

M E M O R A N D U M

DATE: April 26, 2013

TO: Randy Corman, Council President
Members of Renton City Council

VIA: Denis Law, Mayor

FROM: Terry Higashiyama, Community Services Administrator
Iwen Wang, Administrative Services Administrator *IW*

STAFF CONTACT: Peter Renner, Facilities Director, Ext. 6605

SUBJECT: Council Information Regarding the 100% Schematic Design Modifications and Financing Options for the Renton Library over the Cedar River

At its Committee of the Whole Meeting on April 15, the Council was presented with an updated schematic design by King County Library System's (KCLS) project architect Ruth Baleiko of the Miller-Hull Partnership. The updated design reflected the significant importance, clearly voiced by the public and supported by the Council, of maintaining the size of the library as much as possible and practical while making the necessary seismic upgrades to the structure, replacing its major mechanical systems, and improving its envelope and operating efficiencies to meet current energy standards. The design also included the new development of an expanded patio area at the proposed entry. This change retains the vital connections between the river, the park experience, and the library while improving ADA access, safety, and operational adjacencies. The revised schematic design elements are attached (*13_0424 revised SD with renderings, 13-0425 RAS02 and 13-0425 RAS03*). These include floor plans, elevations, a new cost estimate by the project's cost estimator ROEN Associates, and consultant fees.

Because the updated design included a large increase in square footage from the previous version, it also had a proportional impact on the project budget. With the larger library alternative, the estimated costs are expected to be about \$1.5 million higher than the \$8.9 million original budget for the project. The question was raised as to how the City would pay for this additional cost. At this point, we do not have a particular resource identified for this purpose. But as Council may be aware, we typically have expenditure savings due to vacancies or other reasons as well as higher than anticipated revenues at the end of the year from time to time. If Council wishes to

increase the amount allocated to the Cedar River Library, we will put this as the top priority in allocating such expenditure savings and/or any revenue surplus, and make sure the necessary amount is made available during the current biennium. In the event funds are not available or are insufficient to fully fund the additional cost within the current biennium, the City may look at issuing additional bonds and extend the payback period for Library Bonds by one additional year.

The attached schematic design documents represent changes to the previous 100% schematic design drawings, namely the altered square footage floor plan and representative elevations. The original 100% Schematic Design Set and specification manual are attached (*13_0301 100% SD DRAWINGS, and 10_0301 100% SD SPEC*). They include the site survey, civil site plan, conceptual landscape plan, some demolition plans that are no longer relevant, and some construction details. Other than the renovated building size and project construction budget listed in Section 1010 "PROJECT SUMMARY", the manual specifications remain totally relevant.

The new project budget is attached (*Revised SD Budget*) and the last page of attachments (*CEDAR RIVER LIBRARY DESIGN QUESTIONS*) is a list of previously-expressed citizen concerns for elements of the library renovation.

Upon approval of the altered schematic design and budget by the Council, it is the design team's intention to proceed directly into the design development phase. The design development phase is structured to add more specificity and detail to the basic elements and layout than are contained in the schematic plan. Council approval will also clear the way for the architect to submit documentation to the City for permit application, which we all understand will take a number of months to process.

If you have any questions that require further research or clarification, please do not hesitate to forward those directly.

Attachments as noted

cc: Jay Covington, CAO



04/24/2013
Attn: Greg Smith
King County Library System
960 Newport Way NW
Issaquah, WA 98027

RE: Renton Library at Liberty Park-Revised SD Submittal

Dear Greg,

Please find attached our Revised Schematic Design Submittal for the Renton Library at Liberty Park. This package contains drawings depicting the design as presented to City Council on April 15, as well as the corresponding cost estimate by Roen Associates.

The revised design reflects a building size of 19,500 SF. In order to achieve this building size, the project budget would need to be increased by approximately \$1.5 million dollars—as presented to Council on 4/15.

These drawings also reflect shifting the building entry to a location facing the existing parking lot. This was in response to a number of factors:

- **Safety and Security:** The current entry is not visible from the parking lot. In order to create safer conditions for patrons, it was desired to have an entry visible from one's car—and having one's car visible from the entry. This location also allows children to wait for their ride inside the building—being able to see their ride arrive from the vestibule.
- **Accessibility:** It appears that the pedestrian bridge is not ADA compliant per ICC A117.1-2009, and by relocating the main entry, we would be able to achieve accessible conditions from the ADA parking stalls to the front door. Below are the relevant code sections outlining the criteria for ramps:
 - According to Section 303.4, "*changes in level greater than ½" in height shall be ramped and shall comply with section 405 or 406.*" The existing pedestrian bridge level change is approx 18" so it is not exempt from this requirement. The 18" change is dictated by the elevation of the parking lot/ hardscape and the floor elevation of the library.
 - According to section 405.2, "*ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.*" The existing Pedestrian bridge slope is approx 1:40, less than the required 1:20.
 - Per Section 405.8, "*ramp runs with a rise greater than 6" shall have handrails complying with Section 505.*" The pedestrian bridge rise is approx 18". There are guardrails, but no handrails.
 - In addition, because the bridge is a suspended structure, it is also more prone to having ice present—as reported by staff. This is a hazard, but not one that is discussed in the code.

- **Environmental Impact:** In the current location, the entry is located over the river—and in order to comply with best practices over a salmon habitat—cannot be appropriately lit. Typically on public buildings, entries are well lit areas—to create a welcoming and identifiable landmark, but also to provide safe and secure access to the building. By relocating the entry to the parking lot side, we will be able to provide increased light levels for patrons.
- **Library Functionality:** as discussed at the public forum on March 26, the main entry wants to be closely linked to the staff workroom to best enhance materials processing for staff and patrons. In order to capture materials being returned to the library, a book drop is typically located at the main entry. Ideally, this book drop connects to the Automated Materials Handling (AMH) Machine inside the workroom, which sorts incoming materials for distribution inside the branch or to other sites. By having the machine do this effort, it alleviates ergonomic strain on staff, and results in quicker processing for patrons.
- **Structural Implications:** in order to seismically brace the roof framing, steel braced frames are required to be installed centered along (2) gridlines in the E-W direction. The configuration of the diagonal bracing is dictated by geometry—the members represent a straight line between top of column and structural midspan. While these frames are not opaque walls per se, they do create a physical obstruction if placed within the building footprint—reducing flexibility and space utilization. For this reason, we have located the braced frames at the building perimeter. The existing relationship of the slab to the columns dictates that the plane of the envelope is then interior of the columns. These two factors make accessibility through the building envelope on these facades very difficult from a technical perspective as well as aesthetically.
- **River Viewing:** We have heard from many patrons that the reason that this library is so special and unique is its location—over the Cedar River. We heartily agree! In order to maximize “people space” in areas where the river can be seen from the interior, it makes sense to relocate the entry, vestibule, and subsequent circulation space.

We thank you for your consideration and review of these materials, and feel they represent the best possible solution for this unique site.

Sincerely,



Ruth Baleiko, AIA
Principal, The Miller Hull Partnership, LLP

Construction Cost Summary

Owner: King County Library System

Project: Renton Library at River - 19500 SF

April 2, 2013 Update

Cost Summary

Bid Item	Description	Total Cost	Gross Floor Area	\$ / BGSF
	Library			
	Building Construction	\$5,769,611	19,500	\$295.88
	Site Work	\$406,053	19,500	\$20.82
Grand Total Estimated Construction Cost		\$6,175,665	19,500	\$316.70

Major Building System - Library Building & Site

Item	Description	Total Cost	Gross Floor Area (Gross Site Area)	\$ / BGSF (\$ / Site GSF)
1	Structure	\$ 875,475	19,500	\$44.90
2	Enclosure	\$ 1,598,198	19,500	\$81.96
3	Interiors	\$ 904,365	19,500	\$46.38
4	Plumbing	\$ 217,680	19,500	\$11.16
5	HVAC	\$ 911,537	19,500	\$46.75
6	Fire Protection	\$ 89,793	19,500	\$4.60
7	Electrical	\$ 813,266	19,500	\$41.71
8	Special Construction & Select Demolition	\$ 359,298	19,500	\$18.43
Subtotal Building Only		\$ 5,769,611		\$295.88
9	Site Preparation	\$ 152,713	19,500	\$7.83
10	Site Improvements	\$ 193,687	19,500	\$9.93
11	Site Civil / Mechanical / Electrical Utilities	\$ 59,654	19,500	\$3.06
Subtotal Site Only		\$ 406,053		\$20.82
Grand Total Estimated Construction Cost - Base Bid		\$6,175,665		\$316.70

COMMENTS:

Construction Direct & Indirect Costs ONLY

GC Mark-up's, Contingencies, & Escalation ARE included as applicable

SEE Estimate Detail & Estimate Notes for Additional Comments

Estimate Notes

Owner: **King County Library System**

1 Libræ Project: **Renton Library at River - 19500 SF**

April 2, 2013 Update

No.	REF	DATE	ITEM
Standard & Specific Exclusions			
<i>The Following are NOT Included in the Estimate:</i>			
1			A/E/C Design Fees
2			Legal Consultation Fees
3			Project Management Fees
4			Plan Review Fees
5			Building Permit Fees
6			Testing & Inspection Fees
7			Contingency Increased to 20% for Rough Stage of Concept Design at this Point
8			Washington State Sales Tax
9			Project Phasing and / or Future Work
11			FF&E Items / Furniture Systems
12			Builder's Risk Insurance over Normal Amounts
13			Owner Project and / or Change Order Contingencies
14			Cost Escalation Beyond the Mid-point of Construction

Renton Library-Cedar River Site SD Estimate



Project Owner: King County Library System
 Project Name: Renton Library at River - 19500 SF
 Project Location: Renton, WA
 Start Date: TBD
 Estimate Date: April 2, 2013 Update

Architect: Miller Hull
 Duration: 12 Mnths
 Project GSF: 19500
 Structure GSF: 19500
 Site GSF: 27166

General Contractor Markups:	
General Conditions	5.00%
General Contractors Fee	7.00%
Estimate Contingency	20.00%
Escalation	3.50%

ESTIMATE SUMMARY								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markups	Cost per BGSF	% of Total
A10	Foundations	19,500	BGSF	\$15.10	\$294,433	\$410,848	\$21.07	6.65%
A20	Basement Construction	19,500	BGSF	\$0.48	\$9,300	\$12,977	\$0.67	0.21%
A SUBSTRUCTURE					\$303,733	\$423,826	\$21.73	6.86%
B10	Superstructure	19,500	BGSF	\$16.60	\$323,673	\$451,649	\$23.16	7.31%
B20	Exterior Enclosure	19,500	BGSF	\$38.98	\$760,148	\$1,060,701	\$54.39	17.18%
B30	Roofing	19,500	BGSF	\$19.75	\$385,196	\$537,497	\$27.56	8.70%
B SHELL					\$1,469,017	\$2,049,847	\$105.12	33.19%
C10	Interior Construction	19,500	BGSF	\$16.23	\$316,500	\$441,640	\$22.65	7.15%
C20	Stairs	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	
C30	Interior Finishes	19,500	BGSF	\$16.80	\$327,680	\$457,213	\$23.45	7.40%
C INTERIORS					\$644,160	\$898,853	\$46.10	14.55%
D10	Conveying Systems	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	
D20	Plumbing	19,500	BGSF	\$8.00	\$156,000	\$217,680	\$11.16	3.52%
D30	HVAC	19,500	BGSF	\$33.50	\$653,250	\$911,537	\$46.75	14.76%
D40	Fire Protection	19,500	BGSF	\$3.30	\$64,350	\$89,793	\$4.60	1.45%
D50	Electrical	19,500	BGSF	\$29.89	\$582,825	\$813,266	\$41.71	13.17%
D SERVICES					\$1,456,425	\$2,032,277	\$104.22	32.91%
E10	Equipment	19,500	BGSF	\$0.20	\$3,950	\$5,512	\$0.28	0.09%
E20	Furnishings	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	
E EQUIPMENT & FURNISHINGS					\$3,950	\$5,512	\$0.28	0.09%
F10	Special Construction	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	
F20	Selective Demolition	19,500	BGSF	\$13.20	\$257,490	\$359,298	\$18.43	5.82%
F SPECIAL CONSTRUCTION & DEMOLITION					\$257,490	\$359,298	\$18.43	5.82%
Building Construction Direct Cost					\$4,134,775	\$5,769,611	\$295.88	
G10	Site Preparation	27,166	SGSF	\$4.03	\$109,441	\$152,713	\$7.83	2.47%
G20	Site Improvements	27,166	SGSF	\$5.11	\$138,805	\$193,687	\$9.93	3.14%
G30	Site Civil / Mechanical Utilities	27,166	SGSF	\$1.30	\$35,251	\$49,189	\$2.52	0.80%
G40	Site Electrical Utilities	27,166	SGSF	\$0.28	\$7,500	\$10,465	\$0.54	0.17%
G90	Other Site Construction	27,166	SGSF	\$0.00	\$0	\$0	\$0.00	
Sitework Direct Cost					\$290,997	\$406,053	\$20.82	6.58%
Total Direct Cost					\$4,425,772	\$6,175,665	\$316.70	100.00%

Renton Library-Cedar River Site SD Estimate



Project Owner: King County Library System
 Project Name: Renton Library at River - 19500 SF
 Estimate Date: April 2, 2013 Update

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
A10	Foundations							
	Foundations							
	Special Foundations							
	Special Foundations							
	Mat Foundations							
	Mat Foundation at Augercast Piers	404	cy	275.00	\$111,100	\$155,027	\$7.95	
	Bored / Augured Piles-Augercast 24" with Reinforcement Augercast Piling	2,100	LF	55.00	\$115,500	\$161,167	\$8.26	
	Export Spoils	311	CY	30.00	\$9,333	\$13,024	\$0.67	
	Slab over Precast Tees							
	General Slab Repairs/Strengthening							
	Allowance for Leveling	19,500	sf	1.00	\$19,500	\$27,210	\$1.40	
	Structural Edge Repairs	19,500	sf	2.00	\$39,000	\$54,420	\$2.79	
	Subtotal Foundations	19,500	BGSF	\$15.10	\$294,433	\$410,848	\$21.07	6.7%
A20	Basement Construction							
	Basement Construction							
	Basement Walls							
	Basement Walls							
	Basement Wall Construction							
	10" concrete wall at Line A	124	LF	75.00	\$9,300	\$12,977	\$0.67	
	Subtotal Basement Construction	19,500	BGSF	\$0.48	\$9,300	\$12,977	\$0.67	0.2%
B10	Superstructure							
	Superstructure							
	Floor Construction							
	Floor / Roof Construction							
	Floor Construction							
	Floor / Roof Construction							
	Structural Steel Construction							
	Structural Steel Frame							
	Horizontal - Floor / Roof							
	Mechanical Unit Support Framing area	326	SF	15.00	\$4,890	\$6,823	\$0.35	
	W members at 12' o/c see plan	4	TONS	3,500.00	\$13,125	\$18,314	\$0.94	
	W27x84	13.00	TONS	3,500.00	\$45,500	\$63,490	\$3.26	
	W8x10	1.00	TONS	3,500.00	\$3,500	\$4,884	\$0.25	

DETAILED ESTIMATE								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
	W18x35	4	TONS	3,500.00	\$14,000	\$19,535	\$1.00	
	<i>Braced-Frames</i>							
	Diagonal / Bracing	10.0	tons	3,300.00	\$33,000	\$46,048	\$2.36	
	Miscellaneous @ 15%	6.25	tons	3,300.00	\$20,625	\$28,780	\$1.48	
	Hoisting	1	lsum	12,500.00	\$12,500	\$17,442	\$0.89	
	<i>Other Steel Construction</i>							
	Misc Steel Allowance							
	GSF Structure (Incl Roof Areas)							
	5" diagonal pipe brace-line 5	16	EA	w/braced frames				
	HSS 5x3x3/8 Diagonal Brace	4	EA	w/braced frames				
	1/2" threaded rod tee stem bracing	9	EA	750.00	\$6,750	\$9,419	\$0.48	
	Cont 8x8x1/2 w/3/4" epoxy grout rods	249	LF	75.00	\$18,675	\$26,059	\$1.34	
	<i>Concrete/Steel Construction</i>							
	Bridge to Building Fill In Slab							
	Steel Beams	2	ea	1,500.00	\$3,000	\$4,186	\$0.21	
	Metal Deck	460	sf	5.00	\$2,300	\$3,209	\$0.16	
	Fill at Metal Deck	460	sf	10.00	\$4,600	\$6,419	\$0.33	
	<i>Roof Construction</i>							
	<i>Roof Construction</i>							
	<i>Structural Steel Construction</i>							
	Mechanical Unit Support Framing area	326	SF	15.00	\$4,890	\$6,823	\$0.35	
	1 1/2" x 22 ga metal roof deck at Overhang/Entry	5,565	SF	\$5.00	\$27,825	\$38,827	\$1.99	
	Operable Partition Support	45	LF	50.00	\$2,250	\$3,140	\$0.16	
	Strengthen Connections/add blocking at dragstrut	121	LF	75.00	\$9,075	\$12,663	\$0.65	
	Bent W6x15x18' at 4'0" o/c	144	EA	385.00	\$55,440	\$77,360	\$3.97	
	<i>Roof Structure</i>							
	Wood							
	Tapered T.J.L at 48" o/c with Plywood Sheathing	3,269	SF	12.00	\$39,228	\$54,738	\$2.81	
	<i>Other Roof Construction</i>							
	Mechanical & Misc Curbs	1	lsum	2,500.00	\$2,500	\$3,488	\$0.18	
	Subtotal Superstructure	19,500	BGSF	\$16.60	\$323,673	\$451,649	\$23.16	7.3%
B20	Exterior Enclosure							
	Exterior Enclosure							
	Exterior Walls							
	Exterior Walls							
	Exterior Sealants							
	Caulking / Sealants Allowance	19,500	gvsf	1.00	\$19,500	\$27,210	\$1.40	
	Exterior Painting							
	All Areas	19,500	gvsf	2.00	\$39,000	\$54,420	\$2.79	
	Cold-Formed Metal Framing System							

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	<i>Exterior Walls</i>							
	<i>Framed Walls</i>	4,078	sqft	12.00	\$48,936	\$68,285	\$3.50	
	<i>Incl: Framing & Exterior Sheathing</i>							
	<i>Metal Panel Wall System</i>							
	<i>Aluminum Plate System with Exposed Fasteners</i>	4,078	sqft	37.50	\$152,925	\$213,390	\$10.94	
	<i>Vapor Retarders</i>							
	<i>Vapor Barrier</i>	4,078	sqft	0.50	\$2,039	\$2,845	\$0.15	
	<i>Air Barrier</i>							
	<i>Weather Resistive Barrier</i>	4,078	sqft	2.50	\$10,195	\$14,226	\$0.73	
	<i>Fluid-Applied</i>							
	<i>Building Insulation</i>							
	<i>2 1/2 " Rigid-at Metal Wall Panel System</i>	4,078	sqft	4.00	\$16,312	\$22,762	\$1.17	
	<i>Exterior Wall Interior Skin</i>							
	<i>GWB @ Interior Face</i>	4,078	sqft	2.00	\$8,156	\$11,381	\$0.58	
	<i>Hang; Tape; Finish</i>							
	<i>Exterior Soffits</i>							
	<i>Soffit Finish Allowance-Metal Panels (Entry Only)</i>	1,056	sqft	25.00	\$26,400	\$36,838	\$1.89	
	<i>Exterior Windows</i>							
	<i>Exterior Windows</i>							
	<i>Exterior Standard Windows</i>							
	<i>Storefronts</i>							
	<i>Entry Vestibule Glazing Wall</i>	528	SF	85.00	\$44,880	\$62,625	\$3.21	
	<i>Entry Vestibule Glazing Wall-Inner</i>	256	SF	85.00	\$21,760	\$30,364	\$1.56	
	<i>Clerestory Windows</i>							
	<i>Clerestory Windows All Elevations</i>	705	SF	75.00	\$52,875	\$73,781	\$3.78	
	<i>Glazed Curtain Wall</i>							
	<i>Glazed Aluminum Curtainwall System</i>							
	<i>Curtainwall-Translucent</i>	3502	SF	85.00	\$297,670	\$415,365	\$21.30	
	<i>Exterior Doors</i>							
	<i>Exterior Doors</i>							
	<i>Exterior Aluminum Door-Pair</i>	2	EA	3,500.00	\$7,000	\$9,768	\$0.50	
	<i>Exterior Aluminum Door-Single</i>	5	EA	2,500.00	\$12,500	\$17,442	\$0.89	
	Subtotal Exterior Enclosure	19,500	BGSF	\$38.98	\$760,148	\$1,060,701	\$54.39	17.2%
B30	Roofing							
	Roofing							
	<i>Old Roof Area</i>							
	<i>Wash Existing Roof</i>	20,399	SF	0.25	\$5,100	\$7,116	\$0.36	
	<i>New Tapered Insulation/Roof Overlay</i>	20,399	SF	12.00	\$244,788	\$341,574	\$17.52	
	<i>New Roof Area Extension/Eave</i>	1,056	SF	18.00	\$19,008	\$26,524	\$1.36	

