing levels than other similar shelters. These challenges will substantially increase costs, complicate design/permitting issues, add time to the project schedule, and hinder facility operations in comparison to other potential existing buildings or purpose built new construction.

Approximate Project Duration:

- | | |
|---|----------------------|
| • County Approval of Option and Design Contracting: | 1 month |
| • Design and Engineering: | 2 – 4 months |
| • Conditional Use Permit: | 2 months* |
| • Major Institution Master Plan (MIMP) Amendment | 2 – 4 months* |
| (*MIMP & Conditional Use Permit can occur simultaneously) | |
| • Construction Permitting (with corrections): | 2 months |
| • Bidding and Site Preparation: | 1 month |
| • Mobilization/ Demobilization: | 1 month |
| • <u>Construction:</u> | <u>8 – 12 months</u> |

Total Time Until Completion/Occupancy: 17 – 25 months

Assumptions:

- Hazardous Material Abatement, Cleaning, and Trash Removal would be possible prior to construction.
- MIMP Committee meeting and vote could be specially scheduled for the purposes of this project.

THE FOURTH & JEFFERSON BUILDING



Figure 4 -Exterior: view from north-west corner of 4th Ave. & Jefferson St.

The 4th & Jefferson Building, located at 420 4th Ave., is in the heart of downtown Seattle adjacent to the King County Administration Building and City Hall Park. It is a 10,000 SF three-level masonry (2 floors with a 1st floor mezzanine) building built in 1924 and renovated in 2003. Renovations included new roofing, new HVAC systems, and addition of showers on the first-floor mezzanine (second level). Seismic retrofitting was not included in the renovation, nor was accessibility accommodation (no elevators/lifts are present in the building). It is a Class-B Office building currently zoned as DMC 340/290-400 (Downtown Mixed Commercial) and is within the Commercial Core Urban Center Village.

Enhanced Emergency Shelter

The proposed changes would convert the facility from its current 'Limited Use Emergency Shelter' (6:00pm-9:00am only) and office space to an Enhanced Emergency 24/7 Shelter. The proposed number of persons served would increase from 49 to 100, hygiene facilities would be added to the shelter (showers, washers, and dryers), a dining area would be established, and a small area for administrative offices would be included. Currently, the Limited-Use Emergency Shelter only occupies the first level of the building and other King County office tenants are using the third level. The first-floor mezzanine (second level) serves as intermediate egress only. The shelter would include dining space for all occupants, but meal preparation would occur off-site. The additional capacity and new programmatic elements would require that all existing floor area on every level be given over to be part of the Shelter



and that additional floor area be added by increasing the extent of the first-floor mezzanine to match the full area of the other floors.

Due to program areas being spread across three levels of the building, more staff would be required than would be for a single level facility. Minimum staffing levels would likely be a least one person per floor.

Appendix D provides a conceptual area plan showing possible locations of the individual program element. Appendix 4 provides a Rough order of Magnitude (ROM) cost estimate based.

Zoning:

Current Zoning allows for use as a shelter. Per Seattle Municipal Code (SMC) 23.49.042, Downtown Mixed Commercial (DMC) zones permit all uses except those expressly prohibited by SMC 23.49.044, shelters are not listed as prohibited. No modifications affecting building height, setbacks, parking (none provided), or street facades are anticipated.

Building Code Issues:

Conversion of this building will be considered a Substantial Alteration (per SDCI-TIP #314) per Definition 3: Increased Degree of Hazard (Occupancy B – combined rating of 2 to Occupancy R-1 – combined rating of 9, per SEBC Table 303.1) and per Definition 5: Increased Occupant Load of Unreinforced masonry building. Emergency Shelters other than 'Limited Use' are not permitted in un-retrofitted unreinforced masonry buildings – therefore, a full structural retrofit for the building would be required. For building use purposes, shelters are considered a residential occupancy (R-1). Director's Rule 11-2016 defines classification and code provision for shelters. Per Director's Rule 2016-11, as an 'Other Emergency Shelter', all portions of the building would be required to meet Seattle Building Code (SBC) provisions for new buildings.

The Seattle Department of Construction & Inspections (DCI) can waive some code requirements and/or may deem some partially compliant design solutions acceptable if full compliance is found to be 'technically infeasible'. Specific items of a full design would need to be discussed with DCI and a Pre-application Meeting could serve to clarify which exceptions/variations may be allowed.

Accessibility:

The change from limited-use to enhanced shelter would require that all portions of the shelter meet accessibility provisions of the SEBC (Seattle Existing Building Code). There are existing interior stairs linking each level of the building. Each level also has a direct exterior exit to the public right of way: Level 1 to a minimally sloped sidewalk along 4th Ave, Level 2 to a steeply sloped sidewalk along Jefferson, and Level 3 to an exterior set of steps near the North corner of the site. Existing level two and three exits would remain unchanged as emergency egress only with the level one exit as the primary building entry/exit point. An elevator with accompanying machine room, foundations, rated enclosure, etc. would need to be added for code compliance with accessibility requirements.

Restroom and Hygiene Facilities:

The existing building has ADA compliant restrooms on each floor and ADA compliant showers on level 2 (the mezzanine level). The existing restrooms (assumed to be 8 fixtures) and shower rooms (3 stalls) are in mostly good condition, but the fixture counts are insufficient for the number of people proposed to be occupying the facility. See Appendix D for estimated required fixture counts. New laundry facilities would need to be added to the building to meet the programmatic requirements of an enhanced shelter. Associated floor area, plumbing, and ventilation would need to serve newly created designated restrooms, shower rooms, and a laundry room.



Figure 5 – Exterior: Facade along Jefferson St.

Structural Issues:

The building was constructed in 1923, prior to the construction industry understanding the hazards of seismic events and building codes developing mitigation measures for seismic resistance. Based on the date of construction, and our understanding that the building has not undergone any significant upgrades, the building is likely at very high risk during a seismic event.

