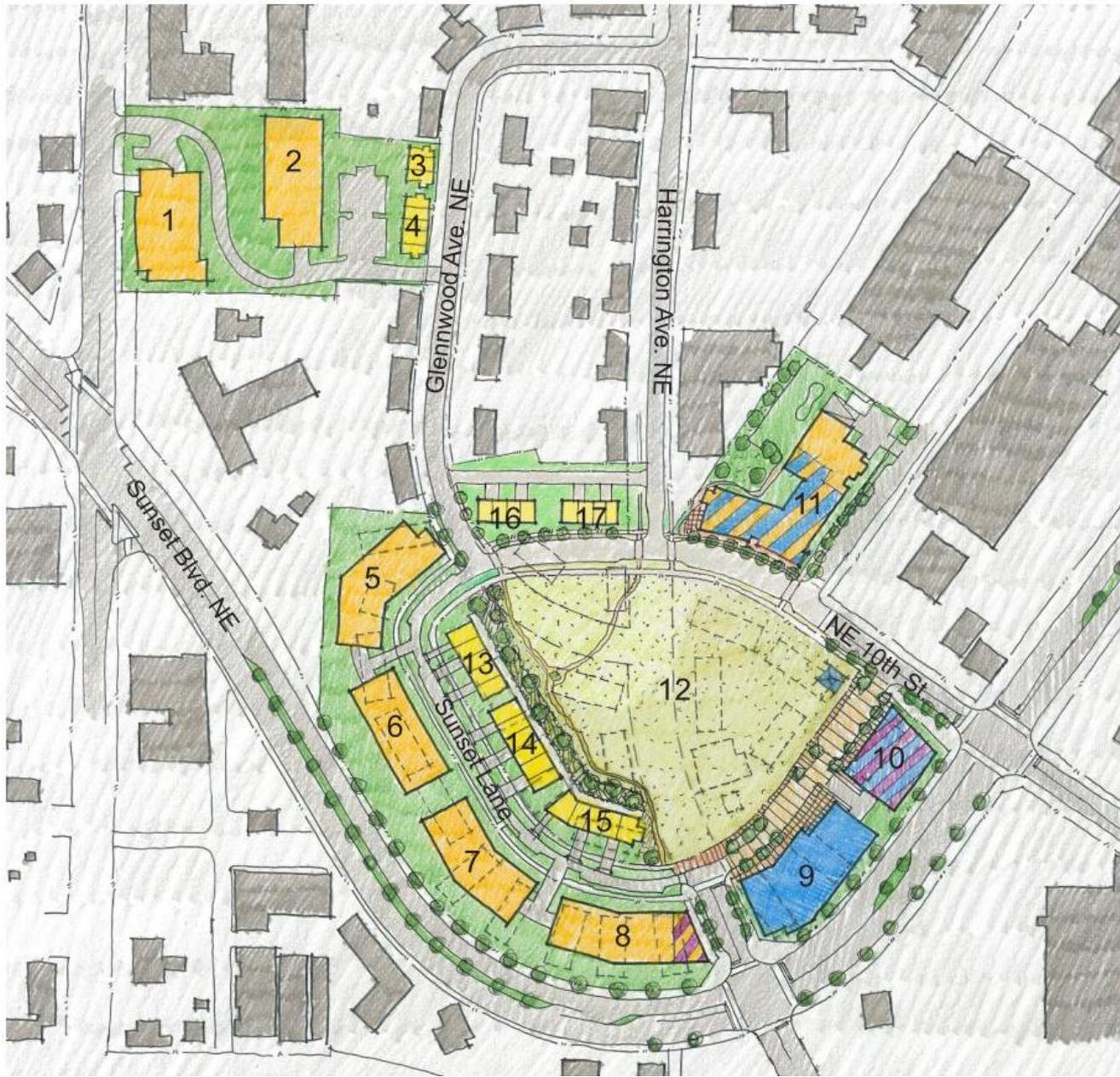


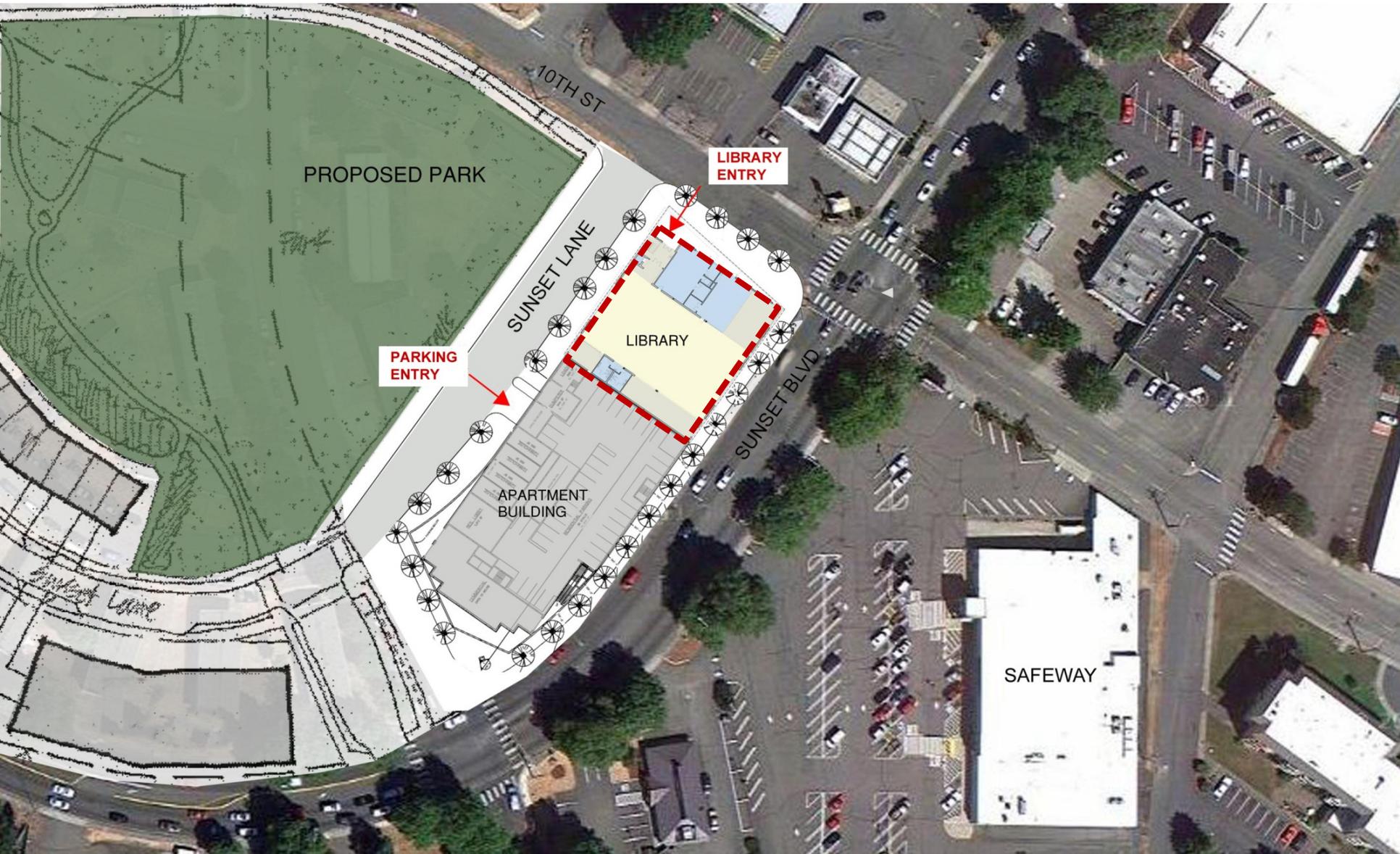
RENTON HIGHLANDS LIBRARY

PROJECT DESIGN GOALS

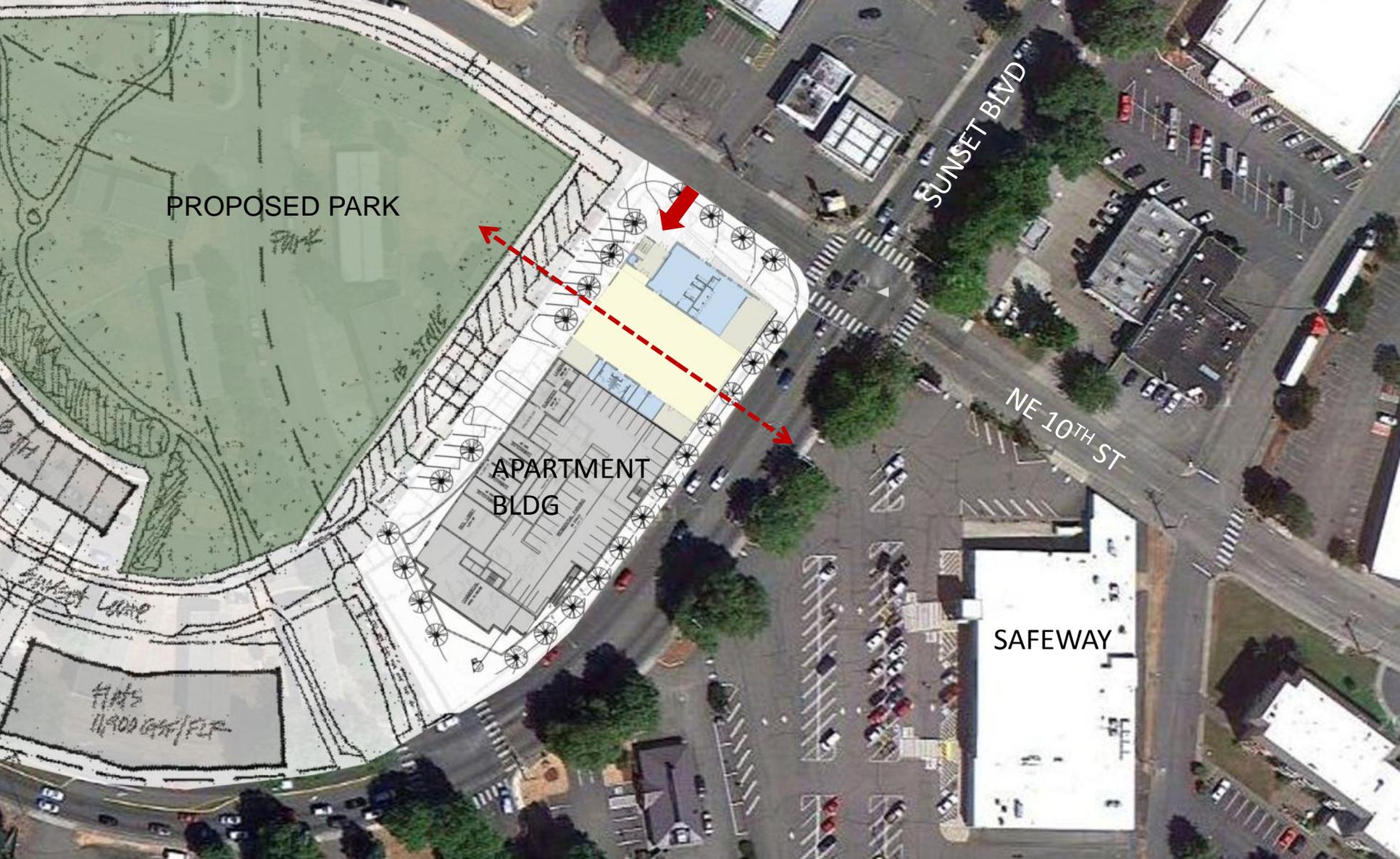
- HIGHLY VISIBLE TO THE PUBLIC
- HIGHLY ACCESSIBLE TO THE PUBLIC
- GOOD STAFF SIGHTLINES TO ALL PUBLIC AREAS
- EASY SERVICE ACCESS
- SENSE OF SPACIOUSNESS
- OPTIMIZE NATURAL LIGHT
- WARM AND WELCOMING
- AS FEW COLUMNS AS POSSIBLE IN OPEN LIBRARY FOR FLEXIBILITY
- EMPLOY SMART SUSTAINABLE STRATEGIES THAT FIT WITHIN THE PROJECT BUDGET AND PROVIDE LASTING VALUE
- SIMPLE STRUCTURE THAT INTEGRATES WITH THE PARKING LAYOUT BELOW