DETAILED ESTIMATE									
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total	
	Stair Treads at Perimeter Canopy	4,702	SF	15.00	\$70,530	\$98,417	\$5.05		
	Mechanical Well Screen at Roof	119	LF	150.00	\$17,850	\$24,908	\$1.28		
Roof Coverings									
<i>Flashing & Sheet Metal</i>									
<i>Sheet Metal Flashing & Trim</i>									
	Metal Coping-Edge at New Soffit	640	Inft	20.00	\$12,800	\$17,861	\$0.92		
<i>Metal Gutters & Downspouts</i>									
	Gutters - Perimeter	600	Inft	22.00	\$13,200	\$18,419	\$0.94		
	Downspouts	120	Inft	16.00	\$1,920	\$2,679	\$0.14		
	Subtotal Roofing	19,500	BGSF	\$19.75	\$385,196	\$537,497	\$27.56	8.7%	
C10	Interior Construction								
	Interior Construction								
	<i>Custom Construction Allowances-Finishes/Features</i>								
	Partitions								
	<i>Partitions</i>								
	<i>Interior Fixed Partitions</i>								
	<i>Unit Masonry Assemblies</i>								
	<i>Metal Wall Framing Assemblies</i>								
	GWB Assembly - Partition								
	Interior Partitions at Support Areas								
	<i>Frame; GWB; Finish; Acoustic Insulation</i>								
	<i>Includes Allowance for High Walls</i>								
	Metal Stud Framing	6,320	sqft	4.00	\$25,280	\$35,275	\$1.81		
	GWB - Hang, Tape, & Finish	12,640	sqft	2.00	\$25,280	\$35,275	\$1.81		
	Acoustic Insulation	6,320	sqft	0.75	\$4,740	\$6,614	\$0.34		
	<i>Backing & Blocking / Carpentry</i>								
	Misc Backing & Blocking Allowance	19,500	gsf	0.25	\$4,875	\$6,803	\$0.35		
	<i>Interior Glazed Partitions & Storefront</i>								
	Interior Storefront-At Meeting Room-Includes doors	850	sqft	65.00	\$55,250	\$77,095	\$3.95		
	Sliding Acoustic Panel Doors	2	ea	15,000.00	\$30,000	\$41,862	\$2.15		
	<i>Study Glass Carrols</i>								
	Study Carrols	2	allow	15,000.00	\$30,000	\$41,862	\$2.15		
	Interior Doors								
	<i>Interior Doors</i>								
	<i>Interior Swinging Doors</i>								
	<i>Doors / Frames / Hardware</i>								
	Single	11	each	1,250.00	\$13,750	\$19,187	\$0.98		
	Fittings / Specialties								
	<i>Fittings / Specialties</i>								

DETAILED ESTIMATE								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
	<i>Misc Specialties Allowance</i>							
	Undefined Specialties / Fittings	19,500	gsf	0.50	\$9,750	\$13,605	\$0.70	
	<i>Visual Display Boards</i>							
	White / Marker Boards	400	sqft	14.00	\$5,600	\$7,814	\$0.40	
	Tackable Wall Covering	400	sqft	11.25	\$4,500	\$6,279	\$0.32	
	Back-Painted Glass Marker Boards	400	sqft	40.00	\$16,000	\$22,326	\$1.14	
	<i>Fabricated Compartments & Cubicles</i>							
	Metal Toilet Compartments							
	Standard	8	each	1,250.00	\$10,000	\$13,954	\$0.72	
	ADA	2	each	1,500.00	\$3,000	\$4,186	\$0.21	
	Urinal Screen	3	each	350.00	\$1,050	\$1,465	\$0.08	
	<i>Interior Identifying Devices</i>							
	<i>Signage Allowance</i>							
	Occupancy / Code Signage	19,500	gsf	0.15	\$2,925	\$4,082	\$0.21	
	Room ID / Wayfinding	19,500	gsf	0.25	\$4,875	\$6,803	\$0.35	
	Occupancy / Code Signage							
	Graphic Signage Package Allowance	1	lsum	3,125.00	\$3,125	\$4,361	\$0.22	
	<i>Pedestrian Control Devices</i>							
	<i>Lockers</i>							
	<i>Metal Lockers</i>							
	Allowance For Staff Lockers	5	each	500.00	\$2,500	\$3,488	\$0.18	
	<i>Toilet, Bath & Laundry Accessories</i>							
	<i>Toilet Accessories</i>							
	<i>Rooms</i>							
	Men's	1	each	2,500.00	\$2,500	\$3,488	\$0.18	
	Women's	1	each	2,500.00	\$2,500	\$3,488	\$0.18	
	Staff Restroom	1	each	500.00	\$500	\$698	\$0.04	
	<i>Finish Carpentry</i>							
	<i>Finish Carpentry</i>							
	Allowance	19,500	gsf	3.00	\$58,500	\$81,630	\$4.19	
	<i>Architectural Casework</i>							
	<i>Architectural Casework-All With FF&E Budget</i>							
	Subtotal Interior Construction	19,500	BGSF	\$16.23	\$316,500	\$441,640	\$22.65	7.2%
C20	Stairs							
	Subtotal Stairs	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%
C30	Interior Finishes							
	<i>Interior Finishes</i>							
	<i>Wall Finishes</i>							
	<i>Tile Wall Finishes</i>							
	Wall Tile - 12 x 24	1,632	sqft	15.00	\$24,480	\$34,159	\$1.75	
	<i>Staff & Public Rest Rooms - Full Height</i>							

DETAILED ESTIMATE								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
	<i>Interior Wall Painting</i>							
	<i>Interior Paints</i>							
	Wall Paint	15,858	sqft	0.85	\$13,479	\$18,808	\$0.96	
	Sandblast Columns	24	ea	500.00	\$12,000	\$16,745	\$0.86	
	Patch & Paint - Existing	19,500	asf	2.00	\$39,000	\$54,420	\$2.79	
	<i>Wall Coverings</i>							
	<i>FRP Paneling</i>							
	4ft H Wainscot @ Janitor Rm	90	sqft	6.00	\$540	\$754	\$0.04	
	<i>Plywood Backboard</i>							
	Allowance @ Comm / Electric Rms	160	sqft	4.00	\$640	\$893	\$0.05	
	Floor Finishes							
	<i>Floor Finishes</i>							
	<i>Concrete Floor Finishes</i>							
	<i>Sealed Concrete</i>							
	M&E Rms; Janitor; Storage	600	sqft	0.80	\$480	\$670	\$0.03	
	<i>Tile Floor Finishes</i>							
	Floor Tile - 12 x 24	642	sqft	14.00	\$8,994	\$12,550	\$0.64	
	Ceramic Tile - Base	224	lnft	12.00	\$2,693	\$3,757	\$0.19	
	<i>Public & Staff Rest Rooms</i>							
	<i>Resilient Base</i>							
	4" Rubber Base	1,463	lnft	2.00	\$2,926	\$4,083	\$0.21	
	<i>Carpet Flooring</i>							
	Carpet	17,216	sqft	4.00	\$68,864	\$96,092	\$4.93	
	Ceiling Finishes							
	<i>Ceiling Finishes</i>							
	<i>GWB Ceiling Finishes</i>							
	Suspended Gyp Ceiling	1580	sqft	10.00	\$15,800	\$22,047	\$1.13	
	Soffit at Collections	540	sqft	20.00	\$10,800	\$15,070	\$0.77	
	<i>Veneer Plaster Finishes</i>							
	<i>Acoustical Ceiling Treatment</i>							
	<i>ACT System</i>							
	Act at Office	182	SF	5.00	\$910	\$1,270	\$0.07	
	Cloud at Staff Work Room	1328	SF	5.00	\$6,640	\$9,265	\$0.48	
	Cloud at Meeting Room-Metal with Acoustic Material	722	SF	25.00	\$18,050	\$25,187	\$1.29	
	<i>Acoustical Panels</i>							
	Acoustic Board Ceiling at Collections (1/3 of Area)	4200	SF	15.00	\$63,000	\$87,909	\$4.51	
	<i>Interior Ceiling Painting</i>							
	<i>Included with Wall Painting Allowance Above</i>							
	<i>Interior Paint</i>							
	GWB	2,120	sqft	2.00	\$4,240	\$5,916	\$0.30	
	Exposed Structure	19,500	sqft	1.75	\$34,125	\$47,618	\$2.44	
	Subtotal Interior Finishes	19,500	BGSF	\$16.80	\$327,660	\$457,213	\$23.45	7.4%
D10	Conveying Systems							

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
No.	Description							
	Conveying Systems							
	Subtotal Conveying Systems	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%
D20	Plumbing							
	SEE HVAC & PLUMBING Below							
	Plumbing							
	PAE Consulting Engineers Budget 8/2	19,500	bgsf	8.00	\$156,000	\$217,680	\$11.16	
	Subtotal Plumbing	19,500	BGSF	\$8.00	\$156,000	\$217,680	\$11.16	3.5%
D30	HVAC							
D30	HVAC							
	HVAC							
	HVAC							
	PAE Consulting Engineers	19,500	bgsf	33.50	\$653,250	\$911,537	\$46.75	
	Subtotal HVAC	19,500	BGSF	\$33.50	\$653,250	\$911,537	\$46.75	14.8%
D40	Fire Protection							
	Fire Protection							
	PAE Consulting Engineers	19,500	bgsf	3.30	\$64,350	\$89,793	\$4.60	
	Subtotal Fire Protection	19,500	BGSF	\$3.30	\$64,350	\$89,793	\$4.60	1.5%
D50	Electrical							
	Electrical							
	Per Consultant-Includes Demolition and All New Work	19,500	sf	29.89	\$582,825	\$813,266	\$41.71	
	Subtotal Electrical	19,500	BGSF	\$29.89	\$582,825	\$813,266	\$41.71	13.2%
E10	Equipment							
	Institutional Equipment							
	Library Equipment							
	Exterior Book Drop	1	each	2,000.00	\$2,000	\$2,791	\$0.14	
	Not Connected to AMH System							
	Other Equipment							
	Residential Equipment							
	Residential Appliances							
	Staff Break Room							
	Refrigerator / Freezer	1	each	1,000.00	\$1,000	\$1,395	\$0.07	
	Dishwasher	1	each	750.00	\$750	\$1,047	\$0.05	
	Microwave Oven	1	each	200.00	\$200	\$279	\$0.01	

DETAILED ESTIMATE								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
	Subtotal Equipment	19,500	BGSF	\$0.20	\$3,950	\$5,512	\$0.28	0.1%
E20	Furnishings							
	Subtotal Furnishings	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%
F10	Special Construction							
	Subtotal Special Construction	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%
F20	Selective Building Demolition							
	Selective Building Demolition							
	Remove Concrete Beam	3	EA	350.00	\$1,050	\$1,465	\$0.08	
	Demo at Balcony Structure	990	SF	10.00	\$9,900	\$13,814	\$0.71	
	Demo Concrete/Metal Walls at Bridge	260	LF	15.00	\$3,900	\$5,442	\$0.28	
	Demo East Wing on Grade	1,310	SF	10.00	\$13,100	\$18,280	\$0.94	
	Cut Tee Slab-At Balcony	83	LF	5.00	\$415	\$579	\$0.03	
	Remove Teeslabs at Balcony	915	SF	5.00	\$4,575	\$6,384	\$0.33	
	1/2" Rod Reinforcement at Tee Slabs	5	EA	750.00	\$3,750	\$5,233	\$0.27	
	Remove Portion of Steel/Wood Truss	169	LF	5.00	\$845	\$1,179	\$0.06	
	Remove Existing Guardrail/Handrail	86	LF	50.00	\$4,300	\$6,000	\$0.31	
	Remove Existing Gluelam Beam	199	LF	12.00	\$2,388	\$3,332	\$0.17	
	Remove Existing Steel/Wood Truss	3,006	LF	5.00	\$15,030	\$20,973	\$1.08	
	Remove Portion of Steel Wood Truss	919	LF	6.00	\$5,514	\$7,694	\$0.39	
	Remove Soffit/Face/Roof At Perimeter	592	LF	25.00	\$14,800	\$20,652	\$1.06	
	Demo Roofing Subpurlins/Decking	2,535	SF	3.00	\$7,605	\$10,612	\$0.54	
	Demo Clerestory Windows/Wall at High Roof	1,195	SF	5.00	\$5,975	\$8,337	\$0.43	
	Remove Portion of Existing Concrete Column	8	EA	50.00	\$400	\$558	\$0.03	
	Remove Existing Building Facades	9,264	SF	4.00	\$37,056	\$51,707	\$2.65	
	Remove Mechanical Equipment	6	PCS	500.00	\$3,000	\$4,186	\$0.21	
	Soft Demo at Library Interior	20,394	SF	2.00	\$40,788	\$56,915	\$2.92	
	Misc Envelope Demo at Existing Library	20,394	SF	0.25	\$5,099	\$7,114	\$0.36	
	Hazardous Components Abatement							
	<i>Hazardous Components Abatement</i>							
	<i>All Items per Report</i>	19,500	sf	4.00	\$78,000	\$108,840	\$5.58	
	Subtotal Selective Building Demolition	19,500	BGSF	\$13.20	\$257,490	\$359,298	\$18.43	5.8%
G10	Site Preparation							
	Site Preparation							
	Mobilization	1	lsum	2,500.00	\$2,500	\$3,488	\$0.18	
	TESC / Site Prep For Demolition							
	General Allowance for Erosion Control/Water Protection	1	lsum	15,000.00	\$15,000	\$20,931	\$1.07	
	Site Clearing							
	<i>Stripping & Stockpiling of Soil</i>							
	Site Demolition & Relocations							

Renton Library-Cedar River Site SD Estimate



DETAILED ESTIMATE								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
<i>Site Demolition & Relocations</i>								
	Decommission Gas Meter	1	EA	250.00	\$250	\$349	\$0.02	
	Sawcut/Breakup Conc Walks	2,860	SF	2.00	\$5,720	\$7,982	\$0.41	
	Remove/Salvage Drop Box	1	EA	150.00	\$150	\$209	\$0.01	
	Sawcut/Remove Concrete Curb	185	LF	5.00	\$925	\$1,291	\$0.07	
	Cut/Temp Cap Storm Sewer	1	EA	650.00	\$650	\$907	\$0.05	
	Cut and Temp Cap Side Sewer	1	EA	650.00	\$650	\$907	\$0.05	
	Cut and Temp Cap Gas Service	1	EA	1,250.00	\$1,250	\$1,744	\$0.09	
	Remove Existing Transformer	1	EA	1,250.00	\$1,250	\$1,744	\$0.09	
	Remove/Salvage Signs	6	EA	150.00	\$900	\$1,256	\$0.06	
	Remove Existing Tree	1	EA	150.00	\$150	\$209	\$0.01	
	Remove Existing Concrete	332	SF	5.00	\$1,660	\$2,316	\$0.12	
	Temp Cap at Existing Storm Pipe	1	EA	5.00	\$5	\$7	\$0.00	
	Protect Tree to remain	3	EA	150.00	\$450	\$628	\$0.03	
	Remove/Salvage Fence	25	LF	5.00	\$125	\$174	\$0.01	
	Remove Catch basins/Pipes	3	EA	250.00	\$750	\$1,047	\$0.05	
	Remove/relocate electrical conduit for abutment	62	LF	5.00	\$310	\$433	\$0.02	
	Remove A/C paving	2,619	SF	1.50	\$3,929	\$5,482	\$0.28	
	Mechanical Equip enclosure	91	SF	75.00	\$6,825	\$9,524	\$0.49	
	Refuse/Recycling Enclosure	121	SF	75.00	\$9,075	\$12,663	\$0.65	
<i>Site Earthwork-with seismic work</i>								
<i>Excavating, Backfilling & Compacting</i>								
	Excavate at Pile Cap/Mat Foundation	1,369	cuyd	15.00	\$20,528	\$28,644	\$1.47	
	Backfill	782	cuyd	25.00	\$19,550	\$27,280	\$1.40	
<i>Soil Stabilization</i>								
<i>Slope Stabilization & Erosion Control</i>								
	Silt Fence	500	lnt	5.00	\$2,500	\$3,488	\$0.18	
	Interceptor Swale	350	LF	\$20	\$7,000	\$9,768	\$0.50	
	Straw wattle	319	LF	\$20	\$6,380	\$8,903	\$0.46	
	Protect Gabion Wall	192	LF	\$5	\$960	\$1,340	\$0.07	
<i>Hazardous Waste Remediation</i>								
<i>Hazardous Waste Remediation Site - Not Included</i>								
Subtotal Site Preparation		19,500	BGSF	\$5.61	\$109,441	\$152,713	\$7.83	2.5%
G20	Site Improvements							
	Site Improvements							
	Roadways							
	Roadways							
	Traffic Control	1	lsum	3,000.00	\$3,000	\$4,186	\$0.21	
	ADA Parking Stalls	2	ea	250.00	\$500	\$698	\$0.04	
	Roadway Base Courses							

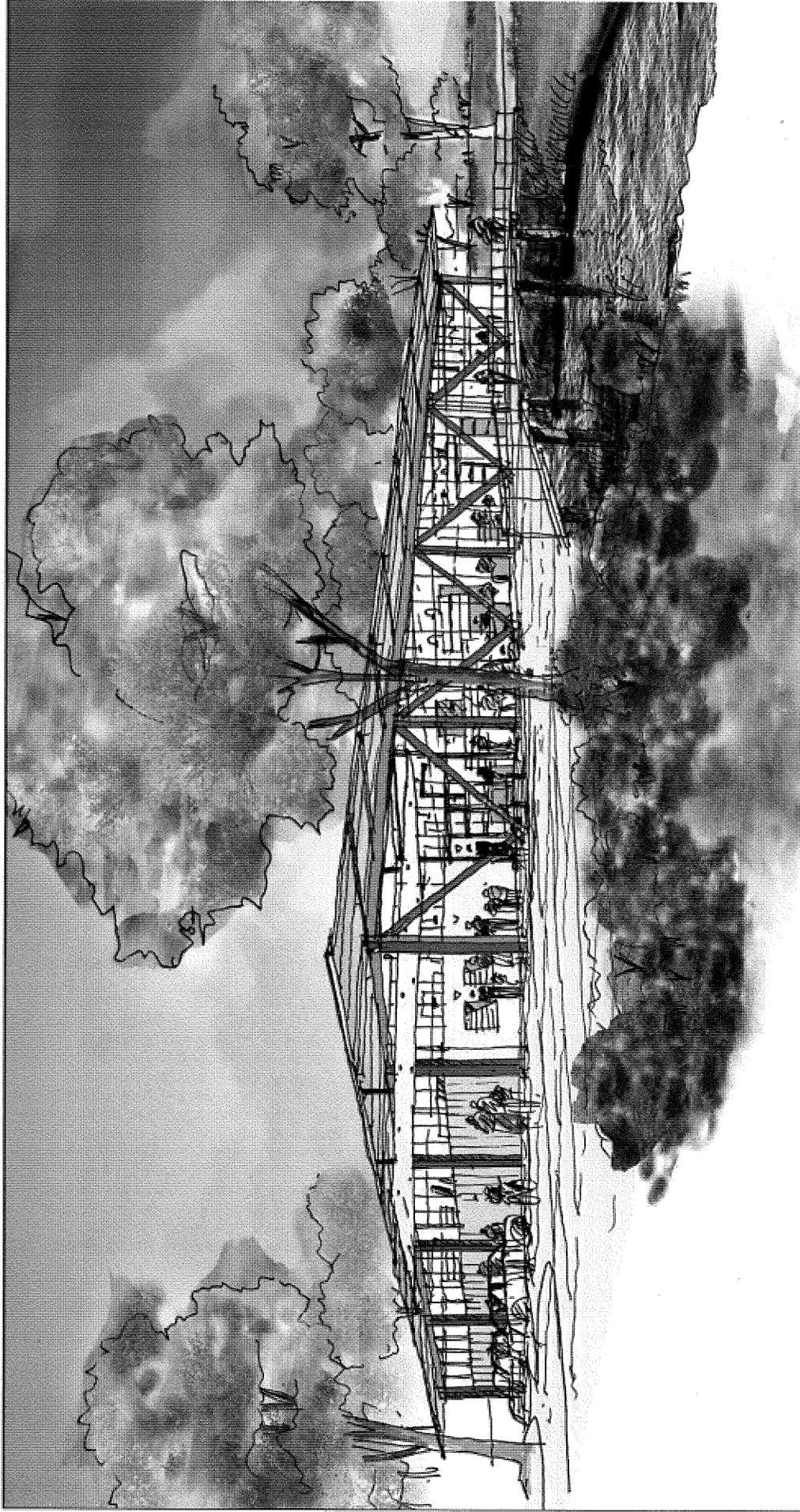
Renton Library-Cedar River Site SD Estimate