While the building is not listed on the City of Seattle's list of confirmed unreinforced masonry (URM) buildings, from the building owner, King County, knows that the building has significant URM components. No as-built drawings were available or detailed field investigations performed as part of this preliminary assessment. The following information is based on preliminary observations consistent



with the type of building, region, and understanding of the desired performance level of the building going forward.

The building type is one where substantial seismic upgrade measures would be required. Some gravity systems (new and/or modified) and retaining wall systems may require upgrade as well. While the change of occupancy from B – Business Group to R-1 transient housing does not necessarily increase the structural risk category of the building (which by default would require a full IBC code compliant upgrade), a substantial alteration and upgrade to the building would increase the building's useful life and thereby likely require a full seismic upgrade.

Proposed infill of the second level floor to extend to the south and west walls may have the added benefit of serving as additional diaphragm, thereby contributing to overall structural performance.

Estimating costs for the required upgrades, especially seismic upgrade, is very difficult without performing more detailed review of the existing structural systems and current condition of the building. However, for planning purposes it is likely that the cost for upgrading the structure of the building would be in the range of \$80 to \$120 per square foot. For a 10,000 SF building, this is \$800k to \$1.2M for structural upgrades. This is in addition to other renovation costs.

Comments:

It is possible to convert this building for use as an Enhanced Emergency Shelter; however, conversion is complicated by several factors, most notably; the structural system, the fact that it has 3 floor levels, lacks an elevator, and the poorly suited arrangement of existing walls and circulation. Operating on three levels will require more staff and be less efficient than a single-story facility. These challenges will substantially increase costs, complicate design/permitting issues, add time to the project schedule, and hinder facility operations in comparison to other potential existing buildings or purpose built new construction.

Approximate Project Duration:

• County Approval of Site and Design Contracting:	1 month
• Design and Engineering:	3 – 4 months
• Construction Permitting (with corrections):	2 months
• Bidding, Tenant Relocation, and Site Preparation:	1 month
• Mobilization/ Demobilization:	1 month
• <u>Construction:</u>	<u>7 – 9 months</u>
Total Time Until Completion/Occupancy:	15 – 18 months

Assumptions:

- Relocation of existing third floor tenants would be possible prior to construction.

- End -

LIMITED-USE EMERGENCY SHELTER NOTES

1. PLAN NOT DRAWN TO SCALE
2. DINING AREA WILL ALLOW FOR 49 PEOPLE
3. TOTAL NUMBER OF BEDS: 49
4. FIXTURE COUNT PER IBC 2015 WASHINGTON STATE AMENDMENT

RECOMMENDED PLUMBING FIXTURES				
Approximate Number of Fixtures	Water Closets	Lavatories	Showers	Drinking Fountains Service Sinks
	~4	~4	-	~1 ~1



KEY LEGEND

- DINING
- SLEEPING
- ACCESSIBLE SLEEPING
- TOILET
- CIRCULATION
- ADMINISTRATION
- STORAGE
- NOT IN USE

DAY SERVICE AND REFERRAL CENTER NOTES

1. PLAN NOT DRAWN TO SCALE
2. COMMON AREAS AND DINING WILL ALLOW FOR APPROXIMATELY 100 PEOPLE
3. ADMINISTRATION AREAS WILL ALLOW FOR APPROXIMATELY 10 PEOPLE
4. FIXTURE COUNT PER IBC 2015 WASHINGTON STATE AMENDMENT
5. STAIRWAY EXITS WILL BE RECONFIGURED

REQUIRED PLUMBING FIXTURES				
Approximate Number of Fixtures	Water Closets	Lavatories	Showers	Drinking Fountains
~6	~6	~6	~1	~1