SUNSET DEVELOPMENT PLAN



SITE PLAN



PROPOSED PARK

SUNSET BLVD

NE 10TH ST

APARTMENT BLDG

SAFEWAY

4145
11,900 GSF / FLR

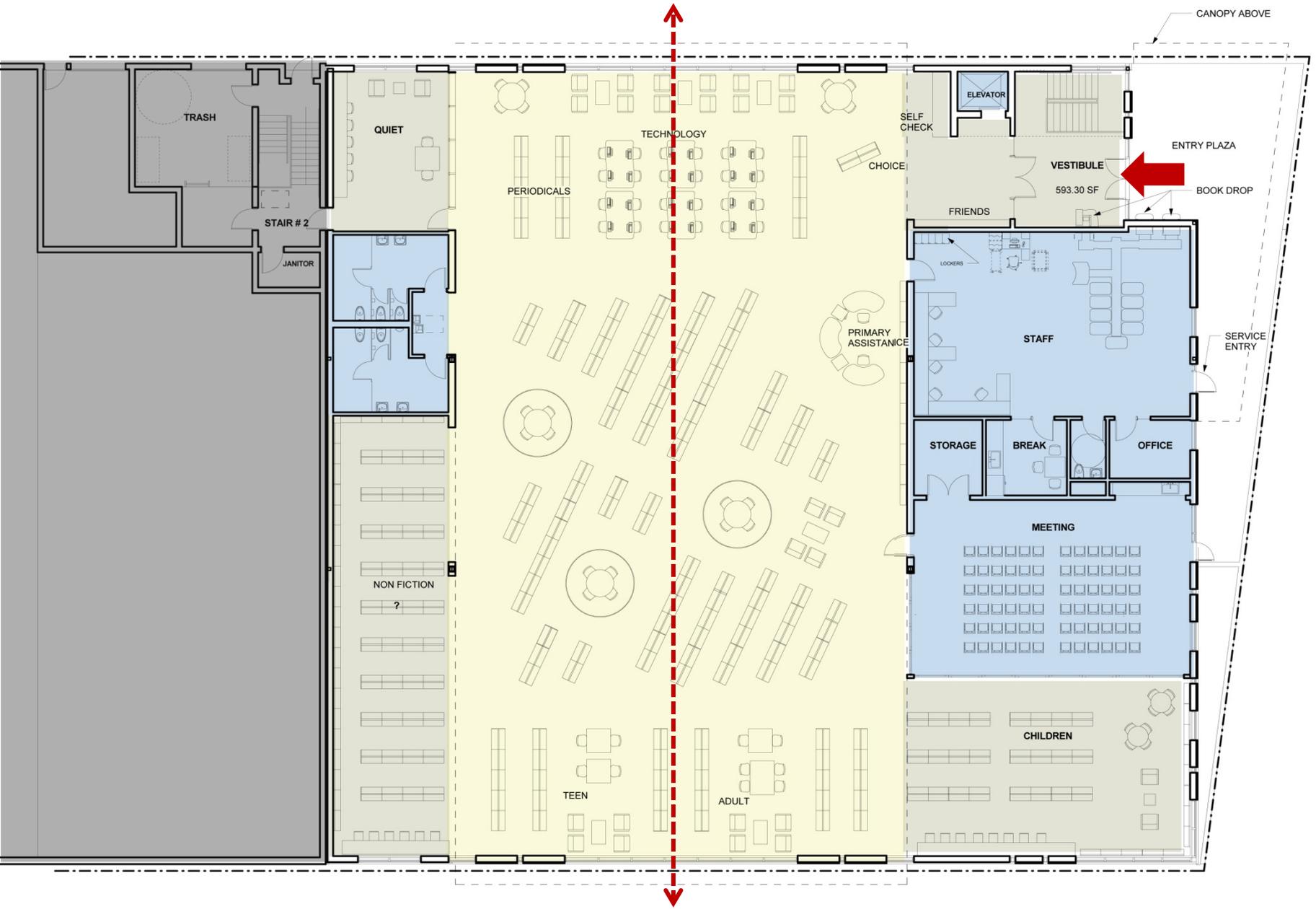
Invest Lane

12 STAKE

F114

SITE PLAN

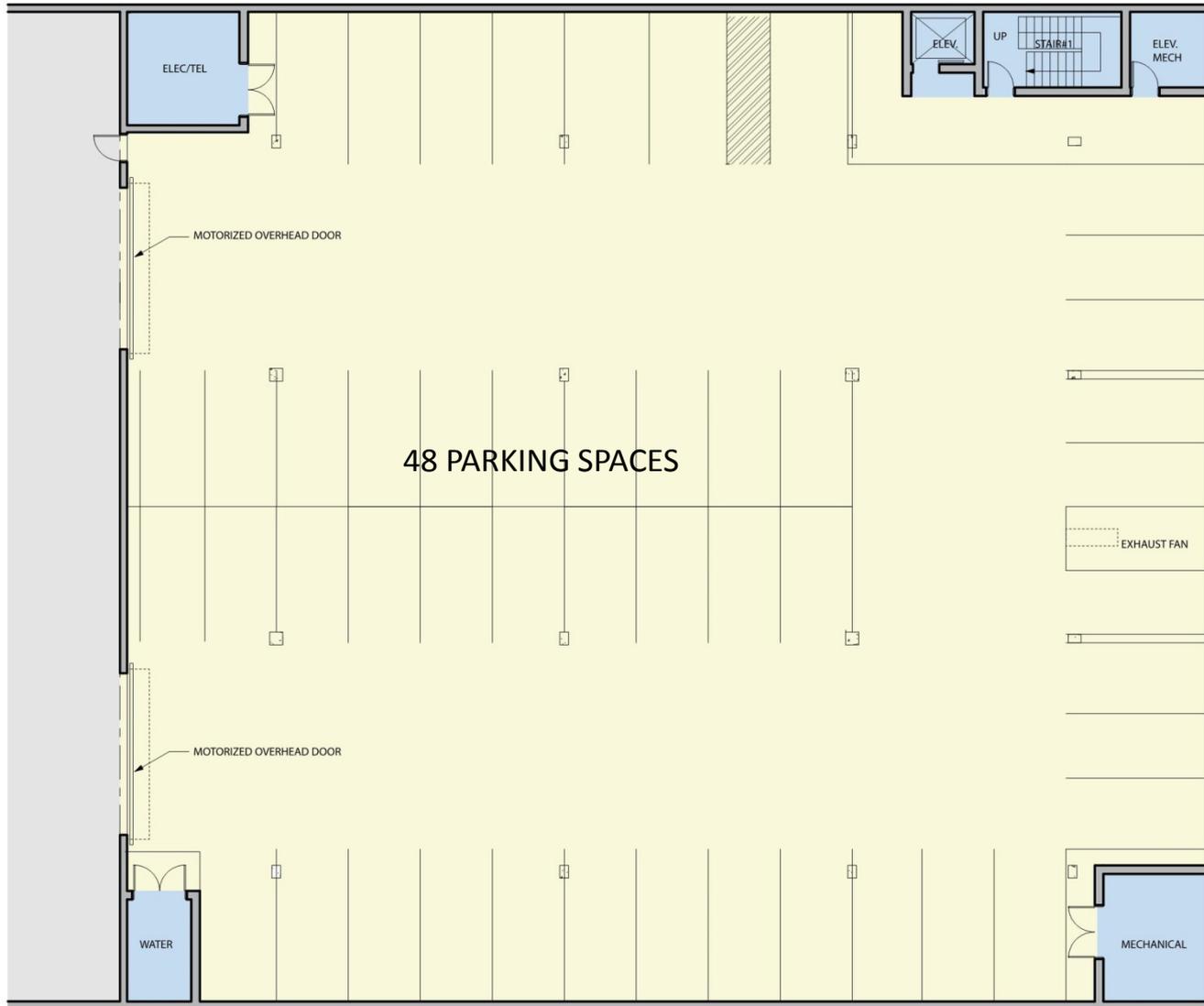
SUNSET LANE



SUNSET BLVD.