DETAILED ESTIMATE								
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
	<i>Roadway Curbs & Gutter</i>							
	(Vertical Concrete Curb	286	LF	20.00	\$5,720	\$7,982	\$0.41	
	Asphalt Pavement	1,520	SF	5.00	\$7,600	\$10,605	\$0.54	
	Parking Lots							
	<i>Parking Lots</i>							
	Pedestrian Paving							
	<i>Pedestrian Paving</i>							
	<i>Rigid Pedestrian Pavement</i>							
	Pedestrian Paving - On-Site Sidewalks	5,165	SF	4.00	\$20,660	\$28,829	\$1.48	
	Site Development							
	<i>Site Development</i>							
	<i>Misc Construction</i>							
	Railing at Bridge-Fabricated from Flatbar (Galvanized)	260	LF	250.00	\$65,000	\$90,700	\$4.65	
	Landscaping							
	<i>Landscaping</i>							
	Landscape - Site Trees	11	EA	250.00	\$2,750	\$3,837	\$0.20	
	Bollards	4	EA	500.00	\$2,000	\$2,791	\$0.14	
	Benches	5	EA	1,250.00	\$6,250	\$8,721	\$0.45	
	Landscaping Ground Cover	1,001	SF	10.00	\$10,010	\$13,968	\$0.72	
	<i>Irrigation Systems</i>							
	Irrigation-	1,021	ea/sf	15.00	\$15,315	\$21,370	\$1.10	
	Subtotal Site Improvements	19,500	BGSF	\$7.12	\$138,805	\$193,687	\$9.93	3.1%
G30	Site Civil / Mechanical Utilities							
	<i>Site Civil / Mechanical Utilities</i>							
	Site Civil / Mechanical Utilities Demolition							
	<i>Utilities Demolition</i>							
	Water Supply							
	<i>Water Supply</i>							
	<i>Water Wells</i>							
	<i>Site Domestic Water Distribution</i>							
	Connection - 1-1/2" Service	1	each	500.00	\$500	\$698	\$0.04	
	Pipe / Fittings - 2"	75	lnft	18.00	\$1,350	\$1,884	\$0.10	
	1-1/2" Meter Box & Assy (Meter by City)	1	each	850.00	\$850	\$1,186	\$0.06	
	<i>Site Fire Protection Water Distribution</i>							
	Connection @ 12" Main, 6" & 4"	1	each	3,000.00	\$3,000	\$4,186	\$0.21	
	6" Fire Water Service	50	lnft	45.00	\$2,250	\$3,140	\$0.16	
	FDC	1	each	800.00	\$800	\$1,116	\$0.06	
	4" DCVA & Vault	1	each	5,000.00	\$5,000	\$6,977	\$0.36	
	Fire Hydrant Assembly	1	each	3,500.00	\$3,500	\$4,884	\$0.25	

DETAILED ESTIMATE		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost	Estimated Cost w/GC Markup	Cost per GSF	% of Total
	Restore Street Pavement	250	sqft	6.00	\$1,500	\$2,093	\$0.11	
	Curb, Gutter & Sidewalk Restoration	5	each	480.00	\$2,400	\$3,349	\$0.17	
	Sanitary Sewer							
	<i>Sanitary Sewer</i>							
	Side Sewer new line	150	lf	50.00	\$7,500	\$10,465	\$0.54	
	Connection	1	each	1,250.00	\$1,250	\$1,744	\$0.09	
	Storm Sewer							
	<i>Storm Sewer</i>							
	Tie-in to Existing SD Structure	1	each	500.00	\$500	\$698	\$0.04	
	8" Storm Drain	50	lnft	28.00	\$1,400	\$1,954	\$0.10	
	Area Drain	2	each	850.00	\$1,700	\$2,372	\$0.12	
	16" Steel Casing @ Water X'ing w/Skids & Sand Fill	2	lnft	150.00	\$300	\$419	\$0.02	
	Fuel Distribution							
	<i>Fuel Distribution</i>							
	<i>Gas Distribution</i>							
	Gas meter/line	58	LF	25.00	\$1,450	\$2,023	\$0.10	
	Assume Service From Adjacent Street							
	Subtotal Site Civil / Mechanical Utilities	19,500	BGSF	\$1.81	\$35,251	\$49,189	\$2.52	0.8%
G40	Site Electrical Utilities							
	<i>SEE ELECTRICAL Above</i>							
	Electrical Distribution							
	New Transformer/Vault	1	EA	2,500.00	\$2,500	\$3,488	\$0.18	
	Site Lighting							
	<i>Site Lighting</i>							
	<i>Area Lighting</i>							
	Bollards	3	EA	1,500.00	\$4,500	\$6,279	\$0.32	
	Protect Existing Light	1	EA	500.00	\$500	\$698	\$0.04	
	Subtotal Site Electrical Utilities	19,500	BGSF	\$0.38	\$7,500	\$10,465	\$0.54	0.2%
G90	Other Site Construction							
	Subtotal Other Site Construction	19,500	BGSF	\$0.00	\$0	\$0	\$0.00	0.0%

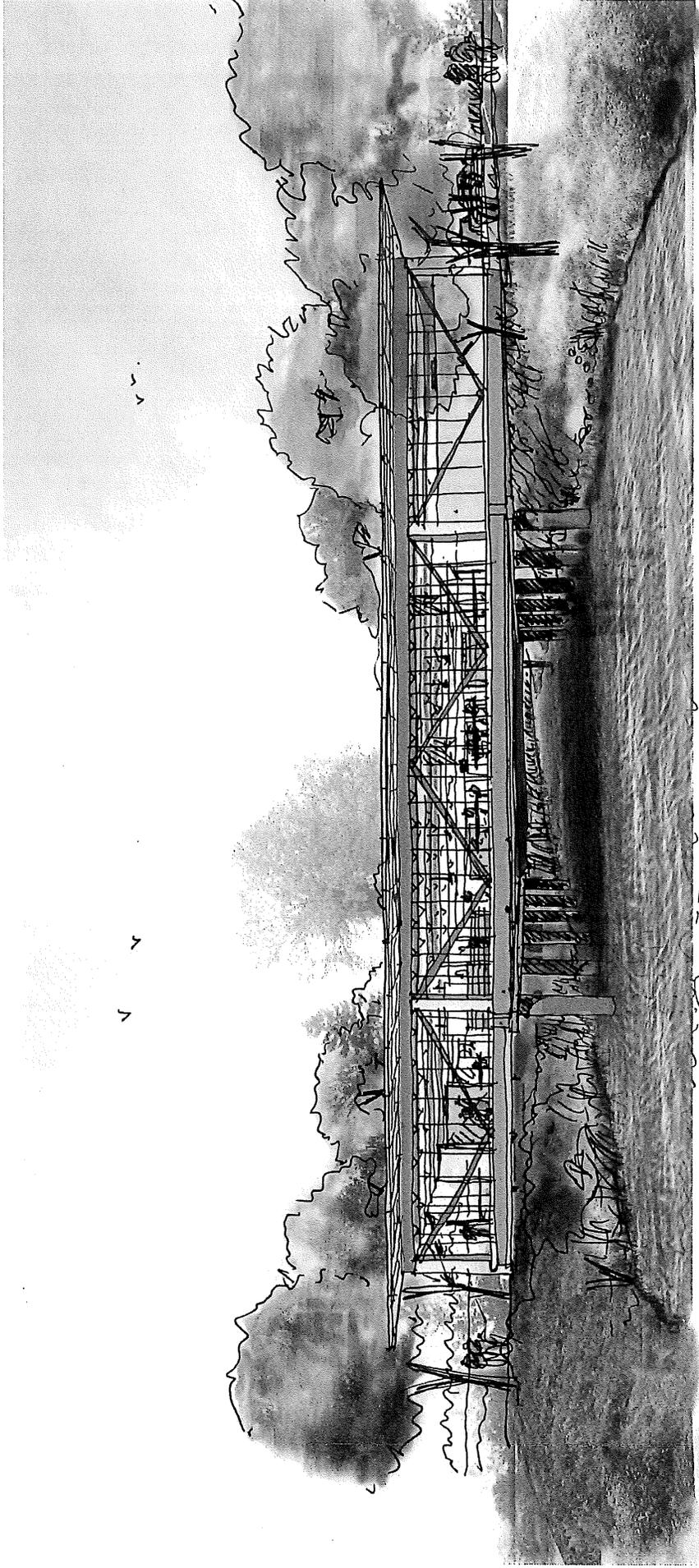
DESIGN EXPRESSION



CITY COUNCIL MEETING

04.15.13

DESIGN EXPRESSION



CITY COUNCIL MEETING

04.15.13



04/25/2012
 Attn: Greg Smith
 King County Library System
 960 Newport Way NW
 Issaquah, WA 98027

RE: RAS 02 Revision of SD package, Resubmittal of permits

Dear Greg,

Attached please find our additional services request for a number of efforts related to the Renton library project we've included time for the following:

Revisions to the SD package to reflect the larger building footprint and alternate bridge/hardscapescheme.
 We've included our time spent creating updated renderings, drawings, and various coordination meetings with KCLS and the City to confirm these changes.

Revisions and Resubmittal of the (3) environmental permits to the City of Renton. This includes time to revise content of all the required documents and drawings to reflect the 19,500SF footprint and hardscape revisions. It also includes time to coordinate and package all of the consultants' documentation; and delivery to the City.

A/E Basic Services increase for the larger MACC. The State Fee Schedule prescribed amount for the previous MACC of \$5,000,000 including the 2% increase for renovations was \$532,000 (as noted in our original fee agreement). With the increased MACC of \$6.2 million and the renovation increase, the basic services fee becomes \$640,965. The resultant difference is an A/E increase of \$108,465.

Additional Services increased for larger building. A few of the disciplines considered Additional Services by the State will have added scope due to the increased building size: Interior Design, Lighting, Acoustics, Hardware and Data/AV.

FEE SUMMARY	
Civil Engineering	\$2,250
Landscape Architecture	\$1,030
Environmental Planning	\$1,700
Cost Estimating	\$3,960
Lighting	\$8,200
Acoustics	\$6,560
Data/AV	\$6,560
Hardware	\$2,000
Consultant Markup	\$3,226
Subtotal	\$35,486
Miller Hull SD revisions	\$15,800
Miller Hull Permit Resubmittal	\$6,000
A/E Basic Services Increase	\$108,465
Interior Design	\$8,200



Reimbursables	\$2,000
Subtotal	\$140,465
Total	\$175,951

We look forward to moving ahead into the next phase of work on this project, with a building design that seems to meet the community's desires. Please feel free to call with any questions.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read "Ruth", with a long horizontal flourish extending to the right.

Ruth Baleiko, AIA
Principal, The Miller Hull Partnership, LLP



04/25/2012
Attn: Greg Smith
King County Library System
960 Newport Way NW
Issaquah, WA 98027

RE: RAS 03 Civil Scope

Dear Greg,

Attached please find an additional services request from CPL the Civil engineer for the Renton Library project. The scope of services includes additional civil engineering and coordination required resulting from three items including: additional site and utility design, added structural design elements on the site, and an unanticipated level of involvement in project permitting.

Their (and our) initial understanding of the renovation project was that site work was to be minimal and permitting, including Site Plan Review, would be a simplified process. As a result of significant structural seismic upgrades to the building bridge structure, City requirements for side sewer replacement, fire sprinkler service supply upgrades, water main replacement, and other additional utility relocates the Civil work has expanded beyond our original agreements.

FEE SUMMARY	
Civil Engineering	\$16,000
Consultant Markup	\$1,600
Subtotal	\$17,160

Thank you for your consideration. Please feel free to call with any questions.

Sincerely,

Ruth Baleiko, AIA
Principal, The Miller Hull Partnership, LLP

Renton Library-Liberty Park

Budget vs. Actual Review

Acct No.	Category	19.5K SQ update	8.9M update	KCLS Paid, Invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
		Budget	Budget						
60100	LAND	40,700	40,700	711	0	0	0	711	39,989
60200	CONSTRUCTION	7,863,018	6,679,903	0	0	0	0	0	7,863,018
60300	FURNITURE & EQUIPMENT KCLS Funded	0	0	0	0	0	0	0	0
60400	MATERIAL KCLS Funded	0	0	0	0	0	0	0	0
60500	OFFSITE DEVELOPMENT	165,000	165,000	0	0	0	0	0	165,000
60600	OWNERS COST	2,271,260	2,014,397	176,484	0	0	0	176,484	2,094,776
TOTALS 302 Budget		10,339,978	8,900,000	177,195	0	0	0	177,195	10,162,783

Original Budget **8,900,000**
 Variance over-run (1,439,978)

KCLS portion needs to be adjusted to not be included in this b

Renton Library-Liberty Park

Budget vs. Actual Review

Acct No.	Category	19.6K SQ update	8.9M update	KCLS Paid, invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
		Budget	Budget						
60100 LAND									
60110	01001 Land Acquisition			0	0	0		0	0
60110	01010 Interest			0	0	0		0	0
60110	01100 Site Feasibility Study	15,000	15,000	0	0	0		0	15,000
60110	01200 Environmental Analysis	12,000	12,000	711	0	0		711	11,289
60110	01300 Hazardous Waste Cleanup			0	0	0		0	0
60110	01400 Demolition			0	0	0		0	0
60110	01500 Surveying	10,000	10,000	0	0	0		0	10,000
60110	01700 Contingency	3,700	3,700	0	0	0		0	3,700
TOTAL LAND		40,700	40,700	711	0	0	0	711	39,989
Per report from City of Renton									
60200 CONSTRUCTION									
60210	03001 Construction Base Price	6,175,665	5,240,193	0	0	0		0	6,175,665
60210	03200 Construction Change Orders - 10% of	617,567	524,019	0	0	0		0	617,567
60210	03300 WSS Tax 9.5%	645,357	547,600	0	0	0		0	645,357
		7,438,588	6,311,812	0	0	0	0	0	7,438,588
60210	03400 Additional Contracts	50,000	50,000	0	0	0		0	50,000
60210	03420 Signage - Exterior	0	0	0	0	0		0	0
60210	03900 Contingency - 5%(of all of above)	374,429	318,091	0	0	0		0	374,429
		424,429	368,091	0	0	0	0	0	424,429
TOTAL CONSTRUCTION		7,863,018	6,679,903	0	0	0	0	0	7,863,018
60300 FURNITURE & EQUIPMENT - KCLS ONLY									
60320	04100 Fixtures & Furniture	KCLS Funded	KCLS Funded	0	0			0	0
60320	04200 Shelving			0	0			0	0
60320	04200 Vode Lighting for shelves			0	0			0	0
60320	04300 Office Systems			0	0			0	0
60320	04400 Wayfinding			0	0			0	0
60320	05100 Startup Supplies			0	0			0	0
60320	05200 Computer Equipment			0	0			0	0
60320	05500 Contingency - 10%			0	0			0	0
TOTAL FURNITURE AND EQUIPMENT		0	0	0	0	0	0	0	0
60400 MATERIALS									
60460	07100 Library Materials Stockpi	KCLS Funded	KCLS Funded	0	0			0	0
TOTAL MATERIALS		0	0	0	0	0	0	0	0
60500 OFF SITE DEVELOPMENT									
60510	06100 Mitigation Payments	0	0	0	0	0		0	0
60510	06200 Street Improvements	0	0	0	0	0		0	0
60510	06300 Road Improvements	0	0	0	0	0		0	0

Renton Library-Liberty Park

Budget vs. Actual Review

Acct No.	Category	19.6K SQ update	8.9M update	KCLS Paid, Invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
		Budget	Budget						
60510	06400 Utilities	150,000	150,000	0	0	0		0	150,000
60510	06500 Contingency	15,000	15,000	0	0	0		0	15,000
TOTAL OFF SITE DEVELOPMENT		165,000	165,000	0	0	0	0	0	165,000
60600 OWNERS COST									
60610	02100 Soils/Boring Tests	50,000	50,000	25,020	0	0		25,020	24,980
60610	02150 Surveying	40,000	40,000	21,134	0	0		21,134	18,866
60610	02200 Traffic Study	7,500	7,500	0	0	0		0	7,500
60610	02500 Permits & Fees	250,000	250,000	4,120	0	0		4,120	245,880
60610	02600 Legal Fees	2,500	2,500	0	0	0		0	2,500
60610	02700 Inspections - QC	10,000	10,000	46	0	0		46	9,954
60610	02800 Misc. Expenses	25,000	25,000	0	0	0		0	25,000
60610	02850 Project Management	150,000	150,000	0	0	0		0	150,000
60610	02910 Consultant Basic Service Architectural Addenda	642,000	532,500	125,041	0	0		125,041	516,959
60610	02910 Allowance Consultant Additional	50,000	50,000	0	0	0		0	50,000
60610	02920 Services	110,000	110,000	0	0	0		0	110,000
60610	02920 Record Sets	25,150	25,150						25,150
60610	02920 As Built Revisions	7,800	7,800	0	0	0		0	7,800
60610	02920 Public Process	51,000	51,000						51,000
60610	02920 KCLS Consultant Coordin	4,600	4,600						4,600
60610	02920 Cost Consultant Coordin	52,912	45,726						52,912
60610	02920 Hardware Consultant	8,483	6,483						8,483
60610	02920 Lighting Design	51,970	43,770						51,970
60610	02920 Acoustical	35,900	29,340						35,900
60610	02920 Interiors	82,039	73,839						82,039
60610	02920 Data/AV	41,550	34,990						41,550
60610	02920 Landscape Architect	22,690	19,960						22,690
60610	02920 Civil Engineering	49,030	29,620						49,030
60610	02920 Sprinkler Review Additional Mechanical-Plumbing	11,402	11,402						11,402
60610	02920 Enhanced CA Services	21,500	21,500						21,500
60610	02920 Reimbursable Expenses Art Commission & Installation- 1% of	98,000	98,000						98,000
60610	02930 MACC	50,000	35,145	1,123	0	0		1,123	48,877
60610	02940 Moving Expenses	61,757	5,000	0	0	0		0	61,757
60610	02980 Building Commissioning	32,000	40,000	0	0	0		0	32,000
60610	02985 Contingency - 10%	20,000	20,000	0	0	0		0	20,000
60600	02990	206,478	183,572	0	0	0		0	206,478
TOTAL OWNER COSTS		2,271,260	2,014,397	176,484	0	0	0	176,484	2,094,776

<p>Not Used ^{MS} 1</p>	<p>Not Used ^{MS} 2</p>	<p>Not Used ^{MS} 3</p>	<p>Catch Basin Insert Detail ^{MS} 4</p>
<p>Not Used ^{MS} 5</p>	<p>Not Used ^{MS} 6</p>	<p>Not Used ^{MS} 7</p>	<p>Straw Wattle/Roll Detail ^{MS} 8</p>
<p>Not Used ^{MS} 9</p>	<p>Not Used ^{MS} 10</p>	<p>Not Used ^{MS} 11</p>	<p>Not Used ^{MS} 12</p>

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NOT FOR CONSTRUCTION

RENTON LIBRARY
AT LIBERTY PARK
100 MILL AVENUE SOUTH | RENTON, WA 98057
SITE PLAN REVIEW & 100% SD
3.1.2013



No.	Description	Date
1	Issue Date:	3.1.2013
2	Drawn by:	ESB
3	Checked by:	ESB
4	CPL Project No.:	CT10029-213

T.E.S.C.
DETAILS
C-2110

<p>Not Used MS 1</p>	<p>Asphalt Paving Section MS 2</p>	<p>Concrete Slab Transition to Ex Asphalt Paving MS 3</p>	<p>Concrete Vertical Curb MS 4</p>
<p>Not Used MS 5</p>	<p>Not Used MS 6</p>	<p>Not Used MS 7</p>	<p>Port Style Wheel Stop MS 8</p>
<p>Not Used MS 9</p>	<p>Not Used MS 10</p>	<p>Not Used MS 11</p>	<p>Not Used MS 12</p>

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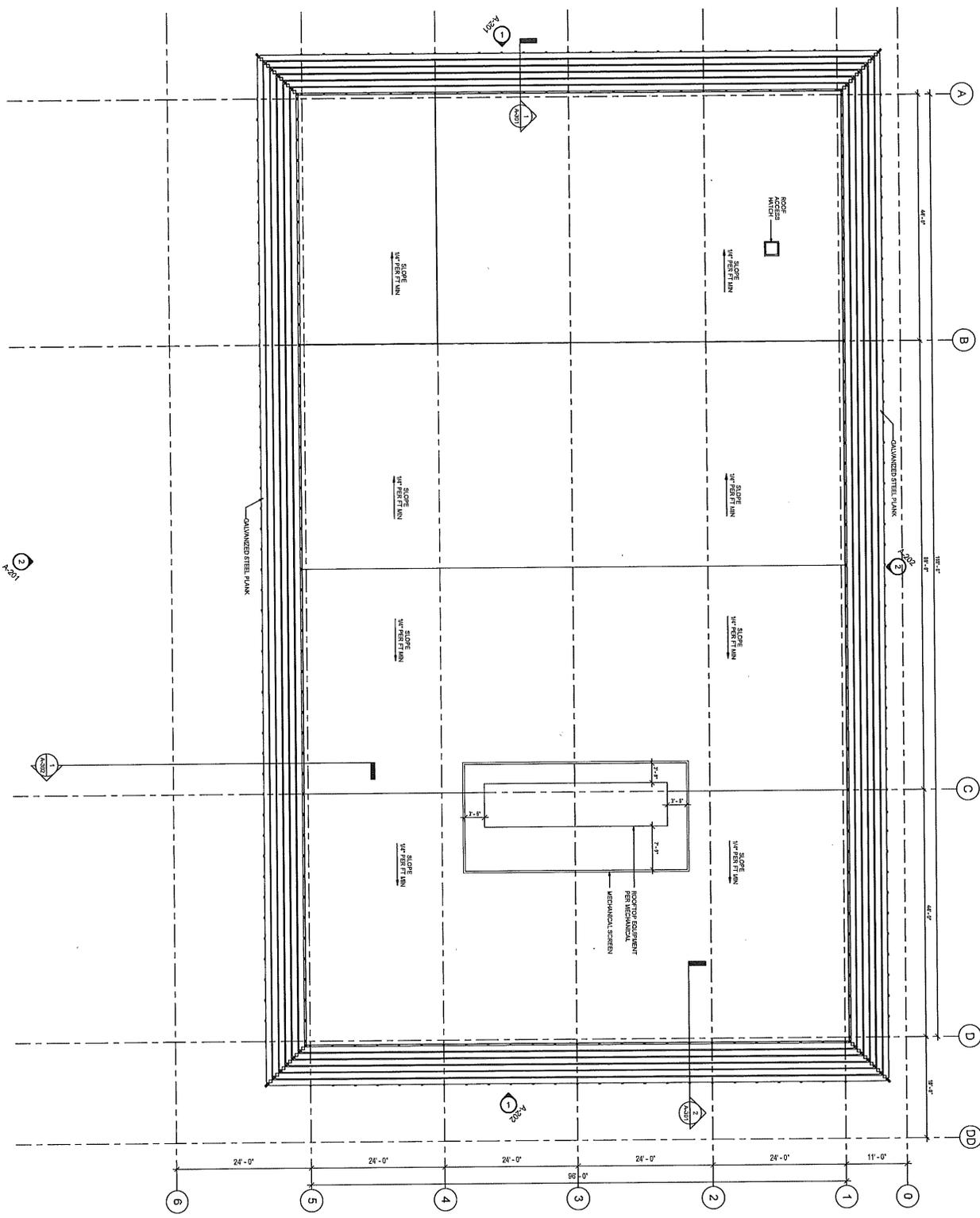
RENTON LIBRARY
AT LIBERTY PARK
100 MILL AVENUE SOUTH | RENTON, WA 98057
SITE PLAN REVIEW & 100% SD
3.1.2013