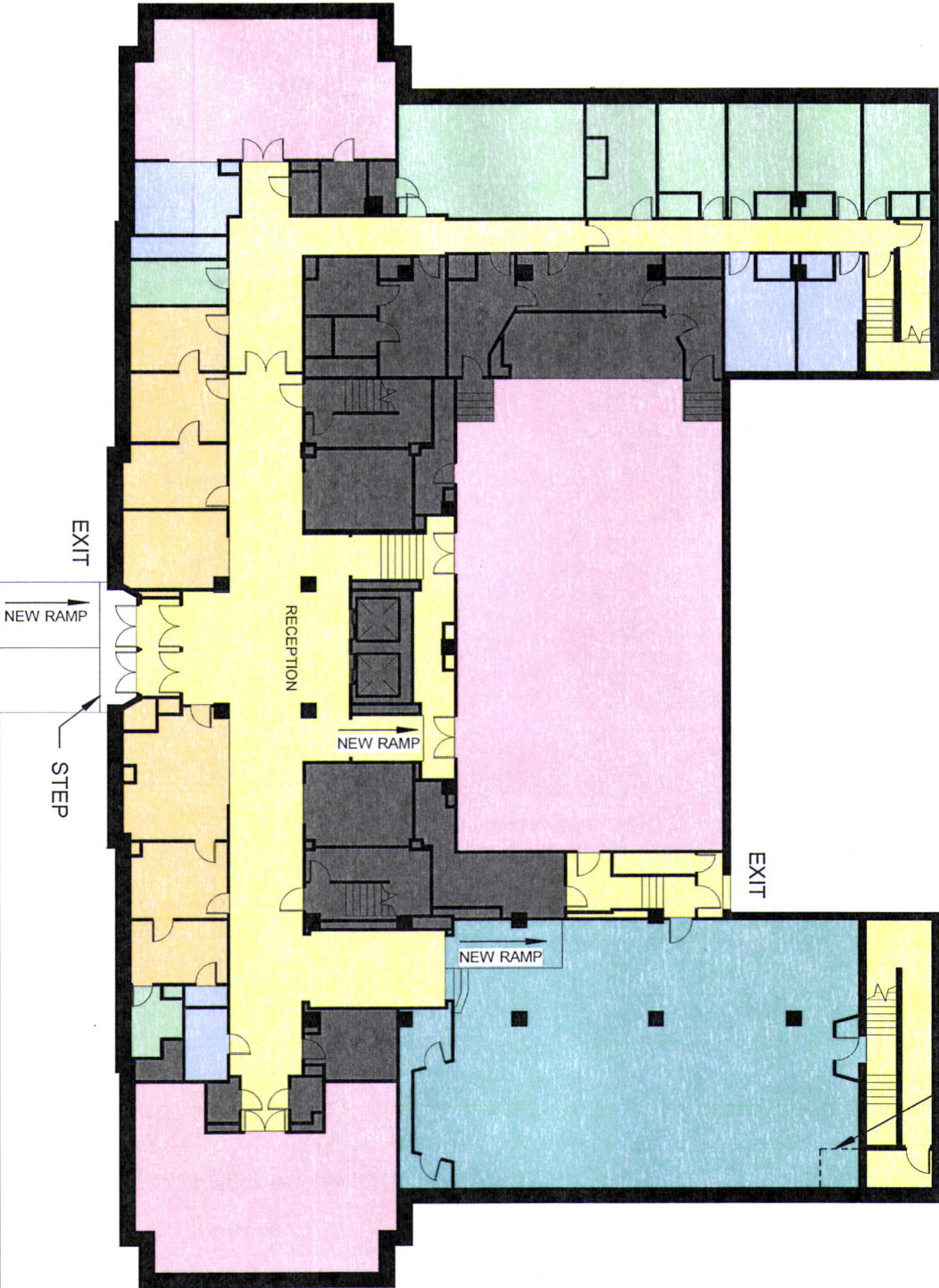
EXIT

ARE OF REFUGE EXIT

EXIT

- KEY LEGEND**
- DINING
 - SHOWER/TOILET/ LAUNDRY
 - COMMON AREA
 - CIRCULATION
 - ADMINISTRATION
 - STORAGE
 - NOT IN USE

14900



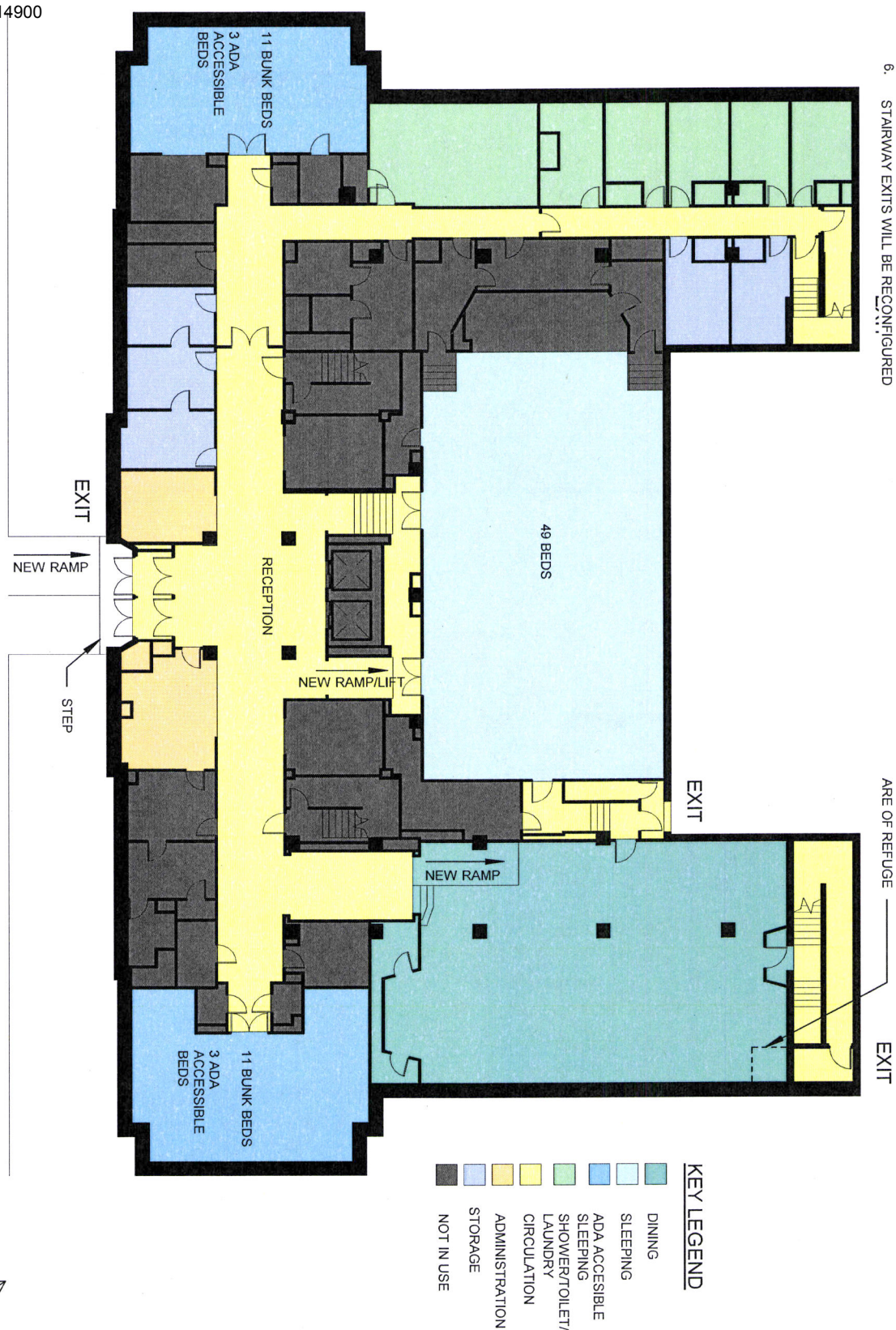
DAY SERVICE AND REFERRAL CENTER OPTION

NOT TO SCALE

ENHANCED SHELTER NOTES

1. PLAN NOT DRAWN TO SCALE
2. DINING AREA WILL ALLOW FOR APPROXIMATELY 100 PEOPLE
3. ADMINISTRATION AREA WILL ALLOW FOR APPROXIMATELY FOUR PEOPLE
4. TOTAL NUMBER OF BEDS: 99
5. FIXTURE COUNT PER IBC 2015 WASHINGTON STATE AMENDMENT
6. STAIRWAY EXITS WILL BE RECONFIGURED