CURRENT PLAN

NE 10TH ST

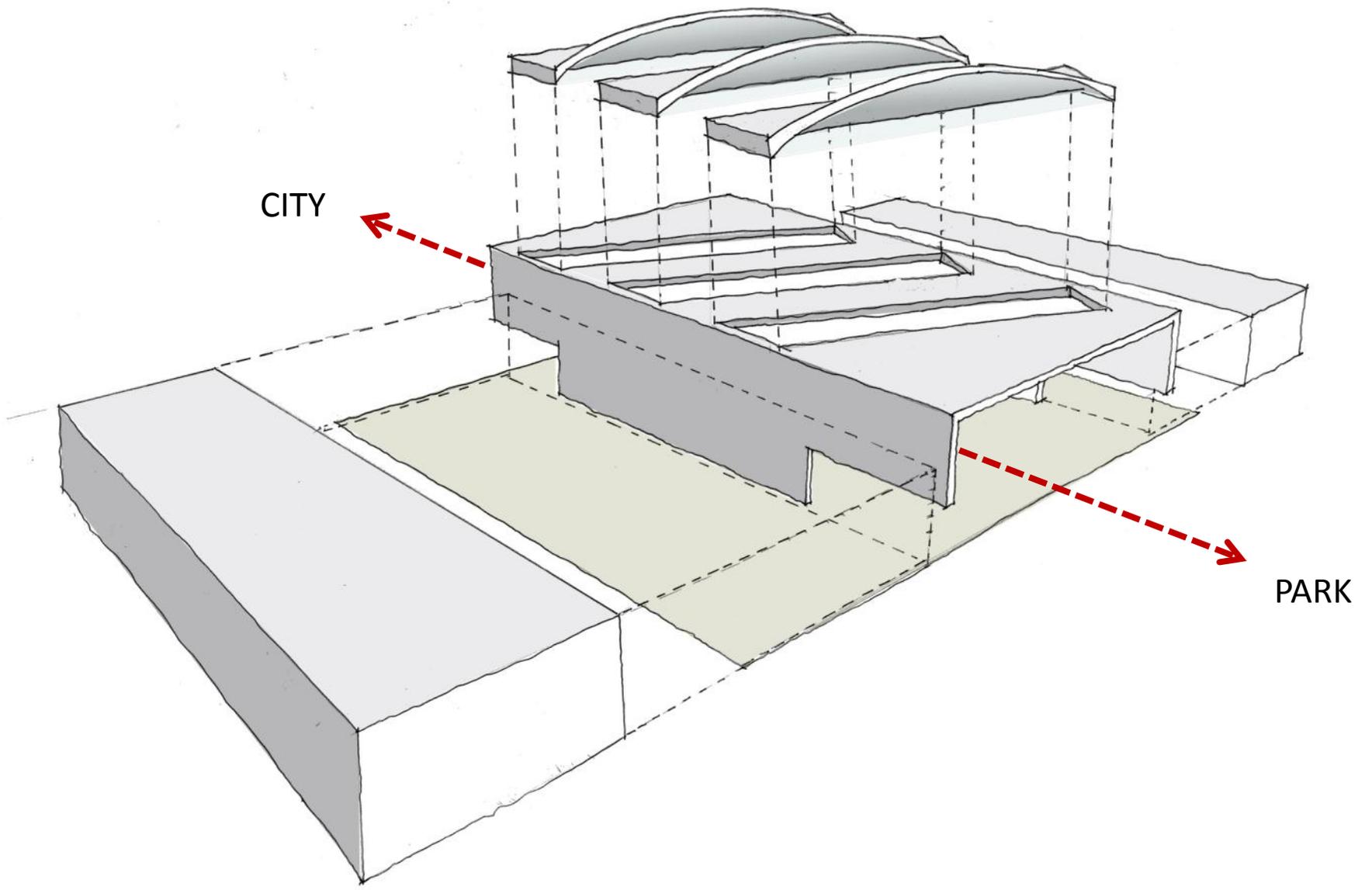


GARAGE PLAN

INSPIRATION



INSPIRATION : AIRCRAFTS



CONCEPTUAL DIAGRAM