No. Description Date
02713
Issue Date: 3.1.2013
Drawn: LRS
Checked: LRS
City Project No.: C100000003

C-310
CIVIL SITE
DETAILS

1
1/8" = 1'-0"
ROOF PLAN



A-102

ROOF PLAN

Issue Date: 3.1.2013
 Drawn By: [Signature]
 Checked By: [Signature]
 MHP Project No.: 1187A

No.	Description	Date

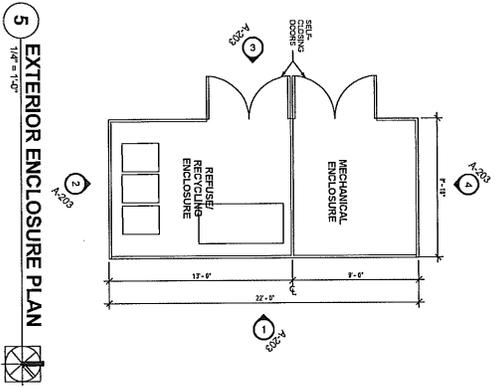
RENTON LIBRARY
 AT LIBERTY PARK
 100 MILL AVENUE SOUTH | RENTON, WA 98057
SITE PLAN REVIEW & 100% SD
 3.1.2013

NOT FOR CONSTRUCTION

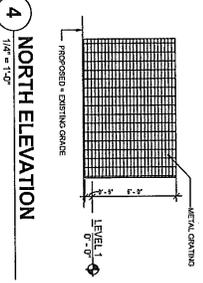
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 The Miller Hull Partnership, LLP
 Architects and Planners
 71 Columbia Street, Suite 1100
 Seattle, WA 98101
 Phone: 206.465.2422
 Fax: 206.465.2423
 Contact: Miller Hull.com, 414

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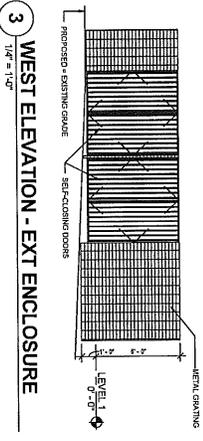
RENTON LIBRARY
 AT LIBERTY PARK
 100 MILL AVENUE SOUTH | RENTON, WA 98057
 SITE PLAN REVIEW & 100% SD
 3.1.2013



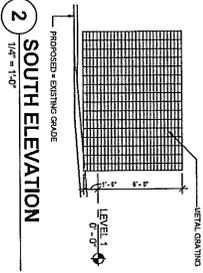
5 EXTERIOR ENCLOSURE PLAN
 1/4" = 1'-0"



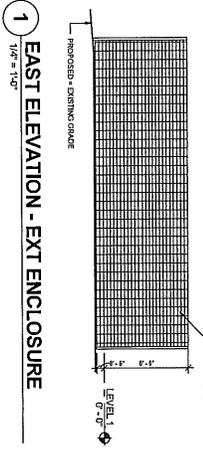
4 NORTH ELEVATION
 1/4" = 1'-0"



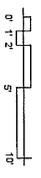
3 WEST ELEVATION - EXT ENCLOSURE
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"



1 EAST ELEVATION - EXT ENCLOSURE
 1/4" = 1'-0"

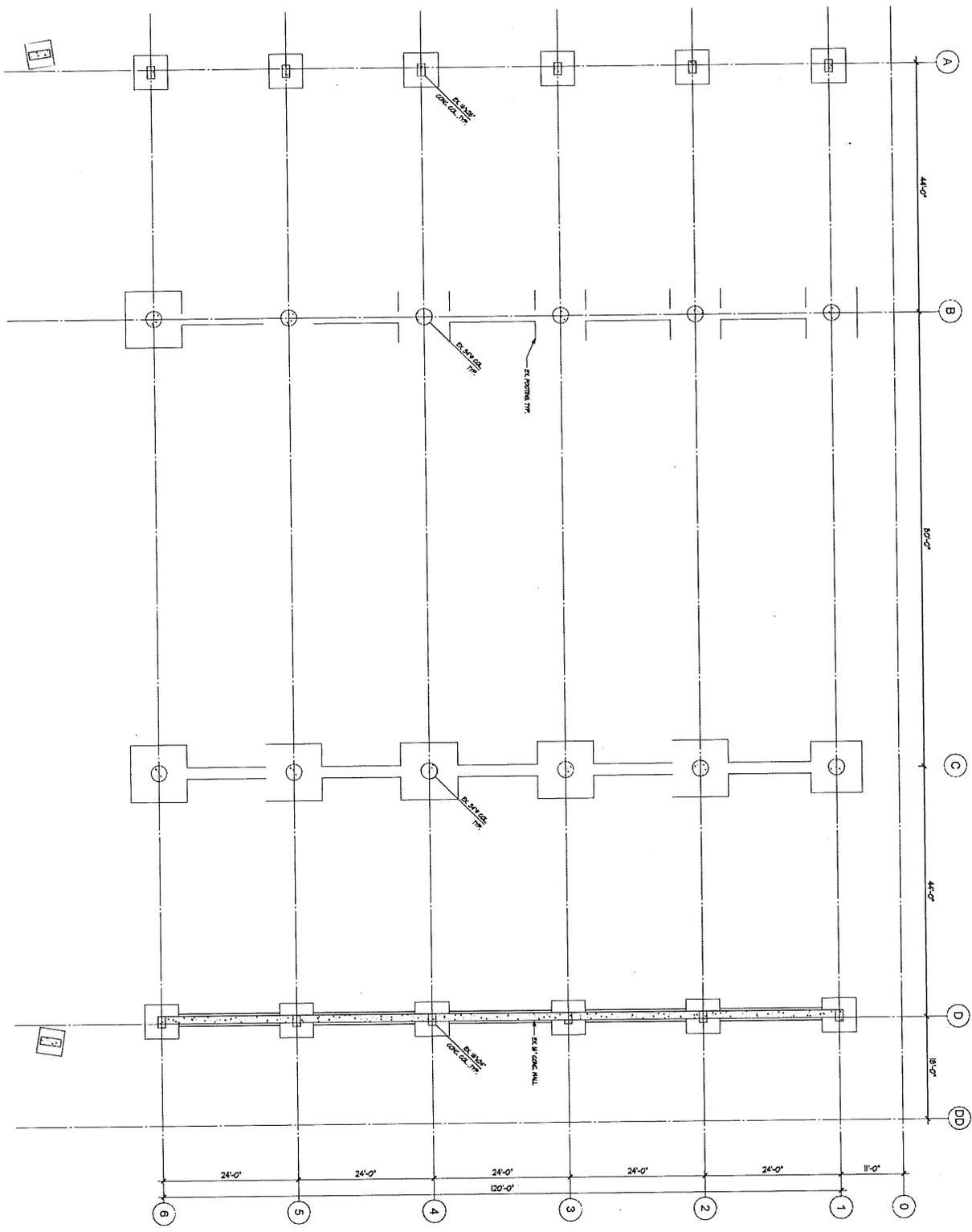


No.	Description	Date

Issue Date: 3.1.2013
 Drawn: AJM
 Checked: CRB
 Mill/Project No.: 10017

A-203
 EXTERIOR ENCLOSURE ELEVATIONS

1 FOUNDATION PLAN
1/8" = 1'-0"



<p>S-201</p> <p>FOUNDATION PLAN</p>	<p>RENTON LIBRARY AT LIBERTY PARK 100 MILL AVENUE SOUTH RENTON, WA 98057 SITE PLAN REVIEW & 100% SD 3.1.2013</p>	 <p>COUGHLIN FORTNER LUNDBERG STRUCTURAL ENGINEERS 1410 1ST STREET, SUITE 400 SEASIDE, WA 98138 P: 206.222.5544 F: 206.222.5541 www.cfl-engineers.com</p>	<p>MILLER HULL THE MILLER HULL PARTNERSHIP, LLP Architects 1000 1st Avenue South 1700 1st Avenue South Renton, WA 98057 Phone: 206.222.5522 Fax: 206.222.5523 Couch: Kenton Proffitt, AIA Danae K. Kohn, AIA</p>
--	--	---	---

No.	Description	Date

Issue Date: 3.1.2013
 Designer: KJM
 Checker: EMM/CSH
 CPL Project No.: S13002620
 Scale: 1/8"=1'-0"

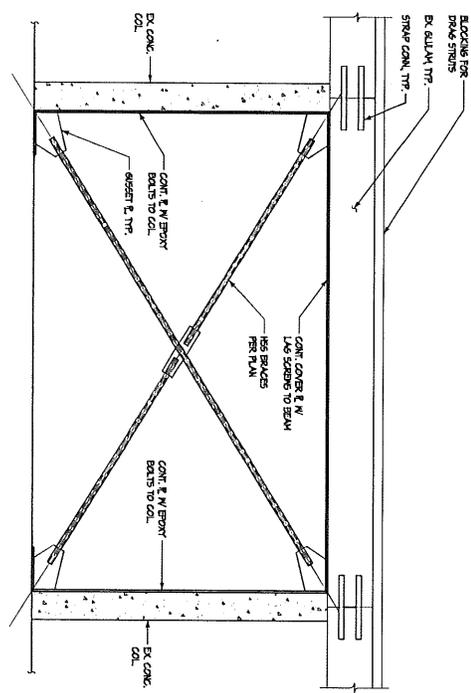
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RENTON LIBRARY
 AT LIBERTY PARK
 100 MILL AVENUE SOUTH | RENTON, WA 98057
SITE PLAN REVIEW & 100% SD
 3.1.2013



3/8" = 1' 0"
 5/8" = 1' 0"

16	17	18	19	20
11	12	13	14	15
6	7	8	9	10
1	2	3	4	5

No.	Description	Date

Issue Date: 3.1.2013
 Drawn: S.M.K.
 Checked: S.M.K.
 CIP Prepared By: S.M.K./C.S.
 Scale: 3/8" = 1' 0"

S-301

DETAILS

RENTON LIBRARY at LIBERTY PARK
Renton, Washington

100% Schematic Design Set

March 1, 2013



71 Columbia • Sixth Floor • Seattle, WA 98104 • Tel. (206). 682.6837

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON
SCHEMATIC DESIGN TABLE OF CONTENTS

PROJECT DESCRIPTION

1010 PROJECT SUMMARY:

CONSTRUCTION SYSTEMS AND ASSEMBLIES

A SUBSTRUCTURE:

A10 FOUNDATION SYSTEMS:

A1011 EXISTING FOUNDATIONS

B. SHELL

B10 SUPERSTRUCTURE

B1040 SUPPORT FRAMING

Existing Floor Structure

Existing Roof Structure

New Supplemental Structure.

Finishes for Exposed Structure

B20 EXTERIOR ENCLOSURE

B2010 EXTERIOR ENCLOSURE WALL SYSTEMS

Not Used

B2020 EXTERIOR ENCLOSURE WINDOW SYSTEMS

Exterior Aluminum Framed Glazing Systems

Sealant Systems for Exterior Cladding Systems

Flashing and Sheet Metal

B2030 EXTERIOR DOORS

Stainless Steel Framed Glazed Storefront Doors

Hollow Metal Doors and Frames:

B30 ROOFING

B3010 ROOF COVERING

Low Slope Roof Assemblies

Fluid Applied Membrane Waterproofing System.

B3020 ROOF OPENINGS

Aluminum and Glass Unit Skylights

Roof Access Hatches.

C. INTERIORS

C10 INTERIORS CONSTRUCTION

C1010 PARTITIONS

Interior Gypsum Board Partitions:

Fire Rated Partition Head Construction Assemblies.

Levels of Finish for Gypsum Board:

Interior Sliding Glass Partitions:

C1020 INTERIOR DOORS

Typical Interior Doors

C1030 INTERIOR DOOR FITTINGS

Interior Door Hardware:

C20 LADDERS

C2040 ROOF ACCESS LADDERS

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON

SCHEMATIC DESIGN TABLE OF CONTENTS

Prefabricated Ladders

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Interior Gypsum Board Paint Systems:

Bare Concrete

Wall Tile

Resilient Base

Wall Covering

Tackable Wall Covering

Back Painted Glass:

FRP Paneling:

C3020 FLOOR FINISHES

Polished Concrete

Carpet Tile

Floor Tile:

Sealed Concrete:

Entry Mats

C3020 CEILING FINISHES

Painted Gypsum Board:

Open to Structure – Clear Finish.

Acoustical Ceilings:

D. SERVICES

D20 PLUMBING

Acceptable Codes and Standards

Design Criteria

D2010 PLUMBING FIXTURES

D2020 DOMESTIC WATER DISTRIBUTION

D2030 SANITARY WASTE

D2040 RAIN WATER DRAINAGE

D2090 OTHER PLUMBING SYSTEMS

D30 HVAC

Current Codes and Standards

Design Criteria

D3040 HEAT HVAC DISTRIBUTION SYSTEMS

D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

D3060 HVAC INSTRUMENTATION AND CONTROLS

D3060 HVAC SYSTEMS TESTING, ADJUSTING, AND BALANCING

D3090 OTHER SPECIAL HVAC SYSTEMS AND EQUIPMENT

D40 FIRE PROTECTION SYSTEMS

D50 ELECTRICAL

D5000 ELECTRICAL, LIGHTING AND LOW VOLTAGE SYSTEMS

Electrical Service and Distribution.

Wiring, Cables and Connectors:

Grounding.

Raceways:

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON

SCHEMATIC DESIGN TABLE OF CONTENTS

Boxes.
Hangers and Supports.
Labels.
Wiring Devices.
Branch Circuit Breakers
Circuiting instructions:
Panelboard.
Lighting
Fire Alarm System
Telecommunications

E. EQUIPMENT AND FURNISHINGS

E10 EQUIPMENT

E1010 INSTITUTIONAL EQUIPMENT
Exterior Book Drop not connected to AMH System:

E20 FURNISHINGS

E2010 FIXED FURNISHINGS
Plastic Laminate Casework:
Transparent Finish Wood Casework Construction:
Custom Stone Countertops:
Custom Cast Concrete Countertops:

F. SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

F1030 SPECIAL CONSTRUCTION SYSTEMS
Fall Restraint System:

F20 SELECTIVE DEMOLITION

F2010 GENERAL DEMOLITION REQUIREMENTS

G. BUILDING SITEWORK

G10 SITE PREPARATION

G1010 SITE CLEARING

G1020 SITE DEMOLITION AND RELOCATIONS

G1030 SITE EARTHWORK

G20 SITE IMPROVEMENTS

G2020 PARKING LOTS
Flexible Parking Lot Pavement (Asphalt).
CIP Concrete Paving
Parking Lot Curbs and Gutters
Parking Lot Appurtenances:

G2030 PEDESTRIAN PAVING
CIP Concrete Paving:

G2050 LANDSCAPING

Planting:
Soils
Irrigation

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON
SCHEMATIC DESIGN TABLE OF CONTENTS

G2050 OTHER SITE CONSTRUCTION

Signs/Markers
Site Furnishings

G30 SITE CIVIL/MECHANICAL UTILITIES

G3010 WATER SUPPLY AND DISTRIBUTION

Site Domestic Water Distribution
Site Fire Protection Water Distribution

G3020 SANITARY SEWER SYSTEMS

G3030 STORM SEWER SYSTEMS

Z. GENERAL

Z10 GENERAL REQUIREMENTS

Z1020 PROCEDURAL GENERAL REQUIREMENTS

Division One Requirements
Owner Furnished Contractor Installed Elements
Separate Work.

ATTACHMENTS:

PLUMBING FIXTURE CUT SHEETS

END OF TOC

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON

SCHEMATIC DESIGN SPECIFICATIONS

PROJECT DESCRIPTION

1010 PROJECT SUMMARY:

- A. Size: 15,400 sf (gross)
- B. Budget: \$5,000,000
- C. Location: Renton, WA (between Bronson Way N and Houser Way N)
- D. Special Features: Existing building that spans the Cedar River, Outdoor Covered Area
- E. Owner: City of Renton
- F. Operator: King County Library System

CONSTRUCTION SYSTEMS AND ASSEMBLIES

A SUBSTRUCTURE:

A10 FOUNDATION SYSTEMS:

A1011 EXISTING FOUNDATIONS

- A. Existing foundations consist of shallow spread footings and concrete retaining walls.
- B. Abutment Foundations: 24 inch diameter reinforced augercast piles and continuous pile cap at each side of the existing structure.

B. SHELL

B10 SUPERSTRUCTURE

B1040 SUPPORT FRAMING

- A. Existing Floor Structure: Precast/pre-stressed concrete tee beams with a topping slab.
- B. Existing Roof Structure: Open web wood/steel joists supported by glulam girders and concrete columns.
- C. New Supplemental Structure:
 - 1. Provide steel diagonal bracing from roof to floor structure.
 - 2. Provide new steel beam roof overhang structure with metal decking.
- D. Finishes for Exposed Structure:
 - 1. Exposed Steel Finish:
 - a. Interior: 1 coat primer and 2 finish coats rust resistant acrylic latex paint.
 - b. Exterior: Zinc Rich/Epoxy/Polyurethane System by Tnemec, or approved.
 - 1) Zinc Primer: Tnemec "Series 394 PerimePrime;" single component moisture cured primer.
 - 2) Intermediate Coat: Series 27 Typoxy.
 - 3) Polyurethane Finish Coats: Series 750 UVX;" low VOC hybrid aliphatic polyurethane; semi-gloss sheen.
 - 4) Provide at new steel diagonal bracing, at roof overhang beams and at exposed steel decking.

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON

SCHEMATIC DESIGN SPECIFICATIONS

B20 EXTERIOR ENCLOSURE

B2010 EXTERIOR ENCLOSURE WALL SYSTEMS

A. Not Used.

B2020 EXTERIOR ENCLOSURE WINDOW SYSTEMS

A. Exterior Aluminum Framed Glazing Systems:

1. Aluminum Curtain Wall System;
 - a. Thermally improved aluminum curtain wall system.
 - b. Curtain Wall Basis of Design: Kawneer 1600 System 1 with fiberglass pressure plate or similar product from Oldcastle Envelope Systems, Arcadia, EFCO.
 - c. Thermal Values:
 - 1) NFRC U Value: 0.35.
 - 2) SHGC: 0.35
 - d. Locations: Typical exterior cladding system.
2. Exterior Curtain Wall Glass:
 - a. Typical Exterior Vision Glass:
 - 1) Insulating glass unit with 1/2 inch space between two panes of glass as follows:
 - a) Exterior Pane: 1/4 inch clear glass with low e coating on #2 surface.
 - b) Argon fill
 - c) Interior Pane: 1/4 inch low iron clear glass.
 - 2) Performance as follows:
 - a) Visible Light Transmittance: 68-70%
 - b) COG Winter U value: 0.25.
 - c) SHGC: Maximum 0.38.
 - 3) Low E Coating:
 - a) High performance type; applied by using sputtered deposition technology.
 - b) Acceptable Products:
 - PPG (Pittsburgh PA; 412-434-2858) "Solarban 60."
 - Guardian Sunguard Super Neutral 68.
 - Viracon (Owatona MN; 800-533-2080) "Solarscreen 2000."
 - b. Typical Spandrel Glass: Typical exterior vision glass with ceramic frit spandrel coating on #4 surface.
3. Insulation and Backpans: At curtain wall conditions with spandrel glass, provide sealed metal backpans with semi-rigid mineral wool insulation in the cavity between the glass and the back of the metal pan.

B. Sealant Systems for Exterior Cladding Systems:

1. Neutral cure silicone sealants at exterior joints typically; standard colors as selected to match adjacent surfaces.

C. Flashing and Sheet Metal:

1. Roof Edge Trim: Minimum .090 inch thick aluminum plate roof edge trim; butt and back-up plate joints.
2. Aluminum Finish: Finish for Exposed Aluminum Surfaces: Minimum 70 percent resin Kynar 500 or Hylar 5000 PVDF system complying with AAMA 2605; custom 3 or 4 coat metallic silver finish as selected by the Architect.