REQUIRED PLUMBING FIXTURES					
Water Closets	Lavatories	Showers	Drinking Fountains	Service Sinks	
~10	~10	~12	~1	~1	



ENHANCED EMERGENCY SHELTER OPTION

KING COUNTY | HOMELESS SHELTER FEASIBILITY STUDY | 4TH AND JEFFERSON | APPENDIX C

ENHANCED EMERGENCY SHELTER OPTION

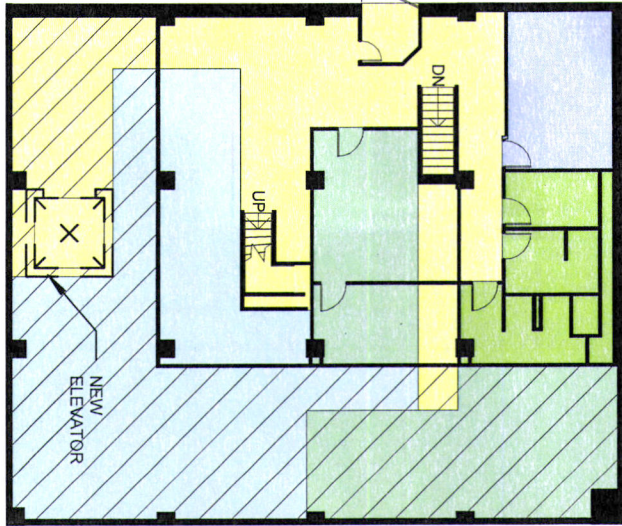
DESIGN CONCEPT
15 FEBRUARY 2017



14900

JEFFERSON ST

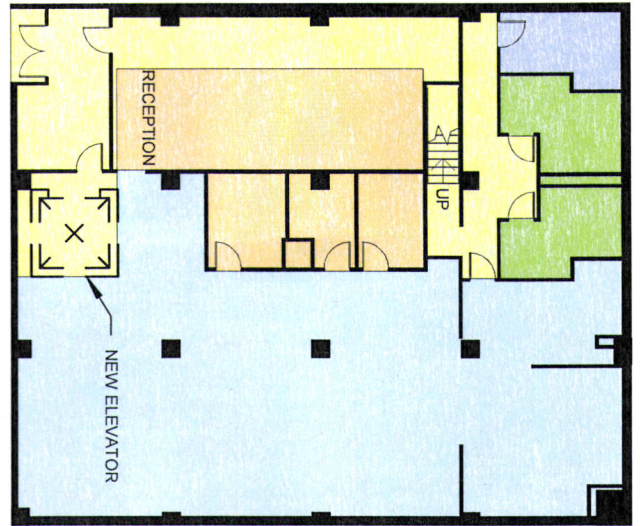
EXIT



LEVEL TWO

JEFFERSON ST

EXIT

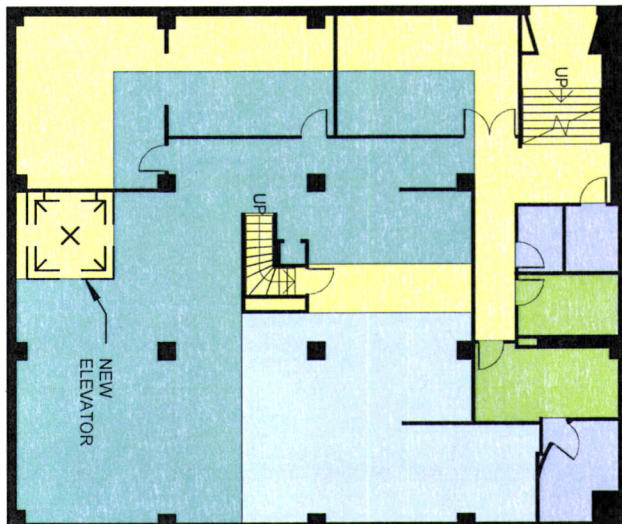


LEVEL ONE

4TH AVE

JEFFERSON ST

EXIT



LEVEL THREE

ENHANCED SHELTER NOTES

1. PLAN NOT DRAWN TO SCALE
2. DINING AREA WILL ALLOW FOR APPROXIMATELY 100 PEOPLE
3. ADMINISTRATION AREA WILL ALLOW FOR APPROXIMATELY 7 PEOPLE
4. TOTAL NUMBER OF BEDS: 99
5. FIXTURE COUNT PER IBC 2015 WASHINGTON STATE AMENDMENT

REQUIRED PLUMBING FIXTURES

Approximate Number of Fixtures	Water Closets	Lavatories	Showers	Drinking Fountains	Service Sinks
~10	~10	~12	~1	~1	

KEY LEGEND

- EXISTING STORAGE/MECHANICAL
- EXISTING SHOWERS/TOILETS
- SHOWER/LAUNDRY/TOILET
- SLEEPING
- DINING
- CIRCULATION
- ADMINISTRATION
- NEW FLOOR AREA