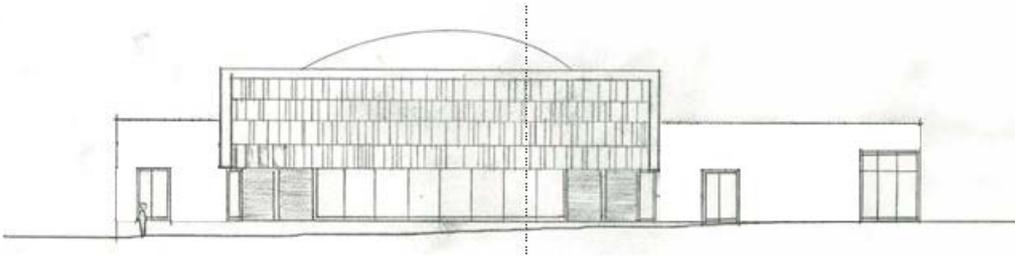
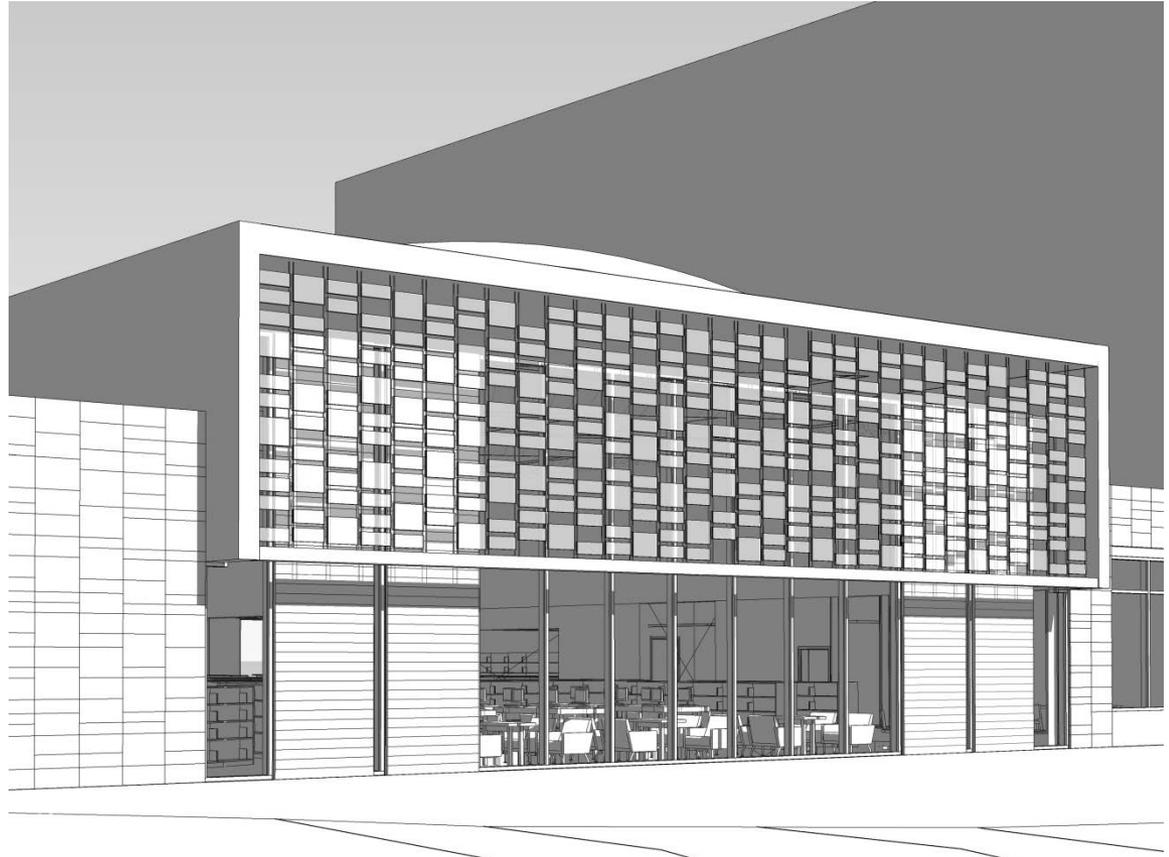
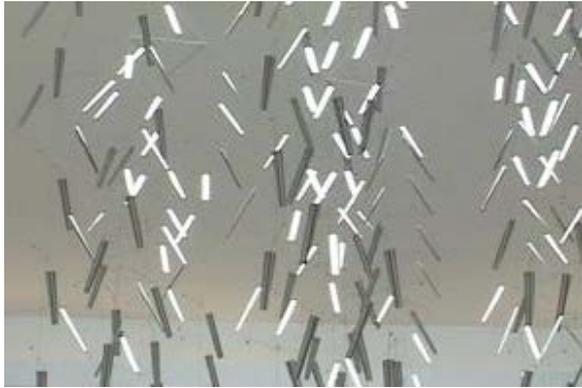
LIBRARY ENTRANCE VIEW