B2030 EXTERIOR DOORS

A. Aluminum Framed Glazed Storefront Doors:

1. Heavy duty construction.
2. Medium stile storefront configuration; 10 inch bottom rail.
3. Finish: Clear anodized

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON

SCHEMATIC DESIGN SPECIFICATIONS

4. Provide with glass matching the curtain wall system.

B30 ROOFING

B3010 ROOF COVERING

- A. Low Slope Roof Assemblies:
 1. Torch applied SBS modified asphalt roofing membrane over gypsum cover board over rigid board insulation, over existing roof membrane.
 2. Warranty: 20 year No dollar Limit.
 3. Performance:
 - a. Wind Uplift: Provide roofing system that will resist wind-uplift loads as indicated on the Structural Drawings in accordance with ASCE/SEI 7.
 - b. Fire: Underwriter's Laboratory Class B.
 - c. Thermal Performance: System shall have a minimum R value of 38 at assembly least dimension.
 4. Roof Materials:
 - a. Base Sheet:
 - 1) ASTM D 4601, Type II, SBS-modified asphalt-impregnated and -coated sheet, with glass-fiber-reinforcing mat, dusted with fine mineral surfacing on both sides.
 - 2) Acceptable Products:
 - a) Siplast Irex 40.
 - b) Soprema Elastophene Flam 3.0.
 - b. Interply:
 - 1) ASTM D 6163, Grade S, Type I or II, fiberglass reinforced, SBS-modified asphalt sheet; smooth surfaced; suitable for application method specified.
 - 2) Acceptable Products:
 - a) Siplast Paradiene 20 TG.
 - b) Soprema Elastophene Flam
 - c. Cap Sheet:
 - 1) ASTM D 6163, Grade G, Type I or II, fiberglass reinforced, SBS-modified asphalt sheet; granular surfaced; suitable for application method specified.
 - 2) Solar Reflectance Index: Minimum SRI of 78 when tested in accordance with ASTM E1980.
 - 3) Acceptable Products
 - a) Siplast Paradiene 30 CR FR TG; white granule surface.
 - b) Soprema Soprastar;
 - d. Base Flashing:
 - 1) Reinforcing Ply: Soprema Supralene Flam Stick; Siplast "Paradiene 20 SA."
 - 2) Top Ply: Soprema Soprastar Flam or Siplast Paradiene 40 CR FR TG.
 5. Roof Accessory Materials
 - a. Gypsum Decking: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate, 5/8 inch thickness; "Dens-Deck Prime" by Georgia-Pacific Corporation.
 - b. Cover Board: One of the following as recommended by the roofing manufacturer for the application:
 - 1) Glass mat Gypsum Board:
 - a) ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate, 1/4 inch thick.
 - b) Georgia Pacific "Dens Deck Prime," or approved.
 - 2) Asphaltic Overlay Board: Sopraboard by Soprema; 1/8 inch thick.
 - c. Foam Board Insulation:
 - 1) Polyisocyanurate; ASTM C 1289, Type II; HC blown; felt or glass-fiber mat facer on both major surfaces.
 - 2) Thermal performance calculations shall be based on LTTR values.
 - 3) Maximum size not to exceed 4' x 4' at adhesively installed applications.

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- d. Tapered Insulation:
 - 1) Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches, unless otherwise indicated at crickets, saddles, and tapered areas.
 - 2) At roof overhangs where fluid applied waterproofing is applied, provide 1/8 inch per 12 inch taper.
 - e. Cants: Wood fiberboard, ASTM C 208, nominal 4 inches by 4 inches by 1-1/2 inches, with 5-inch face.
 - f. Walk Pad: Soprema "Soprawalk" or Siplast "Paratread Walk Pad."
- B. Fluid-Applied Membrane Waterproofing System:
- 1. Fluid applied PMMA waterproofing system at roof overhang surfaces not over conditioned spaces. Apply over cover board over tapered insulation adhered to new overhang structure.
 - 2. Warranty: 20 year No dollar Limit.
 - 3. Resin-based polyester-reinforced polymethyl methacrylate (PMMA) fluid membrane:
 - 4. One of the following:
 - a. Soprema "ALSAN 230RS Flashing," or approved. Provide with Series 288 or 290 color.
 - b. Siplast/Icopal "Parapro 123" flashing.
 - 5. Top Coat Color: Custom colors as selected by the Architect to match painted precast concrete color.

B3020 ROOF OPENINGS

- A. Aluminum and Glass Unit Skylights:
- 1. Basis of Design: Model 58421 by CrystLite Inc., or an approved equal.
 - 2. Unit Shape and Size: As indicated on the Drawings.
 - 3. Frame: Extruded aluminum and PVC plastic; thermal break design. Welded corners at PVC frames. Provide with aluminum rod safety/security mesh integrated into the frame.
 - 4. Fabricate skylights for mounting to manufactured roof curbs specified in Section 077213. Ensure that curbs are fabricated to accurate size to receive skylights and are configured for a 2:12 pitch from level in the finished installation.
 - 5. Skylight Glass:
 - a. Insulating glass unit with air space between two panes of glass as follows:
 - 1) Exterior Pane: Clear glass with low e coating on #2 surface.
 - 2) Argon fill.
 - 3) Interior Pane: Laminated glass with translucent white interlayer.
 - b. Glass thickness as required by the span and loads.
 - c. Certified in accordance to:
 - 1) ASTM E 2188 – Standard Test Method for Insulating Glass Unit Performance
 - 2) ASTM E 2189 – Standard Test Method for Testing Resistance to Fogging in Insulating Glass Units
 - 3) ASTM E 2190 – Standard Specification for Insulating Glass Unit Performance and Evaluation
 - d. 5 year warranty.
- B. Roof Access Hatches:
- 1. Hatch: One of the following.
 - a. "Type S" by The Bilco Company
 - b. "RCS-1" by Milcor LP.
 - c. BRHPB 36X30 S1T by Babcock-Davis Hatchways, Inc.
 - 2. Size, Configuration: 30 x 36 inch nominal size, single leaf type.
 - 3. Curb: 14 gage galvanized steel with 1 inch rigid insulation; integral cap flashing to receive roof flashing system; extended flange for mounting; torsion spring lift assist.
 - 4. Cover: 11 gage aluminum with minimum one inch foam insulation retained by inner aluminum liner. Continuous gasket to provide weatherproof seal; mill finish.
 - 5. Hardware:

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- a. Manufacturer's standard manually operated type with compression spring or torsion bar counterbalance, positive snap latch with turn handles inside and out; automatic hold-open arm with grip handle for easy release.
- b. Padlock Hasp: Provide at hatch interior.
- c. Hinges: Manufacturer's standard heavy duty zinc-plated pintle type.
- d. Torsion spring
6. Aluminum Finish: Mill finish.
7. Safety Railing System:
 - a. Bil-Guard Hatch Railing system, by Bilco.
 - b. Safety Railing System by Milcor.
 - c. Safety Guard Rail by Lane-Aire Manufacturing Corporation.

C. INTERIORS

C10 INTERIORS CONSTRUCTION

C1010 PARTITIONS

- A. Interior Gypsum Board Partitions:
 1. 20 gage metal stud framing with 5/8 inch gypsum board finish typical.
 2. Provide acoustical insulation and acoustical sealant at acoustical partitions.
- B. Fire Rated Partition Head Construction Assemblies at Partitions subject to Deflection.
 1. Fire Rated Joint Assemblies: Successfully tested in accordance with ASTM E119 as applicable, to meet the hourly fire ratings of the construction being sealed.
 2. Fire rated joint assemblies at partition heads shall have been tested in accordance with the dynamic requirements of UL 2079, including hose stream test.
 3. Assemblies must be based on potential deflection of 1/2 inch.
- C. Levels of Finish for Gypsum Board:
 1. Level 5: Provide at the following locations exposed to public view:
 - a. Surfaces within the main Stacks area.
 - b. Surfaces to receive deep tone colors.
 2. Level 4: Typical, unless indicated or specified otherwise.
 3. Level 3: Provide at the following locations:
 - a. Surfaces to receive fabric wall covering.
 - b. Surfaces to receive textured finishes.
 - c. Back of House Areas.
 4. Level 2: Provide at the following locations:
 - a. Storage rooms.
 - b. Mechanical rooms.
 - c. Janitors closets.
 - d. Surfaces to receive tile or other thick finish materials applied to gypsum board surfaces.
 5. Level 1: Provide at the following locations:
 6. Surfaces of fire rated assemblies concealed from view in the finished work ("fire-taping").
 7. Surfaces of acoustical assemblies concealed from view in the finished work
 8. Level 0: Provide at surfaces of non-fire rated assemblies concealed from view in the finished work, including surfaces to be covered by casework.
 9. Level 4 and 5 finishes: Return to the site after primer is applied, and touch-up surface defects.
 10. Proprietary skim coat material may be used in lieu of joint compound as skim coat at surfaces indicated for Level 5 finish.
- D. Interior Sliding Glass Partitions:
 1. Individual panel aluminum and glass sliding panel system, including aluminum framed panels including glass and glazing, tracks, bottom guide, stacking bays, sliding hardware, and acoustic seals.

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2. Acoustical Performance: STC of 35 when tested in accordance with ASTM E90.
3. Basis of Design: HSW60 by NanaWall Systems, Inc, Mill Valley, CA.
4. Materials and Components:
 - a. Frame and Panels:
 - 1) Manufacturer's standard profiles. Provide head track, side jambs, and glazed panels with dimensions shown on drawings.
 - 2) Provide panels with standard one lite, unless indicated otherwise.
 - b. Glass: Clear laminated glass.
 - c. Hardware and Handles:
 - 1) Lead Sliding Panel: Provide manufacturer's standard L-shaped handle on the inside, flat handle on the outside and lock set with profile cylinder. Operation of lock set is by turn of key from the outside and with a thumbturn from the inside with a two point locking hardware operated by 180° turn of the handle.
 - 2) Secondary Panels: Provide manufacturer's standard flat handles and concealed two point locking hardware operated by 180 degree turn of handle
 - d. Acoustical Gaskets: Provide manufacturer's standard double layer EPDM or brush seals with a two layer fiber glass reinforced polyamide fin at both the inner and outer edge of door panels or on frame for sealing between panels and between panel and frame.
 - e. No sill; provide adjustable clear anodized floor sockets.
5. Aluminum Finish: Powder coat finish in color as selected by the Architect.
6. Provide pocket door to conceal panels when in stored location; color matched to adjacent construction; piano hinge.

C1020 INTERIOR DOORS

- A. Typical Interior Doors: Fully welded hollow metal doors and frames.
 1. Doors:
 - a. ANSI A250.8; Seamless.
 - b. Minimum 18 gage face sheets for interior doors.
 - c. Core: Vertical steel stiffeners with sound deadening fill between stiffeners, or resin impregnated kraft paper honey comb core.
 - d. Vertical Edges:
 - 1) Vertical Edges for Single-Acting Doors: Beveled edge; 1/8 inch in 2 inches.
 - 2) Vertical Edges for Double-Acting Doors: Round vertical edges with 2-1/8-inch radius.
 - e. Provide continuously welded seamless edges. No plastic fillers will be accepted.
 - f. Cut mortises for butts using appropriate templates; universal non-handed preparation of doors is not acceptable.
 2. Frames:
 - a. Design: Double equal rabbet, unless indicated otherwise; fully welded.
 - b. Gages:
 - 1) Interior Frames: Minimum 16 gage for frames of door openings up to and including 4 feet in width; 14 gage for frames greater than 4 feet in width.
 3. Finish: Manufacturer's standard primer to receive field applied painted finish.
 4. Door frames shall be specially detailed to run the gypsum board flush with the outside face of the door frame with a uniform reveal all the way around the frame. Use extruded aluminum reveal trim color matched to the wall color.

C1030 INTERIOR DOOR FITTINGS

- A. Interior Door Hardware:
 1. Products similar to the following.
 - a. Butts: Ball bearing hinges at all exterior doors, doors with closers, and doors 3'-4" wide or over; McKinney or approved.
 - b. Locksets latch Sets: Mortise locks; ANSI 156.13 Series 1000, operational Grade 1; solid lever handles; Yale or approved.

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- c. Cylinder: Best.
- d. Overhead Closers: Equivalent to Norton 8500 Series.
- e. Entrance Door Floor Closer: Rixon.
- f. Panic Devices: ANSI A156.3 Grade 1; metal touch pads (plastic not acceptable); trim to match mortise locksets.;
- g. Push/Pull Hardware: 1-1/4 x 86 Rockwood.
- h. KickPlates: Plastic laminate; not less than 10 inch height.
- i. Thresholds: Pemko; aluminum.
- j. Silencers: Glynn Johnson
- k. Stops: Glynn Johnson or Ives.
- l. Smoke Gaskets: Pemko S88D or equivalent.
- 2. Finishes: US26D or US32D unless approved otherwise.
- 3. Keying: As directed by the Owner.

C20 LADDERS

C2040 ROOF ACCESS LADDERS

- A. Prefabricated Ladders:
 - 1. Provide prefabricated aluminum access ladder for access to rooftop
 - 2. Manufacturer:
 - a. Basis of Design:
 - 1) Internal Ladder: Model 504A; tubular rail access ladder with rail extensions by O'Keeffe's Inc.
 - b. Acceptable Options (subject to compliance with Contract Document requirements and Architect's approval of conformance to design intent:
 - 1) Alaco Ladder Company.
 - 2) ACL Industries Inc.
 - 3) Precision Ladders.
 - 4) Thompson Fabricating LLC.
 - 5) Royalite Manufacturing, Inc.

C30 INTERIOR FINISHES

C3010 WALL FINISHES

- A. Interior Gypsum Board Paint Systems:
 - 1. Typical: 3 coat zero VOC latex paint system; 1 coat primer and 2 finish coats.
 - 2. Paint System in Moist Areas: 3 coat water based epoxy system.
- B. Wall Tile:
 - 1. Provide thin or medium bed tile finishes at restrooms, including base and wainscots; epoxy grout.
 - a. Public Restrooms:
 - 1) Field Tile: Large format porcelain tile similar to Atlas Concord; 12 x 24 inch size.
 - 2) Glass Accents: Glass mosaics tile similar to "Flow" by Statements Tile; 5/8 inch square.
 - b. Staff Restrooms: 3x6 in subway tile similar to Rittenhouse Square by Dal tile, or similar product.
 - 2. Provide bullnose tile at exposed edges. Provide white mortar at glass accents.
 - 3. Provide DenShield tile backer at wall tiles to receive waterproof membrane.
 - 4. Provide thinset tile waterproof membranes similar to Laticrete 9235 under wall bases at restrooms with tile.

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- C. Resilient Base: ASTM F1861, TPR thermoplastic rubber; 1/8 inch thick; roll stock; coved and straight base as specified; 4 inch height; coved style base.
- D. Wall Covering:
 - 1. Basis of Design Product: Filtzfelt Wool Design Felt; 2mm thickness; color as selected by the Architect.
 - 2. Direct glue application with tightly butted joints
- E. Tackable Wall Covering:
 - 1. Basis of Design Product: Similar to Walltalkers "Tac-Wall." Cork linoleum sheet.
 - 2. Allow for 32 square feet at each location.
 - 3. Locations:
 - a. Meeting Room 109 East Wall.
- F. Back Painted Glass:
 - 1. For use as dry erase surface in the Meeting Room east wall and at Sliding Wall Panel.
 - 2. Glass Panels:
 - a. ¼ inch thick back painted tempered glass.
 - b. 4 x 8 foot size.
 - c. Allow for 4 glass panels in Meeting Room east wall.
 - 3. Back Painting System: "Opaci-Coat 300," by ICD or Span-Kote" by Milgard Tempering; custom color as selected by the Architect.
 - 4. Installation: Adhesive installation with top and bottom mechanically anchored aluminum mounting channels.
 - a. Adhesive: Silicone adhesive compatible with the back paint coating. Select adhesive with close color match to the back paint coating.
 - b. Mounting channels: Aluminum; shop painted; screw mounted.
- G. FRP Paneling:
 - 1. Acceptable Products:
 - a. "Fire X Glasbord Panels" by Kemlite Company Inc. (Joliet, IL. 800-435-0080)
 - b. "Marlite FR FRP Wall Panels" by Marlite (Dover, OH 330-343-6621)
 - 2. Description:
 - a. Description: Composite panel consisting of uniform fiberglass glass fibers embedded in organic resin, and cured under heat and pressure.
 - b. Fire Rating: Class 1/A fire rating.
 - c. Thickness: 0.09 inch.
 - d. Color: Manufacturer's standard "White."
 - e. Texture: Embossed texture.
 - 3. Accessories:
 - a. Adhesive: As recommended by the panel manufacturer for the substrate indicated.
 - b. Sealant: Manufacturer's standard silicone sealant; USDA approved installation.
 - c. Trim Moldings: Manufacturer's standard; color to match panels.
 - 4. Locations: Janitor's closet.

C3020 FLOOR FINISHES

- A. Polished Concrete:
 - 1. Densifier: Colloidal silicate densifier similar to Lythic Solutions.
 - 2. Sealant filled saw cut control joints in rectangular pattern as indicated.
 - 3. Finish: 800 grit; final sheen as approved by the Architect.
 - 4. Apply to existing concrete slabs at main public circulation areas.
- B. Carpet Tile:
 - 1. Carpet Tile: KCLS standard approved product; 1 meter square digitally printed tile by Milliken; custom colors and patterns.

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2. Adhesively bonded with field applied releaseable adhesive or factory applied adhesive; orientation as selected by the Architect.
 3. Provide within book stacks, public service areas such as meeting rooms, and office spaces.
- C. Floor Tile:
1. Typically provide medium bed large format tile floor finishes at the following locations:
 - a. Public Restrooms: Large format porcelain tile similar to Atlas Concord; 12 x 24 inch size.
 - b. Staff Restrooms: Large format porcelain tile similar to Atlas Concord; 12 x 24 inch size.
 2. Provide thinset tile waterproof membranes similar to Laticrete 9235 under floor tile and wall bases at restrooms.
- D. Sealed Concrete:
1. 2 coats of curing/sealing compound to concrete slabs scheduled to receive sealer.
 2. Locations: Mechanical Rooms, Electrical Rooms, Electrical/Telecom Room, Riser Room, and Janitor's Closet.
- E. Entry Mats:
1. KCLS standard approved product; "First Appearances" carpet tile by Milliken; colors as selected by the Architect.
 2. Recessed installation with heavy gage aluminum perimeter trim.

C3020 CEILING FINISHES

- A. Painted Gypsum Board:
1. Paint Systems: 3 coat zero VOC latex paint systems.
 2. Gypsum board shall be finished to Level 4 as specified for gypsum partitions.
 3. Locations: Restrooms
- B. Open to Structure – Clear finish.
1. Wood Member Finishes:
 - a. Clean existing surfaces.
 - b. Interior Surfaces: 2 coats water based clear varnish system.
 - c. Exterior Surfaces: 2 coats exterior clear varnish system; match interior finish.
- C. Acoustical Ceilings:
1. ACP-1:
 - a. Basis of Design Acoustical Panel: Optima Capz by Armstrong World Industries; coated fiberglass; 4 x 8 foot size; reverse tegular edge; standard white color.
 - b. Suspension System: Heavy duty 15/16 inch suspension with manufacturer stand stud and cap retainers.
 - c. Locations: Meeting Rooms.
 2. ACP-2:
 - a. Basis of Design Acoustical Panel: Ultima by Armstrong World Industries; 2 x 2 foot dimension; angled tegular edge; standard color as selected.
 - b. Suspension System: Heavy duty 9/16 inch; color to match panel. Provide with extruded aluminum Axiom edge.
 - c. Locations: Office and Staff Areas.

D. SERVICES

D20 PLUMBING

- A. Acceptable Codes and Standards
1. Current Codes Include:
 - a. 2009 International Building Code With Washington Amendments (WAC Chapter 51-50)

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- b. 2009 Uniform Plumbing Code with Washington Amendments (WAC Ch 51-56 & 51-57)
 - c. 2009 International Mechanical Code with Washington Amendments (WAC Ch 51-51)
 - d. 2009 Washington State Energy Code (WAC Chapter 51-11)
 - e. The renovation may need to be permitted under new 2013 Washington building codes depending on the effective dates and the grace period.
2. Standards Include:
- a. King County Library System – Design Criteria and Checklist (1/28/13)

B. Design Criteria

Domestic Water Piping:	
Minimum Pressure:	35 PSI at most remote outlet
Maximum Pressure:	80 PSI
Static Pressure Loss:	Maximum 6 psi per 100 feet
Cold Water Velocity:	Maximum 8 feet per second
Domestic Hot Water Velocity:	Maximum 5 feet per second

Rainfall/Storm Drainage	
Sizing Criteria	1"/hour rainfall
Pipe Slope	1/8"/ft

D2010 PLUMBING FIXTURES

- A. Commercial grade fixtures will be provided where indicated on the architectural drawings.
1. Restrooms: Wall hung water closet (white) Kohler K-4330 with Bemis 1955C Seat, Zurn Z-1200 carrier and Sloan dual-flush flushometer wes-111 (1.6 GPF)
 2. Restrooms: Waterless urinal wall hung (white) Sloan WES-1000
 3. Restrooms: Oval China lavatory (white) Kohler K-2196-4 Touchless faucet, Milano AutoFaucet (0.5 GPM)
 4. Staff Room: Stainless steel sink Elkay LRAD-2522 including garbage disposal Insinkerator Badger 5, and Chicago Faucet 2300-8 (1.5 GPM)
 5. Main Library: Drinking fountain dual height Elkay EZSTL8C (8.0 GPH)
 6. Janitor Storage: Floor mounted service sink Kohler-6710, Chicago Faucet 540-LD897SGCCP (2.5 GPM)

D2020 DOMESTIC WATER DISTRIBUTION

- A. Existing Conditions: An existing 3" water main enters the building in the NW corner into the boiler room and connects to the city main via the easement that intersects near Mill St. and 2nd St. It is not clear whether a backflow device was added recently. There was a locked vault in the approximate location of the water main that would need to be opened. Existing galvanized above grade piping inside the building was replaced with copper as part of the 1986 renovation. The existing electric water heater was not observed but appears to be located in the Janitor's to the West behind the restrooms. The original capacity was 4kW and 40 gallons of storage. There does not appear to be hot water recirculation. It is likely that the water heater is at the end of its life as they usually last under 10 years.
- B. Demolition: Remove all domestic water piping back to the incoming main.
- C. Domestic Water: A double-check assembly will be provided for the domestic water system.