KING COUNTY | HOMELESS SHELTER FEASIBILITY STUDY | 4TH AND JEFFERSON | APPENDIX D

ENHANCED SHELTER OPTION

D DESIGN CONCEPT
15 FEBRUARY 2017



COST ESTIMATE

14900

Project: SHELTER FEASIBILITY STUDY - FINAL REPORT

Number: 15032-17P

Prepared by: WJA-Design Collaborative

Date: 3/27/2017

APPENDIX 1 - LIMITED USE EMERGENCY SHELTER - HARBORVIEW HALL

DESCRIPTION	UNITS	QUANTITY	COST PER UNIT	SUB-TOTALS	COMMENTS
SITE CLEANING	LS	1	\$ 25,000.00	\$ 25,000	CLEAN-UP AND REMOVAL OF FURNITURE AND EQUIPMENT, MISC TRASH.
HAZARDOUS MATERIALS REMEDIATION	SF	14000	\$ 12.25	\$ 171,500	ASSESS EXISTENCE OF ASBESTOS/LEAD/MOLD AND REMEDIATE/ENCAPSULATE AS NECESSARY. SITE CLEAN-UP OF DRUG PAREPHENALIA AND BIOLOGICAL WASTE.
LIGHTING / ELECTRICAL	SF	8,125	\$ 11.51	\$ 93,482	NEW LIGHTING AND REPAIR OF EXISTING POWER
PLUMBING FIXTURES AND CONNECTIONS	EA	10	\$ 10,688.26	\$ 106,883	NEW TOILETS, SHOWERS, LAVATORIES, AND PLUMBING CONNECTIONS. REPLACEMENT OF DAMAGED/MISSING COPPER LINES WHERE NECESSARY
FIRE DETECTION, NOTIFICATION & EXIT LIGHTING ON FIRST FLOOR	SF	14,000	\$ 4.08	\$ 57,057	WIRED AND INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT OCCUPIED AREA
FIRE DETECTION & NOTIFICATION (FLOORS ABOVE)	SF	58,000	\$ 3.50	\$ 203,000	WIRED AND INTERCONNECTED DETECTORS (~ONE PER ROOM & COORIDORS)
FIRE SPRINKLER SYSTEM REHABILITATION	SF	14,000	\$ 6.90	\$ 96,600	ASSESS CONDITION OF EXISTING FIRE SPRINKLER SYSTEM, AND ASSOCIATED COSTS WITH BRINGING THE SYSTEM BACK ONLINE. ASSUMES FIRST FLOOR CAN BE SEPARATED FROM REMAINDER OF BUILDING SYSTEM.
HEATING AND VENTILATION	SF	8,600	\$ 13.59	\$ 116,831	NEW HVAC SYSTEM IF REQUIRED
ROOF REPAIR	SF	2,765	\$ 6.89	\$ 19,041	ROOF REPAIR ABOVE AUDITORIUM
WALL FINISHES	SF	8,600	\$ 4.45	\$ 38,285	REPAIR OF DAMAGED WALLS AND PAINT THROUGHOUT
FLOOR FINISHES	SF	8,600	\$ 6.86	\$ 58,955	REPAIR OR REPLACEMENT OF DAMAGED FLOOR COVERINGS
CEILING FINISHES	SF	8,600	\$ 1.20	\$ 10,335	REPAIR AND PAINT DAMAGED CEILINGS
DOORS, SECURITY AND LOCKS	EA	54	\$ 643.72	\$ 34,761	NEW DOORS, LOCKING HARDWARE, ACCESS CONTROL, ADA HARDWARE
NEW PARTITION WALLS	SF	500	\$ 7.48	\$ 3,741	WHERE/IF REQUIRED
RECONFIGURED WALLS	SF	400	\$ 12.54	\$ 5,016	~2% OF TOTAL FLOOR SQUARE FOOTAGE
ADA ACCESSIBLE RAMPS	SF	400	\$ 26.13	\$ 10,450	
WINDOWS - REPAIR	EA	48	\$ 334.40	\$ 16,051	SEAL AND REPAIR BROKEN WINDOWS AND FRAMES, REMOVE PLYWOOD
EGRESS CORRECTIONS / AREA OF REFUGE	LS	1	\$ 75,000.00	\$ 75,000	LIMITED DOOR RELOCATION, CODE COMPLIANT ACCESSIBLE EXITS, SIGNAGE
FIRE EXTINGUISHERS	EA	10	\$ 800.00	\$ 8,000	WALL MOUNTED MULTIPURPOSE EXTINGUISHER CABINETS
					CONTINUED ON NEXT PAGE



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Project: SHELTER FEASIBILITY STUDY - FINAL REPORT

Number: 15032-17P

Prepared by: WJA-Design Collaborative

Date: 3/27/2017

APPENDIX 1 - LIMITED USE EMERGENCY SHELTER - HARBORVIEW HALL

COMBINED SUB-TOTAL			\$ 1,149,987
PERMITTING/REZONING	2%		\$23,000
CONSTRUCTION CONTINGENCY	25%		\$287,497
CONTRACTOR & SUB MARK-UP/OVERHEAD & PROFIT	25%		\$ 287,497
SURVEY/ASSESSMENT/DESIGN FEES	18%		\$ 206,998
KC PROJECT MANAGEMENT FEES			\$ 96,600
PROJ MGMT & DESIGN CONTINGENCY	20%		\$60,720
TOTAL BEFORE REGIONAL ADJUSTMENT			\$ 2,112,298
SEATTLE COST ADJUSTMENT FACTOR	4%		\$ 84,492
GRAND TOTAL			\$ 2,196,790