LIBRARY ENTRANCE VIEW



SUNSET BOULEVARD & NE 10TH STREET VIEW



SUNSCREEN: PIXEL

TERRACOTTA



ANODIZED ALUMINUM



RESYSTA

ZINC



SUSTAINABLE STRATEGIES



LOCAL AND RECYCLED MATERIALS



GREEN ROOF REDUCES HEAT ISLAND EFFECT AND FILTERS RAINWATER



STORMWATER PLANTERS FILTER RAINWATER ON SITE



BIKE PARKING AND ADJACENT PUBLIC TRANSPORTATION ROUTE REDUCE CAR TRIPS



SKYLIGHTS ENSURES EVEN DAYLIGHTING THROUGHOUT SPACE



SUNSHADES ALLOW NATURAL LIGHT WHILE REDUCING HEAT GAIN



DAYLIGHT SENSORS AND EFFICIENT LIGHTING FIXTURES REDUCE ENERGY USAGE



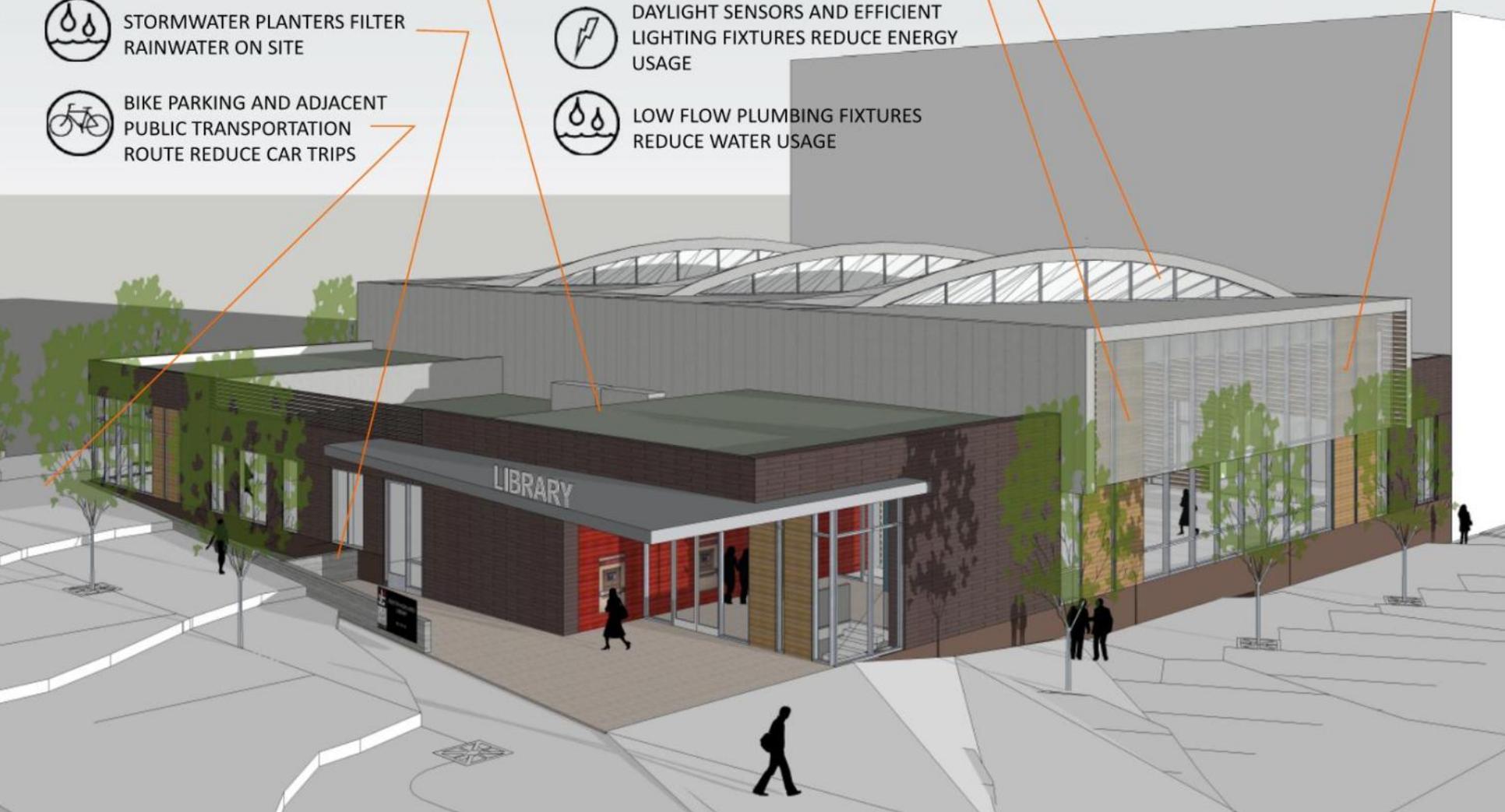
LOW FLOW PLUMBING FIXTURES REDUCE WATER USAGE



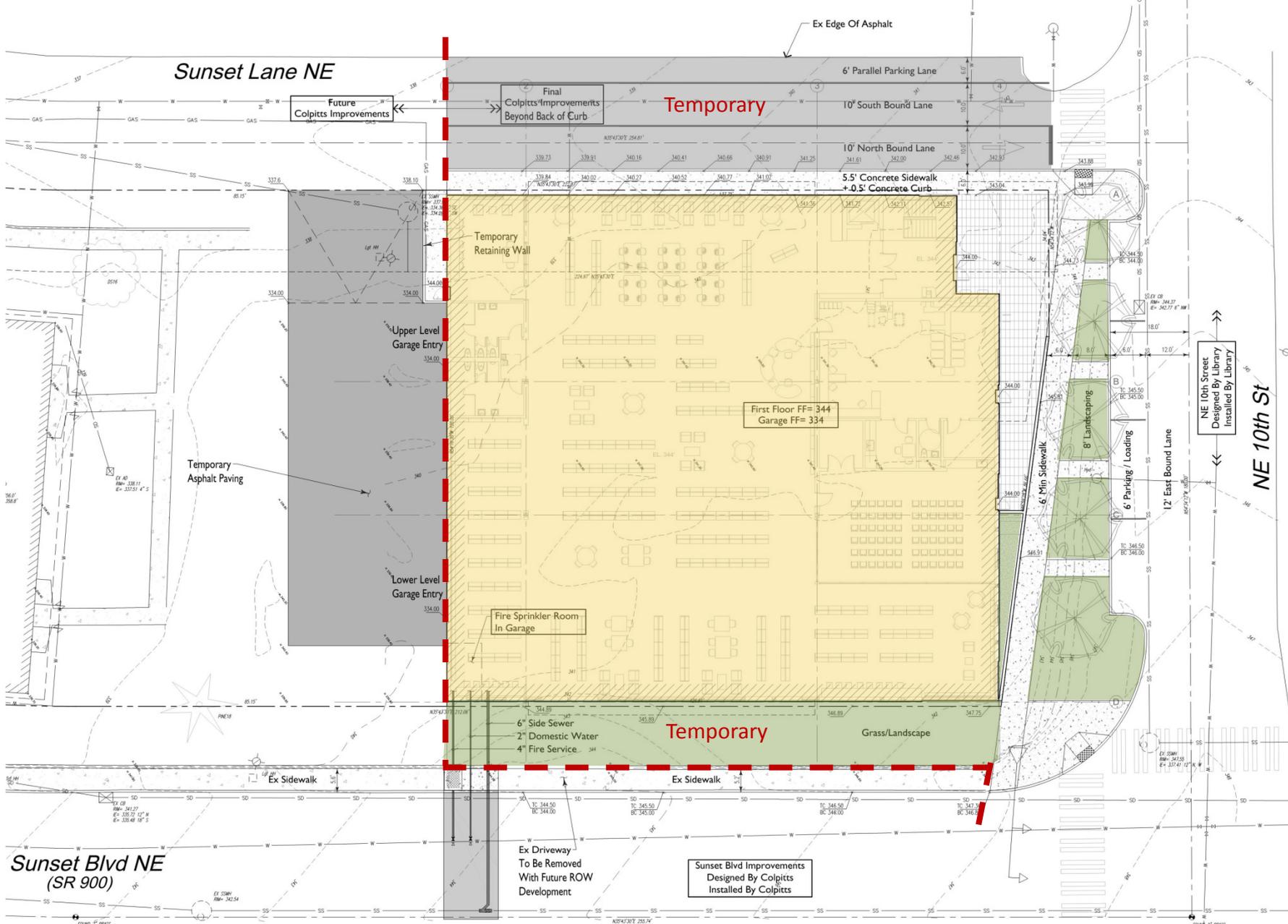
OPTIMIZED WINDOW AREA AND ADVANCED CONSTRUCTION INCREASE ENERGY EFFICIENCY



RADIANT HEATING AND COOLING SYSTEM REDUCE ENERGY USAGE



SUSTAINABLE STRATEGIES



STREET FRONTAGE IMPROVEMENTS - TEMPORARY

Sunset Blvd NE
(SR 900)

Sunset Lane NE

Temporary

Temporary

NE 10th Street
Designed By Library
Installed By Library

NE 10th St

Ex Driveway
To Be Removed
With Future ROW
Development

Sunset Blvd Improvements
Designed By Colpitts
Installed By Colpitts

FOUND 2" BRASS
DOWEL PIN FINISH IN
CONC IN CASE
CONCRETE
E1 341.30

FOUND 2" BRASS
DOWEL PIN FINISH IN
CONC IN CASE
CONCRETE
E1 341.30