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- D. Distribution piping for hot and cold water shall be copper.
- E. The preliminary domestic water demand is anticipated to be 60 GPM.
- F. Domestic hot water heater selected is a 20 gallon tank, 6 kW, 208/3.
- G. Freezeless hose bibs will be provided the northwest corner of the building outside the riser closet door.

D2030 SANITARY WASTE

- A. Existing Conditions: An existing 6" sewer main enters the building in the NW corner into the boiler room and connects to the city main via the easement that intersects near Mill St. and 2nd St. Above grade waste and vent piping was replaced as part of the bathroom renovation in 1986.
- B. Demolition: Remove all accessible waste and vent piping back to the outgoing main.
- C. Sanitary waste piping for the building is currently anticipated to connect to the existing sanitary main.
- D. Preliminary sanitary load calculations for the building have been made and a sanitary load of 82 waste fixture units and a 6-inch sewer connection is currently anticipated.
- E. Waste and vent piping shall be cast iron.

D2040 RAIN WATER DRAINAGE

- A. Existing Conditions: Existing drains in the roof are piped to below the building and drain into the river. Overflow scuppers are located in the roof parapet and drain to grade.
- B. Demolition: Remove existing storm piping from the existing drains to the river bank.
- C. Replace existing storm water piping.

D2090 OTHER PLUMBING SYSTEMS

- A. Natural Gas:
 - 1. Existing Conditions: An existing gas meter is located on the exterior of the building on the NW corner and is piped below the building to the boiler room. It connects to the city main via the easement that intersects near Mill St. and 2nd St.
 - 2. Demolition: Remove gas piping back to the meter.
 - 3. Install new piping from the meter to the mechanical room.
- B. Seismic bracing and anchorage will be required for the plumbing systems (equipment, piping) in compliance with current code (non-critical facility designation).

D30 HVAC

- A. Current Codes and Standards
 - 1. Codes Include:
 - a. 2009 International Building Code With Washington Amendments (WAC Chapter 51-50)
 - b. 2009 Uniform Plumbing Code with Washington Amendments (WAC Ch 51-56 & 51-57)
 - c. 2009 International Mechanical Code with Washington Amendments (WAC Ch 51-51)
 - d. 2009 Washington State Energy Code (WAC Chapter 51-11)
 - e. The renovation may need to be permitted under new 2013 Washington building codes depending on the effective dates and the grace period

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2. Standards Include:
- a. King County Library System – Design Criteria and Checklist (7/26/11)
 - b. SMACNA Ductwork Construction Standards.
 - c. ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality

B. Design Criteria

Outdoor Conditions:	Summer:	Winter
Facility Services Construction Standards	86°F DB/ 67°F WB	24°F, 15 mph wind

Table 1: Outdoor conditions

Indoor Conditions:	Summer	Winter
Mechanically Cooled Spaces	75°F ±2°F	70°F ±2°F
Relative Humidity:	<50% ±5%RH	No control

Table 2: Indoor Conditions

Indoor Conditions:	
Outside Air Requirements (code):	
Offices	5 cfm/person + 0.06 cfm/sq ft
Library Stacks	5 cfm/person + 0.12 cfm/sq ft
Meeting Room	7.5 cfm/person + 0.06 cfm/sq ft
Lobby	5 cfm/person + 0.06 cfm/sq ft
Break room	5 cfm/person + 0.06 cfm/sq ft
Lobby	5 cfm/person + 0.06 cfm/sq ft
Public Computers	5 cfm/person + 0.06 cfm/sq ft
Storage	0.12 cfm/sq ft
Exhaust Air Requirements (code):	
Restrooms:	2.0 cfm/sq ft
Janitor:	2.0 cfm/sq ft
Acoustical Criteria: (from Sparling)	
Office	NC 35-40
Library	NC 35-40
Meeting Room	NC 30-35
Staff Room	NC 35-40
Study Rooms	NC 35-40

Table 3: Indoor Conditions

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Indoor Conditions:	
Lighting Power Allowances: (from Candela)	
Office	0.86 w/sf
Library Stacks	8.4 w/lf
Meeting Room	0.86 w/sf
Lobby	1.14 w/sf
Break room	1.14 w/sf
Lobby	1.14 w/sf
Public Computers	1.14 w/sf
Restrooms	1.14 w/sf

Table 4: Lighting Power Assumptions

Indoor Conditions:	
Plug Loads:	
Office	1.5 w/sf
Library Stacks	0.5 w/sf
Meeting Room	1.0 w/sf
Lobby	0.5 w/sf
Break room	1.0 w/sf
Lobby	0.5 w/sf
Public Computers	3.6 w/sf
Restrooms	0.2 w/sf

Table 5: Plug Load Assumptions

Indoor Conditions:	
Occupant Loads:	
Office	100 sf/person
Library Stacks	100 sf/person
Meeting Room	15 sf/person
Lobby	100 sf/person
Breakroom	100 sf/person
Lobby	100 sf/person
Public Computers	25 sf/person

Table 6: Space Occupant Assumptions

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Low-Pressure Overhead Ductwork:	
Static Pressure Loss:	Maximum 0.1 inches WC per 100 feet
Main Velocity:	Maximum 1,500 feet per minute
Branch Velocity:	Maximum 1,000 fpm
Flexible Ducts:	Maximum length 7 feet/ minimize total 90° bends.
Supply/Return Runout:	Maximum 500 fpm.
Underfloor Air Distribution:	
Pleum Static Pressure:	Maximum 0.3 inches WC
Supply Shaft Velocity:	Maximum 1,000 feet per second
Medium-Pressure Overhead Ductwork:	
Static Pressure Loss:	Maximum 0.2 inches WC per 100 feet
Main Velocity:	Maximum 2,400 feet per minute
Branch Velocity	Maximum 1,800 feet per minute

D3040 HEAT HVAC DISTRIBUTION SYSTEMS

- A. The main library will have an overhead air distribution system. There are six anticipated thermal zones for the building. The spaces will be served by a VAV rooftop unit.
- B. The office and meeting areas will be served by overhead air distribution. This system will be served by a VAV rooftop unit.
- C. There will be one exhaust fan located on the roof to serve the restroom, janitor closer, and break room.
- D. Anticipated major pieces of equipment:
 - 1. (3) variable volume terminal units with hydronic heating coils
 - 2. (3) parallel fan powered boxes with hydronic heating coils
 - 3. (1) 1,500 CFM rooftop exhaust fan

D3050 HEAT TRANSFER TERMINAL AND PACKAGED UNITS

- A. Option 1: A packaged DX rooftop with a hydronic heating coil will provide heating and cooling. The hydronic heating water loop will be served by a condensing gas boiler. Boiler flue gases shall be vented through the roof. The unit will be provided with economizer cooling capacity when outdoor conditions are favorable. CO2 sensors will be located in the meeting room and open office area and in the return air ducts for the open library spaces.
 - 1. Anticipated major pieces of equipment:
 - a. (1) 13,000 CFM Rooftop Unit with DX and Hydronic Heating Coil
 - b. (2) 200 MBH Gas Condensing Boilers
 - c. (2) 30 GPM Inline Pumps
- B. Option 2: A rooftop air handling unit with hydronic heating and cooling coils will provide heating and cooling. The hydronic heating water loop will be served by a condensing gas boiler. The chilled water loop will be served by a air cooled chiller located on grade. Boiler flue gases shall be vented through

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the roof. The unit will be provided with economizer cooling capacity when outdoor conditions are favorable. CO2 sensors will be located in the meeting room and open office area and in the return air ducts for the open library spaces.

1. Anticipated major pieces of equipment:
 - a. (1) 13,000 CFM Rooftop Unit with Hydronic Heating and Cooling Coils
 - b. (2) 200 MBH Gas Condensing Boilers
 - c. (2) 30 GPM Inline pumps (heating)
 - d. (1) 30 ton air cooled chiller
 - e. (2) 40 GPM inline Pumps (chilled water)
- C. Miscellaneous Systems:
 1. The electrical/telecom rooms will be served by a ductless air source heat pump mounted inside the wall. This unit will be served by a rooftop condensing unit.
 2. The vestibule will be served by recessed electric unit heater, with an alternate for an electric ceiling mounted radiant panel.
 3. There will be a 5kW wall hung unit heater in the riser room for freeze protection.

D3060 HVAC INSTRUMENTATION AND CONTROLS

- A. A Tridium with JACE direct digital control (DDC) system will be provided to control and monitor all HVAC equipment and systems. In addition to HVAC the DDC system will control lighting (via the Watt-Stopper lighting panel).
- B. The control system will be integrated into the existing KCLS system to allow full control and monitoring from the existing operator's terminal. Because the system is used through all KCLS buildings, the graphical interface shall be the same for all sites, in so far as it is possible. The contractor shall coordinate with KCLS and submit graphics for review prior to implementation.
- C. Provide a data jack in the DDC panel for temporary connection of a laptop for start-up, trouble shooting, etc.
- D. During the construction phase, KCLS will provide to the Controls Subcontractor an IP address for the DDC system.
- E. Coordinate construction with the KCLS HVAC system maintenance contractor, currently Macdonald-Miller.
- F. Valve and damper actuation will be electric type. The control system will perform all required control functions, including optimization of equipment and system performance, reliability, equipment life and energy consumption.

D3060 HVAC SYSTEMS TESTING, ADJUSTING, AND BALANCING

- A. A balancing contractor will be hired by the construction team.
- B. The building systems will be fully commissioned by an independent commissioning agent as required by Washington State Energy Code. The contractor shall participate in commissioning, fully executing the tests that will be witnessed by the commissioning agent.

D3090 OTHER SPECIAL HVAC SYSTEMS AND EQUIPMENT

- A. A measurement and verification system will be put in place to provide energy and water use feedback to the building owners and occupants. It should be installed with capabilities of monitoring energy by end use (HVAC equipment, lights, plug loads, domestic water, etc.) to provide information on building performance.

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- B. Seismic bracing and anchorage will be required for the mechanical systems (equipment, piping, ducts) in compliance with the current code (non-critical facility designation).

D40 FIRE PROTECTION SYSTEMS

- A. Existing Conditions: The sprinkler system was added as part of the 1986 renovation. An existing 4" fire main enters the building in the NW corner into the fire riser closet and connects to the city main via in Mill St. The renovation drawings indicate that a double check valve was installed. There appear to be modification to the actual routing and location of backflow device but this was not confirmed. The fire department connection and alarm bell are located on the exterior of the building adjacent to the closet. This differs from the location shown on the 1986 drawings. The entire fire sprinkler system is a dry system with air compressor located in the closet in the NW area of the building. There are sprinkler heads throughout the building including above the ceiling between the trusses and in the exterior canopy.
- B. Demolition: Remove the exiting fire protection system back to the main.
- C. Current Codes and Standards Washington State fire code, NFPA 13 and local requirements.
1. Codes Include:
 - a. 2009 International Building Code With Washington Amendments (WAC Chapter 51-50)
 - b. 2009 International Fire Code with Washington Amendments (WAC Chapter 51-54)
 - c. 2009 International Mechanical Code with Washington Amendments (WAC Ch 51-51)
 - d. City of Renton Fire and Emergency services Department
 - e. The renovation may need to be permitted under new 2013 Washington building codes depending on the effective dates and the grace period.
 2. Standards Include:
 - a. King County Library System – Design Criteria and Checklist (7/26/11)
 - b. National Fire Protection Association (NFPA) Standards
- D. A new wet fire protection system will be provided. A dry system or dry sprinkler heads will be required for building overhangs/canopies.
- E. A detector double-check assembly will be provided for the fire service. Backflow devices are currently planned to be installed in a vault outside of the building and indicated by the civil engineer.
- F. A post type fire department connection is anticipated which will be installed on site near the fire water backflow device. The fire department connection will connect downstream of the backflow device and will be indicated by the civil engineer.
- G. The fire protection service demand will be 475 GPM which is based on sprinkler demand and hose allowance requirements.

D ELECTRICAL

D5000 ELECTRICAL, LIGHTING AND LOW VOLTAGE SYSTEMS

- A. Electrical Service and Distribution.
1. Main electrical transformers: Primary power service will be provided from an in-ground vault mounted Puget Sound Energy (PSE) transformer on the east side of the building in the plaza area. Primary feeders for the PSE transformer will come from an existing PSE vault located on the east side of Logan Avenue South. Road crossing will be via underground boring from the plaza to the existing vault. The secondary feeders are to be underground to the main switchboard located on main electrical room located at the northwest corner of the new library. The main service is estimated at 600 amp at 480 volts, 3 phase. Note service size is based on including 210 kW of backup electrical heat loads.

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2. Main electrical distribution equipment: The main panel board is to be 600 amp, 480 volt, 3 phase and is located in the main electrical room on the main level. The distribution panel is to have a main circuit breaker and owner meter with possible sub meter to track lighting and mechanical usage as part of LEED process.
 - a. Low-voltage distribution.
 - b. Electrical utility services.
 - c. Panel boards.
 - d. Enclosed switches and circuit breakers.
 3. Electrical branch circuit panel boards: Three 277/480 volt and two 120/208 volt branch circuit panels are estimated. All panels are located in the main electrical room. A dedicated panel 277/480 volt for lighting, a second panel for mechanical equipment, third for heat loads and two 120/208 volt panels for general and equipment branch circuit loads
 4. Existing plaza PSE power service and distribution panel with lighting control panel location conflicts with the new building and plaza work. The existing service and distribution panel are to remain operational until new service and distribution panel are complete. The new service and panel are to be located on the northeast exterior wall of the new library. The service is 100 amp, 240/120 volts fed from existing PSE pull box on the southeast corner of the plaza.
- B. Wiring, Cables and Connectors:
1. Conductors: Copper, THWN-2 or XHHW-2. Minimum 90C insulating rating. Minimum 10AWG wiring, solid or stranded.
 2. Connectors: wire nuts with integral spring connectors for conductors 10 through 8AWG. Compression type lugs for splicing larger than 8AWG; mechanical type lugs not allowed.
- C. Grounding: provide equipment grounding conductor with all branch circuits.
- D. Raceways:
1. Minimum trade size: 21mm.
 2. Surface raceway (where called out on Drawings): Wiremold Cablesmart 40N2 series non-metallic raceway, Panduit or approved equal.
 3. Underground: Schedule 80 PVC;
 4. Exterior Locations: RMC
 5. Interior Locations: IMC; EMT allowed where conduit is less than 53mm trade size and in dry, protected, non-exposed location.
 6. Fittings: Use compression fittings; set screw allowed if raceway is less than 53mm trade size and in dry, protected, non-exposed location.
 7. Connectors: use with factory installed plastic inserts permanently installed.
 8. Elbows: Use factory elbows; field-bending allowed with EMT less than 53mm trade size.
- E. Boxes:
1. Outlet: minimum 100mm square, 40mm depth. Galvanized steel construction.
 2. Interior Pull Boxes: ANSI 49 grey enamel painted sheet steel junction and pull boxes, with screw-on covers.
 3. Exterior outlet covers: die-cast metal, two-gang type cover with loop for padlock, rated raintight while cord is plugged in.
 4. Site handholes: H20 rating for cover and housing, concrete construction, minimum 300mm wide by 450mm long by 300mm deep. Cast iron cover with welded lettering for contents (power, signal, fiber, fire alarm, etc.).
 5. Pull vaults: H20 rating for cover and housing, concrete construction, minimum 4-foot by 4-foot by 4-foot unless otherwise noted on Drawings. Traffic rated lid. Utility Vault or approved.
 6. Provide pull box within interior of building minimum every 100-feet.
- F. Hangers and Supports: design per CBC requirements, including application seismic conditions. Support conduits within 455mm of outlets, boxes and cabinets. Maximum support spacing: 2440mm.

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- G. Labels: provide polyethylene plastic label (152mm wide by 4mm thick) for underground utility markers, color coded per APWA. Panel schedules typewritten, indicating load on each circuit and location. Back of receptacle, switches finish plates legibly write in indelible ink the circuit for that wiring device. Front of junction box, pull box, legibly write in indelible ink the circuits contained inside.
- H. Wiring Devices:
1. Wall switches: toggle type, quiet acting, 120/277-volt, extra heavy duty. Leviton 1221, P&S PS20AC1, Hubbell HBL1221.
 2. Duplex receptacles: 125-volt, 20-amp, Cooper 5362, Hubbell HBL5362, Bryant BRY5362, Leviton 6362, P&S 5362A or approved.
 3. GFCI Receptacle: UL943. Feed,through type, back-and-side wired, tamper resistant, weather resistant, self-testing, 20-amp, 125-volt. Hubbell GFR5362SB, Cooper WRVGR20, P&S 2095TRWR or approved.
 4. Finish Plates: 302 stainless steel if in area with no surrounding power outlets.
 5. Floor boxes are to be combination low voltage and line voltage, recessed in raised access floor. Boxes are to be compatible with the raised access floor system and approved by the King County Library System.
 6. Safety switches: heavy duty, fused type, Class RK1 fuses, defeatable cover interlock.
- I. Branch circuit breakers: bolt-on type, lugs suitable for 90C rated wire sized according to 75C temperature rating per NEC. 20-amp rated for SWD (switch duty) and HID lighting.
- J. Circuiting instructions:
1. Provide dedicated circuit for each copiers and equipment.
 2. Provide dedicated neutral for each circuit; handle-tie circuit breakers are not allowed;
- K. Panelboard: concealed hinged front, door-in-door construction, keyed to match existing campus panelboards locks. Copper bus bar, tin-plated. Bolt-on type circuit breakers. Fault current rating minimum: 10kAIC for 208/120-volt panelboards. Compression lugs for feeders. At least 25% spare capacity (breaker space and amperage rating) for future loads.
- L. Lighting
1. Electrical branch wiring: Lighting circuits will be from the 277 volt panel located in the main electrical room. A programmable low voltage control panel will be located next to this panel.
 2. Interior lighting: Includes equipment and installation related to interior and special lighting applications.
 - a. Lighting will meet Illuminating Engineering Society (IES) recommended light levels. Lighting energy use will meet Washington State Non-Residential Energy Code 2009, with a goal of being 10% below or better.
 - b. All lamps will be LED, linear fluorescent, or ceramic metal halide (CMH) for energy efficiency and long life. Recessed downlights will be LED in order to reduce the amount of compact fluorescent lamps to minimize the energy footprint as well as the mercury content of the lamps in the building. Compact fluorescent will only be used in portable lighting and only where there is no other alternative lamping.
 - c. Description of general lighting intent: Refer to sheet EL101 for layout of lighting. Refer to attached lighting fixture cutsheets for general fixture descriptions.
 - 1) Main Floor: The wood ceiling is uplit from the perimeter walls by CMH uplights with integral ballasts (type M1). Fixtures are mounted at about 13' AFF. The north terracotta wall will be grazed with linear LED (type L2) while the west graphic wall will be washed with CMH wall washers integrated into the skylight well (type M3). Small scale LED downlights between the terracotta louvers will accent the louvers (type L8). LED downlights (type L3) supplement the lower ceiling zone south of the back-of-house areas, with LED wall washers (type L9) highlighting the notice board area. Linear fluorescent slot fixture (type F6) wash the east wall in this area to help create the depth of the space and vertical brightness. All stacks will have KCLS Standard stack lighting fixture (Vode

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WingRail LED), mounted in accordance with KCLS Standards (see lighting fixture cutsheets – KCLS Stack Standard). General ambient lighting in non-stack areas will be provided by LED downlights with decorative trim pendant mounted from ceiling or trusses (see lighting fixture cutsheets – LED Downlight). This layout is to be determined. General lighting will be 15 footcandles (fc) to 20 fc average unless otherwise noted. The following are specialty areas where lighting is still to be determined and is not shown on sheet EL101:

- a) Computer Stations: LED lighting will be integrated into the decorative floating box above the stations to provide both general illumination and effect. This lighting is to be determined pending design of the decorative floating box. The light level will be 30 fc average.
 - b) Kid's Area: Lighting in this area will be more playful in nature to encourage child interaction and excitement. Color-changing RGB fixtures integrated into furniture, floor, or hung from the ceiling will be considered to create vibrancy and a playful environment. See lighting fixture cutsheets – Kid's Area – Playful Pendants.
 - c) Teen's Area: Lighting in this area will be mostly functional with some special features, such as a different style of downlight or lighting integrated under benches, to create a zoned area for teens. See lighting fixture cutsheets – Teen's Area LED Downlight and LED Bench Strip.
 - d) Community Area: Lighting in this area will have a more comfortable, living room quality to it. Table lamps and/or floor lamps can be used to help create this atmosphere. All table and floor lamps will be durable in nature and meet KCLS Standards. See lighting fixture cutsheets – Floor Lamp. The light level in this area will be 30 fc average around reading areas.
 - e) Perimeter Reading: Supplemental lighting will provide reading. This lighting is to be determined. The light level will be 50 fc average.
 - f) Study Rooms: Linear fluorescent direct/indirect fixtures (type F8) provide the functional lighting. Specialty lighting is to be determined. The light level will be 50 fc average.
 - g) Staff Service Point: Decorative, glowing pendant fixtures will provide a visual cue as well as functional light levels. See lighting fixture cutsheets – Staff Service Pendant. The light level will be 50 fc average.
- 2) Meeting Room: Direct/indirect pendants will provide the main functional lighting (type F1 series). Linear fluorescent wall washers will illuminate display walls (type F3). Special feature lighting will be examined as well, and is to be determined. The light level will be 50 fc average.
 - 3) Restrooms: Public restrooms will be illuminated with a combination of LED downlights (type L1) and asymmetric reflector striplights (type F4) mounted in an architectural cove. The private staff restroom will be illuminated with an LED downlight (type F1) and a mirror sconce (type F7).
 - 4) Staff Office: A direct/indirect linear fluorescent pendant will provide the functional lighting (type F1) with linear fluorescent wall washers (type F3) accenting display or work walls. A table mounted task light may be provided by the Owner. The light level will be 30 fc average, with task lighting to provide higher light levels if required.
 - 5) Staff Break Room: High efficiency lensed 2'x4' recessed troffers (type F5) will provide the functional lighting. Linear fluorescent wall washers (type F3) accenting display or work walls. The light level will be 30 fc average.
 - 6) Electrical/Mechanical Closets, Storage, and Other Utility Spaces: Two lamp striplights with a wire-guard (type F2) will be chain-hung, ceiling mounted, or wall mounted depending on the space and equipment.
- d. Emergency lighting will be provided via battery backup ballasts located integral with the fixtures or wall mounted battery backup two adjustable emergency head fixtures.
 - e. Dimming control with pre-set scene wall station will be provided for lighting in the Meeting room. The lighting control system is to interface with the AV control system.