*COST ESTIMATE DOES NOT INCLUDE SALES TAX

Project: SHELTER FEASIBILITY STUDY - FINAL REPORT
Number: 15032-17P

Prepared by: WJA-Design Collaborative
Date: 3/27/2017

APPENDIX 2 - DAY-SERVICE AND REFERRAL CENTER FOR THE HOMELESS - HARBORVIEW HALL

CATEGORIES	UNITS	NUMBER	COST PER UNIT	SUB-TOTALS	COMMENTS
SITE CLEANING	LS	1	\$ 25,000.00	\$ 25,000	CLEAN-UP AND REMOVAL OF FURNITURE AND EQUIPMENT, MISC TRASH.
HAZARDOUS MATERIALS REMEDIATION	SF	14000	\$ 12.25	\$ 171,500	ASSESS EXISTENCE OF ASBESTOS/LEAD/MOLD AND REMEDIATE/ENCAPSULATE AS NECESSARY. SITE CLEAN-UP OF DRUG PARENPHENALIA AND BIOLOGICAL WASTE.
LIGHTING / ELECTRICAL	SF	12415	\$ 11.51	\$ 142,840	NEW LIGHTING AND REPAIR OF EXISTING POWER
CABLING, IT AND FIBER (FIRST FLOOR ONLY)	SF	14000	\$ 7.55	\$ 105,700	NEW CABLING AND FIBER THROUGHOUT OCCUPIED AREA.
PLUMBING FIXTURES AND CONNECTIONS	EA	20	\$ 10,688.26	\$ 213,765	NEW TOILETS, SHOWERS, LAVATORIES, AND PLUMBING CONNECTIONS. REPLACEMENT OF DAMAGED/MISSING COPPER LINES WHERE NECESSARY
FIRE DETECTION, NOTIFICATION & EXIT LIGHTING ON FIRST FLOOR	SF	14000	\$ 4.08	\$ 57,057	WIRED AND INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT OCCUPIED AREA
FIRE DETECTION & NOTIFICATION (ALL FLOORS ABOVE)	SF	58000	\$ 3.50	\$ 203,000	WIRED AND INTERCONNECTED DETECTORS (~ONE PER ROOM & MULTIPLE IN COORIDORS)
FIRE SPRINKLER SYSTEM REHABILITATION	SF	14000	\$ 6.90	\$ 96,600	ASSESS CONDITION OF EXISTING FIRE SPRINKLER SYSTEM, AND ASSOCIATED COSTS WITH BRINGING THE SYSTEM BACK ONLINE. ASSUMES FIRST FLOOR CAN BE SEPARATED FROM REMAINDER OF BUILDING SYSTEM.
HEATING AND VENTILATION	SF	12415	\$ 13.59	\$ 168,658	NEW HVAC SYSTEM IF REQUIRED
ROOF REPAIR	SF	2765	\$ 6.89	\$ 19,041	ROOF REPAIR ABOVE AUDITORIUM
WALL FINISHES	SF	12415	\$ 4.45	\$ 55,268	REPAIR OF DAMAGED WALLS AND PAINT THROUGHOUT
FLOOR FINISHES	SF	12415	\$ 6.86	\$ 85,107	REPAIR OR REPLACEMENT OF DAMAGED FLOOR COVERINGS
CEILING FINISHES	SF	12415	\$ 1.20	\$ 14,920	REPAIR AND PAINT DAMAGED CEILINGS
DOORS, SECURITY AND LOCKS	EA	54	\$ 643.72	\$ 34,761	NEW DOORS, LOCKING HARDWARE, ACCESS CONTROL, ADA HARDWARE
NEW PARTITION WALLS	SF	1500	\$ 7.48	\$ 11,223	WHERE/IF REQUIRED
RECONFIGURED WALLS	SF	2100	\$ 12.54	\$ 26,334	~15% OF TOTAL FLOOR SQUARE FOOTAGE
ADA ACCESSIBLE RAMPS	SF	400	\$ 26.13	\$ 10,450	
WINDOWS - REPAIR	EA	48	\$ 334.40	\$ 16,051	REPLACE BROKEN WINDOW PANES, RESEAL, REPAIR FRAMES ON FIRST FLOOR
EGRESS CORRECTIONS / AREA OF REFUGE	LS	1	\$ 75,000.00	\$ 75,000	LIMITED DOOR RELOCATION, CODE COMPLIANT ACCESSIBLE EXITS, AREAS OF REFUGE, SIGNAGE
FIRE EXTINGUISHERS	EA	10	\$ 800.00	\$ 8,000	WALL MOUNTED MULTIPURPOSE EXTINGUISHER CABINETS

CONTINUED ON NEXT PAGE



Project: SHELTER FEASIBILITY STUDY - FINAL REPORT
Number: 15032-17P

Prepared by: WJA-Design Collaborative
Date: 3/27/2017

APPENDIX 2 - DAY-SERVICE AND REFERRAL CENTER FOR THE HOMELESS - HARBORVIEW HALL

CATEGORIES	UNITS	NUMBER	COST PER UNIT	SUB-TOTALS	COMMENTS
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BUILDING SECURITY	LS	1	\$ 79,200.00	\$ 79,200	
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FURNITURE FIXTURES AND EQUIPMENT	LS	1	\$ 125,000.00	\$ 125,000	TABLES, CHAIRS, DESKS, OFFICE EQUIPMENT EXCLUDING COMPUTERS
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SEISMIC UPGRADE	SF	72000	\$ 100.00	\$ 7,200,000	FULL SEISMIC ASSESSMENT/EVALUATION IS REQUIRED TO DETERMINE WHAT MEASURES ARE NEEDED. (COSTS COULD RANGE FROM \$0 - \$120/SF)
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COMBINED SUB-TOTAL

\$ 8,944,476

PERMITTING/REZONING	1%			\$89,445	
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CONSTRUCTION CONTINGENCY	20%			\$1,788,895	
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CONTRACTOR & SUB MARK-UP/OVERHEAD & PROFIT	20%			\$ 1,788,895	
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SURVEY/ASSESSMENT/DESIGN FEES	12%			\$ 1,073,337	
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KC PROJECT MANAGEMENT FEES				\$ 96,900	
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PROJ MGMT & DESIGN CONTINGENCY	20%			\$234,047	
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TOTAL BEFORE REGIONAL ADJUSTMENT				\$ 14,015,995	
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SEATTLE COST ADJUSTMENT FACTOR	4%			\$ 560,640	
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GRAND TOTAL				\$ 14,576,635	
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*COST ESTIMATE DOES NOT INCLUDE SALES TAX