Estimated Construction Costs for Renton Highlands Library

	<u>5/30/13</u>	<u>5/2/12</u>
Library	\$4,502,000	\$4,529,000
Garage	\$1,553,000	\$1,503,000
Sitework / Temporary Road Improvements	\$342,000	\$185,000
Total:	<hr/> \$6,397,000	<hr/> \$6,216,000

Considerations for Construction:

Start of Construction Date: July 2014
Construction Period: 12 months
Construction Contract: Competitive Bid with Qualified Contractors

No phasing requirements but coordination with housing development contractor.
Full access to site available during normal business hours.

Renton Highlands Library

Budget vs. Actual Review

Acct No.	Category	Davis Langdon-org 16538 + 15417(garage)SF	Davis Langdon - May 29 15,070SF Lib with 48 park stalls	Per Renton Highlands ILA Budget	Total Project \$	Budget Available
		B	B	B	G	B-(D+E)
60100	LAND	37,000	37,000	37,000	20,910	16,090
60200	CONSTRUCTION	7,862,795	8,090,446	7,683,204	0	7,683,204
60300	FURNITURE & EQUIPMENT	0	0	0	0	0
60400	MATERIAL	0	0	0	0	0
60500	OFFSITE DEVELOPMENT	495,000	300,000	495,000	0	495,000
60600	OWNERS COST	1,717,384	1,650,682	1,480,600	67,965	1,412,635
	TOTALS 302 Budget	10,112,179	10,078,128	9,695,804	88,875	9,606,930

10,140,804

10,112,179 10,078,128 9,695,804

variance from ILA,
less KCLS portion

(416,375)

62,676

0

Notes:

New 15,070SF

Acct Co. 302

One Storey garage with 48 stalls and elevator

Business Unit: 1937

Temp work on SW of bld

Renton Highlands Library

Budget vs. Actual Review

Acct No.	Category	Davis Langdon-org 16538 + 15417(garage)SF B	Davis Langdon - May 29 15,070SF Lib with 48 park stalls B	Per Renton Highlands ILA Budget B	Total Project \$ G	Budget Available B-(D+E)
60100 LAND						
60110	01001 Land Acquisition				0	0
60110	01010 Interest				0	0
60110	01100 Site Feasibility Study	25,000	25,000	25,000	8,650	16,350
60110	01200 Environmental Analysis				0	0
60110	01300 Hazardous Waste Cleanup				0	0
60110	01400 Demolition				0	0
60110	01500 Surveying	12,000	12,000	12,000	0	12,000
60110	01700 Other -Pre Design	0	0	0	12,260	(12,260)
TOTAL LAND		37,000	37,000	37,000	20,910	16,090
60200 CONSTRUCTION						
		6,217,000	6,397,000	6,075,000		
60210	03001 Construction Base Price	4,529,000	4,503,000	4,875,000	0	4,875,000
60210	03001 Garage and Site work	1,688,000	1,894,000	1,200,000	0	1,200,000
60210	03200 Construction	621,700	639,700	607,500	0	607,500
60210	03300 WSS Tax 9.5%	649,677	668,487	634,838	0	634,838
		7,488,377	7,705,187	7,317,338	0	7,317,338
60210	03400 Additional Contracts				0	0
60210	03420 Signage - Exterior Project				0	0
60210	03900 Contingency - 5%(of all of above)	374,419	385,259	365,867	0	365,867
		374,419	385,259	365,867	0	365,867
TOTAL CONSTRUCTION		7,862,795	8,090,446	7,683,204	0	7,683,204

Renton Highlands Library

Budget vs. Actual Review

Acct No.	Category	Davis Langdon-org 16538 + 15417(garage)SF	Davis Langdon - May 29 15,070SF Lib with 48 park stalls	Per Renton Highlands ILA Budget	Total Project \$	Budget Available
		B	B	B	G	B-(D+E)
60300 FURNITURE & EQUIPMENT						
60320	04100	Fixtures & Furniture			0	0
60320	04200	Shelving	KCLS Funded	KCLS Funded	KCLS Funded	0
60320	04200	Vode Lighting for sh			0	0
60320	04300	Office Systems			0	0
60320	04400	Wayfinding			0	0
60320	05100	Startup Supplies			0	0
60320	05200	Computer Equipme			0	0
60320	05500	Contingency - 10%			0	0
TOTAL FURNITURE AND EQUIPM			0	0	0	0
60400 MATERIALS						
60460	07100	Library Materials St	KCLS Funded	KCLS Funded	KCLS Funded	0
TOTAL MATERIALS			0	0	0	0
60500 OFF SITE DEVELOPMENT						
60510	06100	Mitigation Payments	0	125,000	0	0
60510	06200	Street Improvement	0	NA in const #	0	0
60510	06300	Road Improvements	300,000	NA in const #	300,000	300,000
60510	06400	Water Main/Fire Hy	150,000	NA in const #	150,000	150,000
60510	06500	Other/Sewer Conne	45,000	75,000	45,000	45,000
60510	06600	Misc improvements		100,000		
TOTAL OFF SITE DEVELOPMENT			495,000	300,000	495,000	0

Renton Highlands Library

Budget vs. Actual Review

Acct No.	Category	Davis Langdon-org 16538 + 15417(garage)SF B	Davis Langdon - May 29 15,070SF Lib with 48 park stalls B	Per Renton Highlands ILA Budget B	Total Project \$ G	Budget Available B-(D+E)	
60600 OWNERS COST							
60610	02100	Soils/Boring Tests	15,000	15,000	15,000	0	15,000
60610	02150	Surveying	5,000	5,000	5,000	0	5,000
60610	02200	Traffic Study	7,500	7,500	7,500	0	7,500
60610	02500	Permits & Fees	250,000	250,000	250,000	0	250,000
60610	02600	Legal Fees	2,500	2,500	2,500	9,336	(6,836)
60610	02800	Misc. Expenses				1,486	(1,486)
60610	02900	Consultant Coordination	40,000	150,000	40,000	0	40,000
60610	02910	Consultant Basic Services	485,000	540,760	485,000	0	485,000
60610	02910	Architectural Addenda Allowance		150,000		56,948	(56,948)
60610	02920	Consultant Additional Services	252,258	237,343	48,000	0	48,000
60610	02920	As Built Revisions	15,000		15,000	0	15,000
60610	02920	Civil Engineering	100,000		100,000	0	100,000
60610	02920	Landscape Architecture	35,000		35,000	0	35,000
60610	02920	Interiors	30,000		30,000	0	30,000
60610	02920	Electric Engineer	60,000		60,000	0	60,000
60610	02920	Cost Estimator	35,000		35,000	0	35,000
60610	02920	Mechanical-Plumbing	50,000		50,000	0	50,000
60610	02920	Conceptual Site Analysis	20,000		20,000	0	20,000
60610	02920	Acoustical	10,000		10,000	0	10,000
60610	02920	Lighting	0	0	0	0	0
60610	02920	Structural	0	0	0	0	0
60610	02930	Reimbursable Expenses	41,000	34,517	30,000	194	29,806
60610	02940	Art Commission & Installation	5,000	5,000	5,000	0	5,000
60610	02940	1% of construction cost	78,000	78,000	78,000	0	78,000
60610	02980	Moving Expenses		0		0	0
60610	02985	Building Commissioning	25,000	25,000	25,000	0	25,000
60600	02990	Contingency - 10%	156,126	150,062	134,600	0	134,600
TOTAL OWNER COSTS			1,717,384	1,650,682	1,480,600	67,965	1,412,635

Renton Highlands Schedule Overview



Design Complete
December 2013



Library Construction Begins
Summer 2014



Library Construction Complete
Summer 2015