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- f. Exterior and general interior lighting to be controlled via Wattstopper programmable relay panel. This panel is interfaced with the building management system per KCLS standards. Occupancy sensors are to be provided in toilet rooms, offices and support spaces.
 - g. Daylight automatic dimming of light fixtures in the daylighting zones for automatic control in daylight zones.
3. Exterior Building Lighting:
- a. All lighting will meet IES recommended light levels and City of Renton code required light levels. Lighting energy use will meet Washington State Non-Residential Energy Code 2009, with a goal of being 20% below or better.
 - b. Lamps will be either CMH or LED. Fluorescent will not be used because it performs poorly in the cold winter months.
 - c. Description of general lighting intent:
 - 1) Main Entry Canopy: Stem mounted CMH uplights (type M1A) mounted from the canopy will uplight the canopy in the same manner as the interior uplights to create a constant plane from exterior to interior. Stem or surface mounted LED downlights (see lighting fixture cutsheets – LED Downlight Exterior) will provide general light levels on the ground. The light level will be 5 fc average.
 - 2) Plaza: Linear LED strips integrated into benches (see cutsheets – LED Bench Strip) will provide a soft level of light at benches. Pedestrian scale pole fixtures may be required if lighting from the adjacent sidewalk/streets cannot provide the functional light level requirements alone. These would match the City of Renton standard poles along the sidewalks (see lighting fixture cutsheets – City of Renton Standard).
 - 3) Sidewalk at S Third Street: Small scale LED downlights surface mounted to the canopy (type L7) will help provide views to the exterior from the building interior at night. City of Renton standard pedestrian scale poles will continue marching down S Third Street, spaced roughly 30' to 50' on center.
 - 4) Back of House Egress Doors: Low wattage LED wallpack (type L4) will provide egress lighting at the door. LED steplights mounted to planter/low level walls (see lighting fixture cutsheets – LED Steplight) will provide pathway lighting to public right-of ways.
 - 5) Trash/Recycling Enclosure: Higher output LED wallpacks (type L5) will illuminate the enclosure area. Lighting will be switched to only come on when the enclosure door is opened, or when motion is detected.
 - 6) Roof Mechanical Area: Full cutoff LED wallpacks (type L5) will illuminate paths in the roof mechanical area. Fixtures will be switched with automatic shut off at sunrise.
- M. Fire Alarm System
- 1. Alarm fire alarm: Building will have a non-coded, addressable-analog fire alarm system for complete cover to meet local and ADA requirements.
 - 2. Main fire alarm panel is to be located in the main electrical room.
- N. Telecommunications
- 1. The outside plant cabling system pathways for the project will consist of connections to Century Link for standard telecommunications services and to Comcast for connection to the King County INET single mode optical fiber network. Comcast manages the INET network for King County. The following is a brief description of these connections:
 - a. Century Link - A four inch Schedule 40 PVC conduit will be extended east underground from the telecommunications space in the building to a 24" x 36" x 30"D hand hole located close to the new buildings eastern perimeter. The four inch conduit will continue underground from this hand hole to an existing Century Link pull box located in the side walk on the west side of Logan Ave.
 - b. Century Link will place a multi-pair UTP copper cable into the telecommunications space in the building and terminate this cable onto a properly grounded building entrance terminal.
 - c. Comcast - A four inch Schedule 40 PVC conduit will be extended underground south from the telecommunications space in the new building. This conduit will connect to a newly placed 25-

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- TA pull box located in the side walk close to the buildings southern perimeter. From this new 26-TA pull box a four inch conduit will be extended west underground (below the side walk) to the corner of South 3rd Street and South Morris Ave for connection to the Comcast facilities. Comcast will intercept existing fiber facilities running north and south along the east sidewalk of Morris Street by placing an intercept type 25-TA pull box. The four inch conduit will meet the Comcast 25-TA pull box providing a connection into the building.
- d. Comcast will place a multi-strand fiber optic cable into the new building and terminate the cable onto either a wall or rack mounted fiber optic panel. Any metallic parts of the incoming cable will be properly grounded.
 - e. All outside plant pathways will be complete with a continuous 600 lbs. rated mule tape pull string.
2. The inside plant structured cabling system for the Renton library project will be designed using the most recently ratified versions of the following design standards: ANSI/TIA-568, TIA-569, ANSI/TIA/EIA-606 and ANSI-J-STD-607 for commercial building grounding. Design will be completed by a certified BICSI RCDD. The installation contractor will have on staff a certified RCDD to oversee the installation which will be performed by BICSI registered installers. Contractor will provide proof of certification with the project bid documents.
 3. Design and installation will comply with NFPA-70 (NEC), Washington State and City of Renton codes.
 4. Design will include cabling to support access points for in-building wireless local area networking.
 5. Typical office work area outlet will consist of three Category 5e cables.
 6. Connectivity will be provided for the AMH machine.
 7. Connectivity will be provided for the people counting system at the library entrance.
 8. Meeting room and Cyber bar will have locking jacks.
 9. Connectivity from fire alarm control panel to telecommunications space for connection to code required telecommunication services will be provided.
 10. Connectivity to the HVAC and other mechanical system for building maintenance system network will be provided.
 11. All metallic cabling and cabling components entering the building from the outside place network will be terminated onto properly grounded building entrance terminal protection complete with fast acting fusible link modules.
 12. Structured cabling system will be an end to end solution from one manufacture able to provide an extended warranty. Minimum term for the end to end warranty will be 20 years. Install cabling per manufacturer extended product warranty agreement using manufacture certified installation staff.
 13. Copper UTP cabling: Category 5e, 4-pair, CMP rated jacket.
 14. Modular jacks: Category 5e, IDC terminals, T568-B wiring scheme, coordinate color face plate types with architect.
 15. Rack mounted Category 5e, IDC 24 port modular patch panels in the telecommunications space.
 16. Dust covers: single-port dust cover for modular openings, color to match faceplate.
 17. All unused ports on face plates will have blank covers.
 18. Telecommunications space:
 - a. Located in an area of the electrical room which will provide code required clearances and adequate work space for the communications technicians when working on rack and wall mounted equipment.
 - b. One 52RU 4-post Chatsworth equipment rack.
 - c. Two dedicated 120 VAC 20 amp electrical circuits
 - d. Two walls covered with fire resistant ply-wood painted on all sides with light color fire resistant paint. Mounted and located per the construction documents.
 19. Telecommunications space patch cords: Category 5e, 5-feet, factory-terminated double ended, 8-position to 8-position, stranded conductors-typical.
 20. Fiber optic: Project will provide rack mountable fiber optic panel complete with adapter panels, connectors and pre-terminated pig tails for the termination of King County INET SM fiber optic cabling.

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21. Wall mounted back boxes for communications: minimum 4-inch by 4-inch by 2.5-inch galvanized steel. Use single gang plaster ring. One inch conduit from the back boxes will be extended into the accessible ceiling area.
22. 6 inch x 4 inch wire basket cable tray will be provided under the access flooring areas.
23. Raceway: minimum 10 times inside diameter of conduit for bend radius. No section of conduit extends more than 100-feet between pull points. Where routed open inside building, use j-hooks no more than 5-feet on center, with minimum 2-inch bend radius for cabling placed on j-hook. Size raceway no less than size necessary for maximum 40 percent conduit fill with Category 5e cable installed under this Contract.
24. Labeling: per KCLS standard for site, while following ANSI/TIA/EIA-606 standards.
25. Testing: field-testing of fiber optic and copper cable installation using Level III tester and following ANSI/TIA/EIA-568 Standard, and PDF file copies of test results must be sent to and approved by KLS for Substantial Completion of project.

E. EQUIPMENT AND FURNISHINGS

E10 EQUIPMENT

E1010 INSTITUTIONAL EQUIPMENT

- A. Exterior Book Drop not connected to AMH System:
 1. Basis of Design: The following is listed for pricing purposes.
 - a. Manufacturer: Kingsley Companies, Pomona CA, www.kinsley.com.
 - b. Model 15-8950 Standard Kwik Drop System, including the following:
 - 1) Exterior faceplate with weather shroud
 - 2) Exterior depository and entry chute.
 - 3) Interior chute and enclosure with Kwik lock and AirBlock systems
 - c. Braille Label: Model 99-8100 Braille Label reading "Book Drop."
 - d. Provide chute installation kit as necessary for a functioning installation.

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

- A. Plastic Laminate Casework:
 1. Locations:
 - a. Staff Break Room upper and lower casework.
 - b. Staff Work Room upper and lower casework and countertop.
 - c. Meeting Room upper and lower casework.
 2. Plastic Laminate: Formica, Nevamar, Pionite, or Wilsonart high pressure laminates.
 3. Casework Construction:
 - a. Fabricate casework in accordance with AWS standard section 400; custom grade.
 - b. Design: AWS Flush Overlay design, unless indicated otherwise. Joint between exposed doors, drawer faces, and countertop edges shall be 1/8 inch plus or minus 1/16.
 - c. Exposed Surfaces: Plastic laminate clad with matching ABS edging, unless otherwise indicated.
 - d. "Inside" Exposed Surfaces of Shelving Units and Cabinets Without Doors: Plastic laminate finished board, with exposed edges banded with plastic laminate self edging or PVC tape to match face color.
 - e. Semi-Exposed Surfaces: Prefinished melamine board, unless indicated otherwise.
 - f. Provide vertical grade plastic laminate, except use general purpose grade at countertops.
 - g. Backs of Doors and Drawers: Plastic laminate. Particleboard shall be minimum 3/4" thick unless indicated otherwise. Shelves shall be 1" thick, minimum.

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4. Plastic Laminate Countertops:
 - a. Fabricate countertops from particleboard and general purpose grade plastic laminate in the shapes indicated.
 - b. Where countertops are indicated with sinks, use water resistant MDF in lieu of particleboard.
- B. Transparent Finish Wood Casework Construction:
 1. Locations: Built-in casework throughout the Project.
 2. Construction:
 - a. Fabricate transparent finish wood casework in accordance with AWS standard section 400; "Custom" grade.
 - b. Fabricate wood casework from wood veneer plywood with exposed and finished edge.
 3. Wood Veneer Plywood: States Industries "Apply Ply" hardwood veneer plywood; select white maple face veneer; plain sawn.
 4. Transparent Wood Finish: Shop spray apply in accordance with AWS finishing system, Premium Grade Waterborne Conversion Varnish; satin sheen.
- C. Custom Stone Countertops:
 1. Basis of Design: Pental Chroma quartz slab; 3 cm thickness; polished finish surface and edges.
 2. Location: Men 110, Women 111, and Meeting Room 109.
 3. Provide painted steel counter supports.
- D. Custom Cast Concrete Countertops:
 1. Basis of Design: Absolute Concrete Works or similar; custom color as selected by the Architect; sealed finish.
 2. Location: Computer Table and Cyberbar.

F. SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

F1030 SPECIAL CONSTRUCTION SYSTEMS

- A. Fall Restraint System:
 1. Provide Rooftop lifeline fall restraint systems along accessible roof edges surfaces with parapets or railings less than 39 inches high.
 2. Fall Arrest Systems:
 - a. Design to fully protect the user at all times while in the area of potential fall hazard.
 - b. Fall arrest systems shall consist of lifeline cable mounted to roof anchors at a uniform distance inboard from the roof or building edge. Install all fall arrest system a minimum of 6 feet from the roof edge.
 - c. System shall be designed to prevent free fall of more than 6'-0" or contact any lower level.
 - d. Design cable life line systems to utilize a transfastener/trolley device.
 3. Components:
 - a. Prefabricated Anchors: Types as manufactured by Thaler Metal Industries, Ltd. or approved; hot dip galvanized.
 - b. Flashing: Stainless steel; custom fabricated to fit the anchor assembly.
 - c. Bolts, nuts and washers: Type 316 stainless steel.
 - d. Wire Rope and Associated Fittings:
 - 1) Stainless steel wire rope; type 316; of sizes and configuration recommended by manufacturer and as required to meet performance criteria.
 - 2) Marine grade stainless steel wire rope with a minimum breaking strength of 10,000 pounds.
 - 3) Swaging: The cable shall be swaged in-line with the anchor point and have a slip indicator.

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- 4) Shock Absorber: Load limiting in-line shock absorber to 3,000 pounds for multi-span systems and 4,500 pounds for single span systems. The shock absorber shall visually display deployment in the event a load such as a fall has occurred on the system.
- 5) End Anchors: Type 316 stainless steel end anchors with minimum breaking strength of 10,000 pounds.
- 6) Provide type 316 stainless steel corner assemblies, turnbuckles and other components for a complete installation.
- 7) Tension Indicator: The wire rope assembly shall include a tension indicator that will allow the user to physically verify that the correct cable tension is achieved.
- e. Transfastener/Trolley: 316 stainless steel with a minimum tensile load of 3600 pounds. The transfastener shall allow for easy pass-thru of support points without disconnecting from the system. Provide a minimum of 2 devices.
- f. Deceleration Device: Provide appropriate length lanyards that meet or exceed applicable standards of ANSI Z 359.1 and OSHA 1926.104. Provide a minimum of 2.
- g. Harnesses: Provide full body harnesses with single back D-ring that meet or exceed applicable standards of ANSI Z 359.1 and OSHA 1926.104. Provide a minimum of 2.

F20 SELECTIVE DEMOLITION

F2010 GENERAL DEMOLITION REQUIREMENTS

- A. Structural Demolition:
1. Demolish portion of existing tee beam floor at south side of building.
 2. Demolish existing high roof at east side of building and provide new open web wood/steel joists at main roof elevation with 3/4" plywood roof sheathing..
 3. Demolish existing roof over vestibule area and provide wide flange steel beams and metal roof deck.
 4. Demolish existing roof overhang and provide cantilever wide flange beams and metal roof deck around perimeter for new roof overhang.

G. BUILDING SITEWORK

G10 SITE PREPARATION

G1010 SITE CLEARING

- A. Sod stripping: Includes removal of sod for reuse
1. Clear areas as indicated in drawings, coordinate disposal of topsoil and vegetation with Library
 2. Protect areas not in work, or to remain within work limits
- B. Clearing and grubbing: Includes removal of vegetation including roots.
- C. Shrub and tree removal and trimming: Includes removal or trimming of trees and shrubs. Root removal.
- D. Stripping and stockpiling of soil: Includes removal of soil for reuse.

G1020 SITE DEMOLITION AND RELOCATIONS

- A. Selective Site Demolition
1. Demolish site elements as indicated on drawings.
 2. Remove demolished materials from site and dispose of properly.
 3. Salvage and return to owner elements as indicated on drawings
 4. Coordinate demolition of site elements with overall material disposal & re-use
- B. Utility Abandonment, Removal and Relocation
1. Abandon or demolish utilities as indicated in project documents

RENTON LIBRARY at LIBERTY PARK
RENTON, WASHINGTON

SCHEMATIC DESIGN SPECIFICATIONS

2. Coordinate with other disciplines as needed for schedule and for maintenance of services to project site.
3. Coordinate required temporary utility main shutdowns with the City.
4. Provide for temporary continuation of "pass through" services that serve other buildings or facilities not part of project scope. (irrigation)

G1030 SITE EARTHWORK

- A. Grading: Includes moving earth to establish new contours and elevations.
 1. Rough grading.
 - a. Grade for finish conditions per plan, allow for finish paving and planting sections per details
 - b. Remove large rocks and other debris within work area
 - c. Import additional material or export excess material as required to meet new grades.
 2. Finish grading: Fine grade to points and contours indicated on drawings. Allow for finish paving and planting sections
- B. Excavating, backfilling, and compacting: Includes removal of earth and backfill or fill to establish design elevations.
 1. Borrow.
 2. Rock removal.

G20 SITE IMPROVEMENTS

G2020 PARKING LOTS

- A. Flexible Parking Lot Pavement (Asphalt) :
 1. Flexible pavement: Class ½" HMA Asphalt over CSTC
 2. Asphalt base courses: Crushed Surfacing Base Course as for drives
- B. CIP Concrete Paving:
 1. CIP concrete over crushed rock base, section per geo-tech.
 2. Joints: sawcut.
 3. Finish: Broom.
- C. Parking Lot Curbs and Gutters:
 1. Portland cement concrete curbs and gutters.
 - a. Per Renton standards, 3,000-psi concrete
 - b. Provide forms, placing and finish to line and grade per contract documents.
- D. Parking Lot Appurtenances:
 1. Parking bumpers: Precast concrete or Recycled plastic wheel stops.
 2. Parking lot signs. ADA and other lot signage
 3. Pavement marking - Per Renton Standards
 - a. Blue accessibility markings
 - b. Yellow "No Parking Zone" markings
 - c. Red "No Parking Curb" markings
 - d. White markings unless specified otherwise.
 - 1) Parking stalls
 - 2) Directional information.

G2030 PEDESTRIAN PAVING

- A. CIP Concrete Paving:
 1. CIP concrete over crushed rock base, section per geo-tech.
 2. Integral color
 3. Joints: sawcut.

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RENTON, WASHINGTON

SCHEMATIC DESIGN SPECIFICATIONS

4. Finishes:
 - a. Sandblast
 - b. Broom

G2050 LANDSCAPING

- A. Planting:
 1. Nursery grown plant stock complying with ANSI Z60.1.
 2. Drought tolerant, adapted and native plantings of trees, shrubs and groundcovers.
 3. Staking and guying materials.
 4. One-year warranty.
- B. Soils
 1. 12" depth import topsoil typical.
 2. 24" depth import topsoil at planting areas over seismic slab.
 3. 2" depth mulch.
- C. Irrigation
 1. Fully automatic underground irrigation system.
 2. Low volume pop-up heads.
 3. One-year warranty.

G2050 OTHER SITE CONSTRUCTION

- A. Signs/Markers:
 1. Park/library signs, materials TBD
- B. Site Furnishings:
 1. Powder-coated steel bicycle rack, surface mounted.
 2. Powder-coated steel trash receptacle, surface mounted.
 3. Powder-coated steel benches, 8' length, surface mounted.

G30 SITE CIVIL/MECHANICAL UTILITIES

G3010 WATER SUPPLY AND DISTRIBUTION

- A. Site Domestic Water Distribution
 1. Replace existing domestic water service from parking lot to building
 - a. Provide Ductile Iron pipe as sized for building demand.
 - b. Provide fittings, valves, pipe restraint and other elements as needed for new service.
 - c. Coordinate with building plumbing design for entry location and interior connections.
 - d. Coordinate with City for all required service shutdowns
 2. All work and materials per City of Renton standards
- B. Site Fire Protection Water Distribution
 1. Provide fire sprinkler water supply from parking lot to building
 - a. Provide Ductile Iron pipe as sized by sprinkler design.
 - b. Provide bends, valves, pipe restraint and other elements as needed for new service.
 - c. Coordinate with interior fire system design for point of entry and riser room location. Backflow protection and system valves to be provided inside the building.
 - d. Coordinate with City and fire department for all required service shutdowns and disruption of fire service.
 2. All work and materials per City of Renton and current Fire Code standards.

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RENTON, WASHINGTON
SCHEMATIC DESIGN SPECIFICATIONS

G3020 SANITARY SEWER SYSTEMS

- A. Sanitary sewage collection
 - 1. Assume for initial budgetary purposes to replace existing side sewer from building to City main.
 - 2. Relocate points of connection to coordinate with new building program.
 - 3. Sanitary sewage equipment includes equipment for site sanitary sewerage systems: Piping materials, excavation, bedding, backfill, compaction and testing.
 - 4. All work and materials per City of Renton standards.