Project: SHELTER FEASIBILITY STUDY - FINAL REPORT
Number: 15032-17P

Prepared by: WJA-Design Collaborative
Date: 3/27/2017

APPENDIX 3 - ENHANCED EMERGENCY SHELTER - HARBORVIEW HALL

CATEGORIES	UNIT	QUANTIT	COST PER UNIT	SUB-TOTALS	COMMENTS
SITE CLEANING	LS	1	\$ 25,000.00	\$ 25,000	CLEAN-UP AND REMOVAL OF FURNITURE AND EQUIPMENT, MISC TRASH.
HAZARDOUS MATERIALS REMEDIATION	SF	14000	\$ 12.25	\$ 171,500	ASSESS EXISTENCE OF ASBESTOS/LEAD/MOLD AND REMEDIATE/ENCAPSULATE AS NECESSARY. SITE CLEAN-UP OF DRUG PAREPHENALIA AND BIOLOGICAL WASTE.
LIGHTING / ELECTRICAL	SF	11085	\$ 11.51	\$ 127,538	NEW LIGHTING AND REPAIR OF EXISTING POWER
PLUMBING FIXTURES AND CONNECTIONS	EA	34	\$ 10,688.26	\$ 363,401	NEW TOILETS, SHOWERS, LAVATORIES, AND PLUMBING CONNECTIONS. REPLACEMENT OF DAMAGED/MISSING COPPER LINES WHERE NECESSARY
FIRE SPRINKLER SYSTEM REHABILITATION	SF	14000	\$ 6.90	\$ 96,600	ASSESS CONDITION OF EXISTING FIRE SPRINKLER SYSTEM, AND ASSOCIATED COSTS WITH BRINGING THE SYSTEM BACK ONLINE. ASSUMES FIRST FLOOR CAN BE SEPARATED FROM REMAINDER OF BUILDING SYSTEM.
FIRE DETECTION, NOTIFICATION & EXIT LIGHTING ON FIRST FLOOR	SF	14000	\$ 4.08	\$ 57,057	WIRED AND INTERCONNECTED SMOKE AND CARBON MONOXIDE DETECTORS THROUGHOUT OCCUPIED AREA
FIRE DETECTION & NOTIFICATION (ALL FLOORS ABOVE)	SF	58000	\$ 3.50	\$ 203,000	WIRED AND INTERCONNECTED DETECTORS (~ONE PER ROOM & MULTIPLE IN CORRIDORS)
CABLING, IT, AND FIBER FIRST FLOOR ONLY	SF	11085	\$ 7.55	\$ 83,692	NEW CABLING AND FIBER THROUGHOUT OCCUPIED AREA.
HEATING AND VENTILATION	SF	11085	\$ 13.59	\$ 150,590	NEW HVAC SYSTEM IF REQUIRED FOR ENERGY CODE COMPLIANCE
ROOF REPAIR	SF	2765	\$ 6.89	\$ 19,041	ROOF REPAIR ABOVE AUDITORIUM
WALL FINISHES	SF	11085	\$ 4.45	\$ 49,347	REPAIR OF DAMAGED WALLS AND PAINT THROUGHOUT
FLOOR FINISHES	SF	11085	\$ 6.86	\$ 75,990	REPAIR OR REPLACEMENT OF DAMAGED FLOOR COVERINGS
CEILING FINISHES	SF	11085	\$ 1.20	\$ 13,321	REPAIR AND PAINT DAMAGED CEILINGS
DOORS, SECURITY AND LOCKS	EA	54	\$ 643.72	\$ 34,761	NEW DOORS, ACCESS CONTROL, ADA HARDWARE
NEW PARTITION WALLS	SF	2100	\$ 7.48	\$ 15,713	WHERE/IF REQUIRED
RECONFIGURED WALLS	SF	2800	\$ 12.54	\$ 35,112	~15% OF TOTAL FLOOR SQUARE FOOTAGE
ADA ACCESSIBLE RAMPS	SF	1000	\$ 26.13	\$ 26,125	
WINDOWS - REPLACE	EA	48	\$ 4,180.00	\$ 200,640	REPLACE EXISTING WINDOWS TO MEET ENERGY CODE
EGRESS CORRECTIONS	LS	1	\$ 75,000.00	\$ 75,000	LIMITED DOOR RELOCATION, CODE COMPLIANT ACCESSIBLE EXITS, SIGNAGE
FIRE EXTINGUISHERS	EA	12	\$ 800.00	\$ 9,600	WALL MOUNTED MULTIPURPOSE EXTINGUISHER CABINETS
BEDS/TABLES/CHAIRS	EA	100	\$ 950.00	\$ 95,000	MINIMUM COSTS ASSUMED
OFFICE FURNITURE	EA	5	\$ 2,500.00	\$ 12,500	FURNITURE ASSUMED FOR 5 ADMINISTRATIVE OFFICES
BUILDING SECURITY	EA	1	\$ 79,200.00	\$ 79,200	SECURITY DURING CONSTRUCTION (FMD ESTIMATE)
SEISMIC UPGRADE	SF	72000	\$ 100.00	\$ 7,200,000	FULL SEISMIC ASSESSMENT/EVALUATION IS REQUIRED TO DETERMINE WHAT MEASURES ARE NEEDED. (COSTS COULD RANGE FROM \$0 - \$120/SF)

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COST ESTIMATE

14900

Project: SHELTER FEASIBILITY STUDY - FINAL REPORT
Number: 15032-17P

Prepared by: WJA-Design Collaborative
Date: 3/27/2017

APPENDIX 3 - ENHANCED EMERGENCY SHELTER - HARBORVIEW HALL

COMBINED SUB-TOTAL			\$ 9,219,727
PERMITTING/REZONING	1%		\$92,197
CONSTRUCTION CONTINGENCY	20%		\$1,843,945
CONTRACTOR & SUB MARK-UP/OVERHEAD & PROFIT	20%		\$ 1,843,945
KC PROJECT MANAGEMENT FEES			\$ 96,600
SURVEY/ASSESSMENT/DESIGN FEES	12%		\$ 1,106,367
PROJ MGMNT & DESIGN CONTINGENCY	20%	20% OF PROJECT MANAGEMENT AND DESIGN FEES	\$240,593
TOTAL BEFORE REGIONAL ADJUSTMENT			\$ 14,443,376
SEATTLE COST ADJUSTMENT FACTOR	4%		\$ 577,735
GRAND TOTAL			\$ 15,021,111

*COST ESTIMATE DOES NOT INCLUDE SALES TAX



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COST ESTIMATE

14900

Project: SHELTER FEASIBILITY STUDY - FINAL REPORT
Number: 15032-17P

Prepared by: WJA-Design Collaborative
Date: 3/27/2017

APPENDIX 4 - ENHANCED SHELTER - 4TH & JEFFERSON

CATEGORIES	UNITS	QUANTITY	COST PER UNIT	SUB-TOTALS	COMMENTS
LIGHTING / ELECTRICAL	SF	2000	\$ 11.51	\$ 23,011	NEW LIGHTING AND ELECTRICAL
CABLING, IT AND FIBER (FIRST FLOOR ONLY)	SF	10600	\$ 7.55	\$ 80,030	NEW CABLE AND FIBER THROUGHOUT OCCUPIED AREA
PLUMBING FIXTURES AND CONNECTIONS	EA	25	\$ 5,330	\$ 133,238	LAUNDRY FACILITIES, SHOWERS, TOILETS, LAVATORIES
FIRE DETECTION & NOTIFICATION (ALL FLOORS)	SF	10600	\$ 4.08	\$ 43,248	WIRED AND INTERCONNECTED DETECTORS
FIRE SPRINKLER SYSTEM UPGRADE	SF	10600	\$ 6.90	\$ 73,140	ASSESS CONDITION OF EXISTING FIRE SYSTEM, EXPAND/UPGRADE AS NECESSARY.
HVAC RE-CONFIGUREDUCTING/EXPAND SYSTEM	SF	10600	\$ 13.59	\$ 144,054	
FLOOR/CEILING/WALL FINISHES	SF	10600	\$ 6.45	\$ 68,370	REPAIR OF DAMAGED WALLS AND PAINT THROUGHOUT
DOORS, SECURITY AND LOCKS	EA	10	\$ 643.72	\$ 6,437	SOME NEW DOORS, LOCKING HARDWARE, ACCESS CONTROL, ADA HARDWARE
NEW PARTITION WALLS	SF	2000	\$ 7.48	\$ 14,964	
NEW FLOOR AREA	SF	2000	\$ 75.00	\$ 150,000	EXTEND MEZZANINE FLOOR PLATE
WALL / DOOR / FLOOR DEMOLITION	SF	1000	\$ 12.54	\$ 12,540	WHERE/IF REQUIRED
WINDOWS-REPLACE/UPGRADE	LS	1	\$ 140,000.00	\$ 140,000	NEW ENERGY CODE COMPLIANT WINDOWS
ENERGY CODE UPGRADE (INSULATION)	LS	1	\$ 60,000.00	\$ 60,000	
ELEVATOR	LS	1	\$ 200,000	\$ 200,000	FOR ADA ACCESS BETWEEN FLOORS
ELEVATOR FOUNDATION & MACHINE ROOM	SF	250	\$ 160.00	\$ 40,000	FOUNDATION SUPPORT AND EQUIPMENT SPACE FOR HYDRAULIC ELEVATOR
SIESMIC UPGRADE ALLOWANCE	SF	10600	\$ 100.00	\$ 1,060,000	SEE NARRATIVE
ROOF & WATERPROOF REPAIR	LS	1	\$ 50,000.00	\$ 50,000	
EGRESS UPGRADES	LS	1	\$ 30,000.00	\$ 30,000	IMPROVE EGRESS AT ALL REQUIRED EXITS.
FIRE EXTINGUISHERS	EA	6	\$ 800.00	\$ 4,800	WALL MOUNTED MULTIPURPOSE EXTINGUISHER CABINETS
SIGNAGE	SF	10600	\$ 0.46	\$ 4,876	
FURNITURE, FIXTURES AND EQUIPMENT	LS	1	\$ 125,000.00	\$ 125,000	
SECURITY SYSTEM	EA	1	\$ 60,000.00	\$ 60,000	

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COMBINED SUB-TOTAL		\$ 2,523,708
PERMITTING/REZONING	2%	\$ 50,474.16
CONSTRUCTION CONTINGENCY	25%	\$ 630,927
CONTRACTOR & SUB MARK-UP/OVERHEAD & PROFIT	25%	\$ 630,927
SURVEY/ASSESSMENT/DESIGN FEES	18%	\$ 454,267
KC PROJECT MANAGEMENT FEES		\$ 134,246
PROJ MGMNT & DESIGN CONTINGENCY	20%	\$ 117,702.69
TOTAL BEFORE REGIONAL ADJUSTMENT		\$ 4,542,252
SEATTLE COST ADJUSTMENT FACTOR	4%	\$ 181,690
GRAND TOTAL		\$ 4,723,942

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Exhibit B

Shelter Model Operating Budgets

	Emergency Shelter	Enhanced Shelter		Day Center
Size (# of People)	100	50	100	100
Site Options	Harborview Hall	White Center; Kenmore; Modular	Harborview Hall; 420 4th Avenue	Harborview Hall
Staffing	\$401,500	\$561,000	\$722,444	\$492,948
Meals		\$98,000	\$176,000	\$176,000
Utilities	\$40,000	\$50,000	\$75,000	\$56,250
Other				
Transportation	\$44,826	\$26,868	\$44,826	\$44,826
Laundry	\$12,000	\$8,500	\$13,000	\$13,000
Janitorial	\$42,120	\$21,060	\$41,120	\$41,120
Hygiene, Cleaning & Miscellaneous	\$3,638	\$2,783	\$4,138	\$4,138
TOTAL	\$544,083	\$768,210	\$1,076,527	\$828,281