G3030 STORM SEWER SYSTEMS

- A. Storm water collection Includes systems for collecting and transmitting water from sub-drainage systems and building rain water systems utility piping materials, cleanouts, manholes, catch basins, culverts, french drains, trench drains, excavation, bedding, backfill, compaction and testing.
 - 1. All materials and installation per City of Renton Standards
- B. Provide roof connection to existing discharges to Cedar River from roof drains.

Z. GENERAL

Z10 GENERAL REQUIREMENTS

Z1020 PROCEDURAL GENERAL REQUIREMENTS

- A. Division One Requirements: Standard King County Library Division One will be incorporated into the Project.
- B. Owner Furnished/Contractor Installed Elements.
 - 1. AMH System.
- C. Separate Work:
 - 1. Furniture.

END

KCLS Renton Library at Liberty Park: Plumbing Cut Sheets 100% SD

February 25, 2013



KINGSTON™

**BOWL
K-4330**

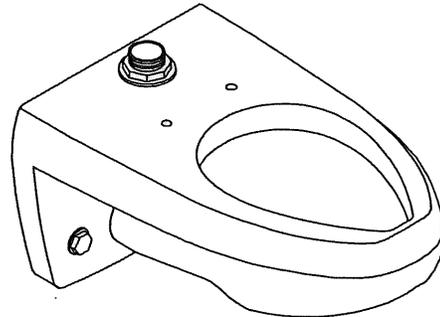
ADA

CSA B651

OBC

Features

- Vitreous china
- Elongated bowl
- Siphon jet
- With bedpan lugs (-L)
- 1-1/2" top spud
- Wall-mount
- 1.6 gpf (6 lpf)
- 12-3/8" (314 mm) x 11-3/8" (289 mm) water area



Codes/Standards Applicable

Specified model meets or exceeds the following:

- ADA
- ICC/ANSI A117.1
- CSA B651
- OBC
- ASME A112.19.2/CSA B45.1

Colors/Finishes

- 0: White
- Other: Refer to Price Book for additional colors/finishes

Accessories

- 0: White
- CP: Polished Chrome
- Other: Refer to Price Book for additional colors/finishes

Specified Model

Model	Description	Colors/Finishes	
K-4330	Elongated bowl toilet	<input type="checkbox"/> 0	<input type="checkbox"/> Other _____
K-4330-L	Elongated bowl toilet with bedpan lugs	<input type="checkbox"/> 0	<input type="checkbox"/> Other _____

Recommended Accessories			
K-4670-C	Lustra™ open front seat	<input type="checkbox"/> 0	<input type="checkbox"/> Other _____
K-4670-CA	Lustra™ open front seat (with anti-microbial agent)	<input type="checkbox"/> 0	
K-10674	WAVE exposed toilet flushometer –1.6 gpf (6 lpf)		<input type="checkbox"/> CP
K-10957	Touchless DC toilet flushometer –1.6 gpf (6 lpf)		<input type="checkbox"/> CP
K-13516	Manual toilet flushometer – 1.6 gpf (6 lpf)		<input type="checkbox"/> CP

Product Specification

The elongated bowl shall be made of vitreous china. Bowl shall be wall-mount with a 1-1/2" top spud. Bowl shall have 12-3/8" (314 mm) x 11-3/8" (289 mm) water area. Bowl shall be 1.6 gpf (6 lpf). Bowl shall have bedpan lugs (-L). Bowl shall have siphon jet. Bowl shall be Kohler Model K-4330-_____

KINGSTON™

Technical Information

Fixture*:	
Configuration	top spud, elongated
Water per flush	1.6 gallons (6 L)*
Spud size	1-1/2"
Passageway	2-1/4" (57 mm)
Water area	12-3/8" (314 mm) x 11-3/8" (289 mm)
Water depth from rim	5-1/4" (133 mm)
Seat post hole centers	5-1/2" (140 mm)
Minimum static pressure required	35 psi (241.3 kPa)
Maximum static pressure	80 psi (551.6 kPa)
Minimum flowing pressure required	25 psi (172.4 kPa)
Required supply minimum	25 gpm (94.6 lpm)
* Designed to flush with 1.6 (6 L) gallons of water when installed with a 1.6 (6 L) gpf flush valve.	

Included components:	
Spud	18357
Flush valve requirements: Refer to manufacturer and local codes.	

Installation Notes

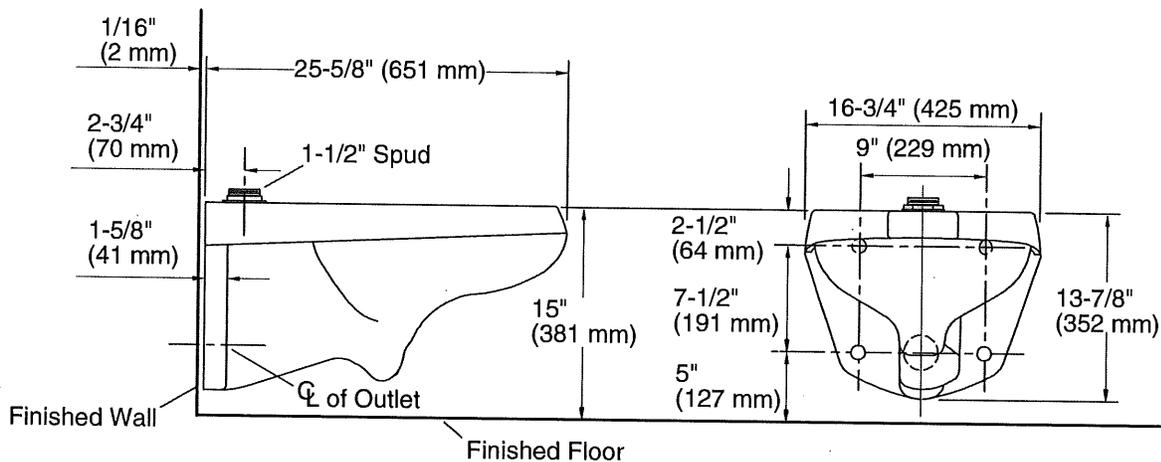
Install this product according to the installation guide.

Will comply with the American Disabilities Act (ADA) when installed per the requirements of the Accessibility Guidelines, Section 604 Water Closets, of the Act. The Model Plumbing Codes require the installation of elongated open-front toilet seats in public bathrooms.

Refer to manufacturer and local codes for flush valve requirements.

Will comply with **CSA B651** when installed per Clause 4.3.6 of the standard.

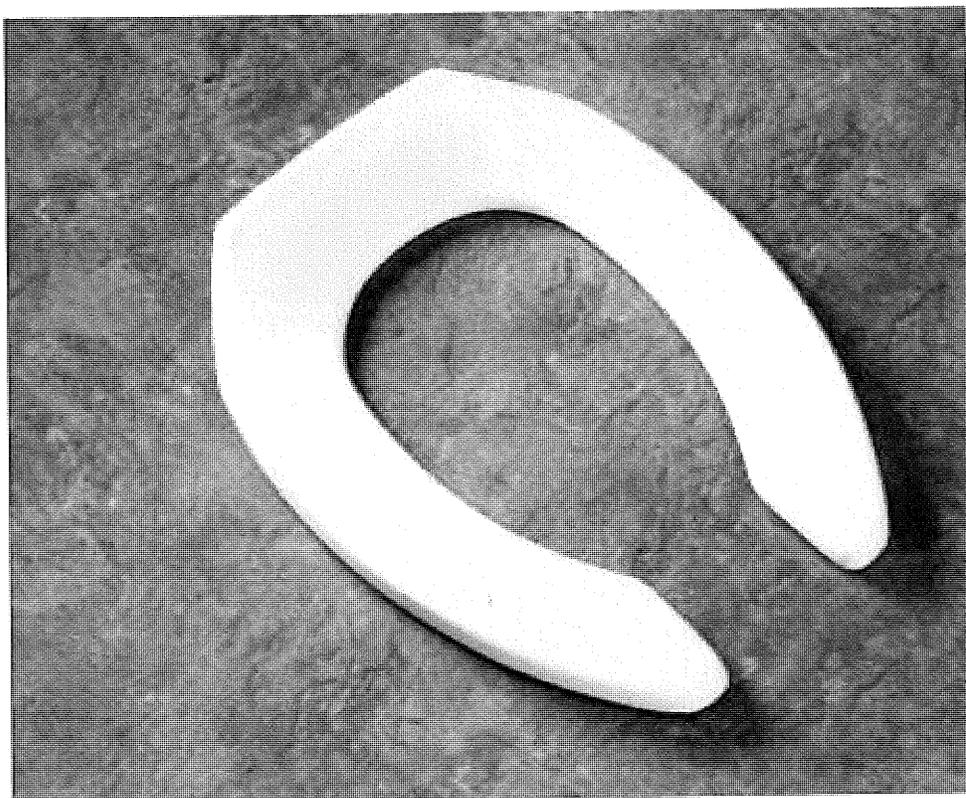
Will comply with **OBC Barrier Free** requirements when installed per Clause 3.8.3.8 and 3.8.3.9.



Product Diagram



COMMERCIAL PLASTIC SEATS

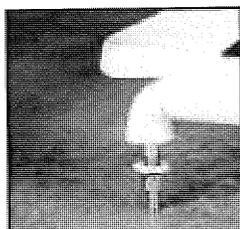
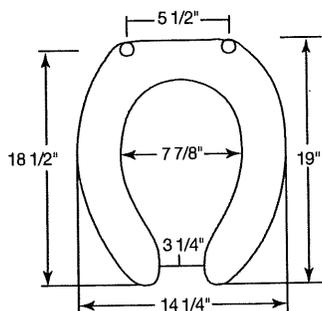


1955C

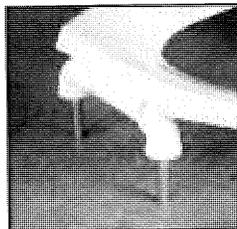
Seats shall be No. _____ as manufactured by Bemis Manufacturing Co. Seats shall be heavy weight and injection-molded of solid plastic. Seats shall be open front less cover for elongated bowl and feature large molded-in bumpers. External check hinges to feature 300 Series stainless steel posts that stop seat 11 degrees beyond vertical. Uses 300 Series stainless steel hardware. Color to be _____. (specify white or fixture manufacturer's color.) Hinges shall be _____.

1955C Open front less cover/external check hinge stops seat 11° beyond vertical.

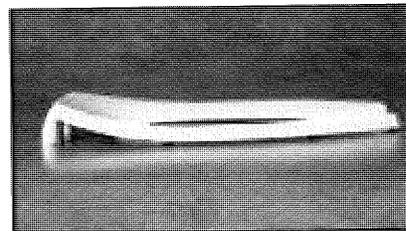
1955SSC Open front seat less cover/stainless steel, self-sustaining and external check hinge holds seat in any raised position up to 11° beyond vertical.



EXTERNAL CHECK HINGES WITH 300 SERIES STAINLESS STEEL POST



EXTERNAL CHECK HINGE



1955C PROFILE

Ring thickness is 1"
Ring thickness including the bumper is 1-3/16"



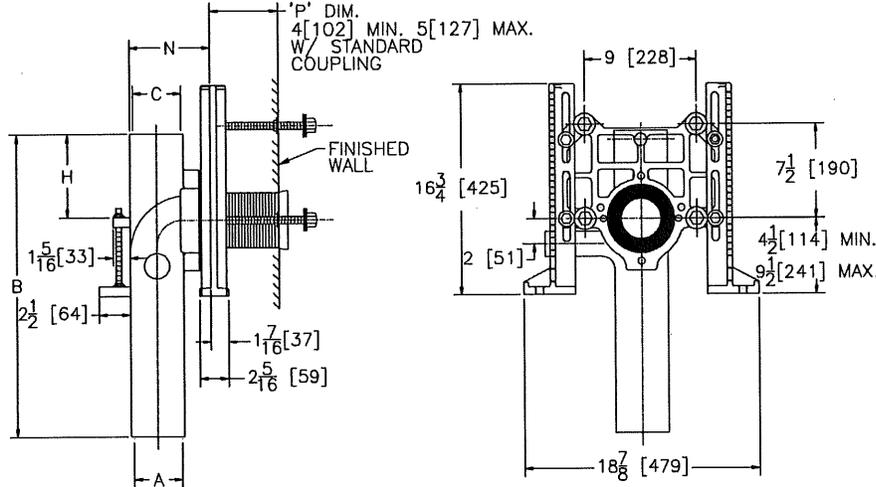
Z-1208

VERTICAL SIPHON JET WATER CLOSET SUPPORT SYSTEM

WC-1
SPECIFICATION SHEET

TAG _____

Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



Note:

1. Min. 'P' Dim. Obtainable=2 [51]
2. Feet bolted to floor using min. 1/2 [13] dia. bolts and back slots on carrier feet.
3. Back anchor foot required for secure installation.

Product No.	Dimensions In Inches					Approx. Wt. Lbs. [kg]
	A	B	C	H	N	
Z-1208-H42	4 [102]	14 3/4 [375]	2 [51]	4 3/8 [111]	6 1/4 [159]	60[27]
Z-1208-H44		15 1/4 [387]		4 7/8 [124]	7 5/16 [186]	
Z-1208-N32	3 [76]	18 [457]	2 [51]	6 1/4 [159]	4 3/4 [121]	
Z-1208-N42	4 [102]			6 5/8 [168]	5 1/2 [102]	
Z-1208-N44		4 [102]	4 [102]	6 1/2 [165]	6 1/2 [165]	

ENGINEERING SPECIFICATION:

ZURN Z-1208 (), Vertical Siphon Jet Water Closet "Rigid System" with () size No-Hub or Hub and Spigot connections. Complete with Dura-Coated cast iron main fitting, separable faceplate rigidly mounted on fitting, universal floor mounted foot supports, corrosion resistant adjustable ABS coupling with integral test cap, fixture bolts, trim, and stud protectors. Rear anchor tie down, and bonded "Neo-Seal" gasket.

PRODUCT/DEFINITION

_____ Z-	Z-1208-H42	4 [102]	Spigot,	2 [51]	Hub Vent
_____ Z-	Z-1208-H44	4 [102]	Spigot,	4 [102]	Hub Vent
_____ Z-	Z-1208-N32	3 [76]	No-Hub,	2 [51]	No-Hub Vent
_____ Z-	Z-1208-N42	4 [102]	No-Hub,	2 [51]	No-Hub Vent
_____ Z-	Z-1208-N44	4 [102]	No-Hub,	4 [102]	No-Hub Vent

PREFIXES

_____ Z-	D.C.C.I. System with Zurn "ZZ" Adjustable Coupling *
_____ ZQ-	D.C.C.I. System with N.P.T. Inlet, Non-Adjustable Coupling

SUFFIXES

_____ -A	Auxiliary Support Assembly (For P-Dim. greater than 18 [457])	_____ -VP	Vandal Proof Trim
_____ -B	Blowout Type Fixture Support	_____ -W	Adapter for Womens Urinal
_____ -CC	Corrosion Resistant Cast Iron Coupling (6 [152] To 12 [305])	_____ -X3	3 [76] Foot Extension Assembly
_____ -CL	Coupling Length Greater than 12 [305] (Specify length Required)	_____ -X4	4 [102] Foot Extension Assembly
_____ -F	Floor Mount, Back Outlet Fixture Support	_____ -29	Mechanical Test Cap Assembly
_____ -G	Galvanized Cast Iron	_____ -45	Finishing Frame for Siphon Jet System (For Blowout System specify -45-B)
_____ -JJ	Two 2 [51] Auxiliary Inlets	_____ -50	Flush Valve Supply Support for W.C.
_____ -JL	2 [51] Left Hand Auxiliary Inlet	_____ -61	"ZZ" Coupling Wrench
_____ -JR	2 [51] Right Hand Auxiliary Inlet		
_____ -M	Auxiliary Foot Support (For P-Dim. 10 [254] to 18 [457])		
_____ -T	Threaded Connection (Available on Restricted Basis Only)		

*REGULARLY FURNISHED UNLESS OTHERWISE SPECIFIED

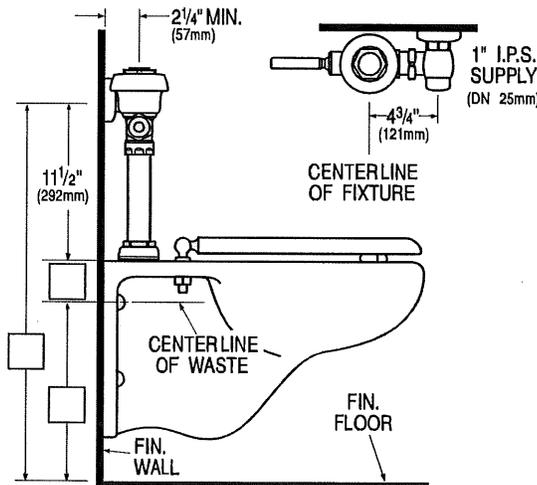
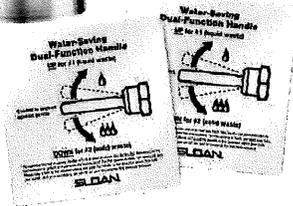
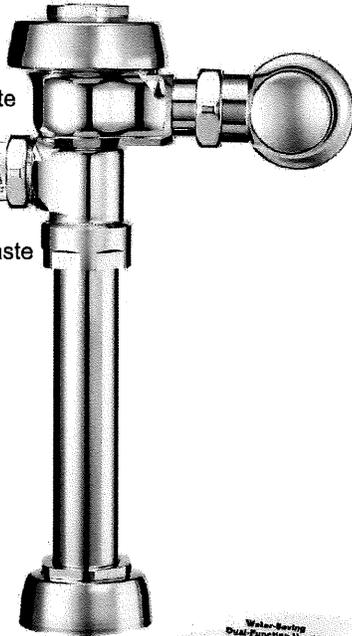
REV. F	DATE: 1/27/00	C.N. NO. 84305
DWG. NO. 58843	PRODUCT NO. Z-1208	

UPPERCUT™

The Fastest Way to Start Saving Water!

HET
HIGH-EFFICIENCY TOILET

UP for liquid waste
Down for solid waste



Dual Flush Flushometer

WES-111

- ▶ **Description**
Exposed Water Closet Flushometer with Dual Flush Feature, for floor mounted or wall hung top spud bowls.
- ▶ **Flush Cycle**
WES-111 High Efficiency (Down 1.6 gpf/6.0 Lpf, Up 1.1 gpf/4.2 Lpf)
- ▶ **Specifications**
Dual Flush, Quiet, Exposed, Diaphragm Type, Chrome Plated Closet Flushometer with the following features:
 - Lifting Handle UP initiates *reduced* flush (1.1 gpf/4.2 Lpf), eliminating liquid and paper waste, saving a 1/2-gallon of water
 - Pushing Handle DOWN initiates *full* flush (1.6 gpf/6.0 Lpf), eliminating all waste
 - Reduces water volume by up to 30% when activated UPWARDS
 - Antimicrobial Coating on Handle protects against germs
 - PERMEX™ Synthetic Rubber Diaphragm with Dual Filtered Fixed Bypass
 - Distinctive Green ADA Compliant Metal Non-Hold-Open Handle with Triple Seal Handle Packing signifies Water Conserving Device
 - 1" I.P.S. Screwdriver Bak-Chek™ Angle Stop
 - Free Spinning Vandal Resistant Stop Cap
 - Adjustable Tailpiece
 - High Back Pressure Vacuum Breaker Flush Connection with One-piece Bottom Hex Coupling Nut
 - Spud Coupling and Flange for 1 1/2" Top Spud
 - Sweat Solder Adapter with Cover Tube and Cast Set Screw Wall Flange
 - High Copper, Low Zinc Brass Castings for Dezincification Resistance
 - Non-Hold-Open Handle, Fixed Metering Bypass and No External Volume Adjustment to Ensure Water Conservation
 - Flush Accuracy Controlled by CID™ Technology
 - Diaphragm, Handle Packing, Stop Seat and Vacuum Breaker molded from PERMEX™ Rubber Compound for Chloramine Resistance
 - Includes two (2) adhesive backed Metal Wall Plates etched with Instructions

Valve Body, Cover, Tailpiece and Control Stop shall be in conformance with ASTM Alloy Classification for Semi-Red Brass. Valve shall be in compliance to the applicable sections of ASSE 1037.

- ▶ **Variations**
 - TP Trap Primer
 - YG Extended Bumper on Angle Stop (for seat with cover)
 - YO Bumper on Angle Stop (for open front seat without cover)
- ▶ **Accessories**
See Accessories Section of the Sloan catalog for details on these and other Flushometer variations.
- ▶ **Fixtures**
Consult Sloan for Sloan brand matching fixture options.



Patent Pending



This space for Architect/Engineer approval

The information contained in this document is subject to change without notice.

SLOAN

SLOAN VALVE COMPANY • 10500 SEYMOUR AVE. • FRANKLIN PARK, IL. 60131
Ph: 1-800-9-VALVE-9 or 1-847-671-4300 • Fax: 1-800-447-8329 or 1-847-671-4380
www.sloanvalve.com

SLOAN® Waterfree

U-1

**Waterfree
Urinal
Model**

WES-1000

- ▶ **Description**
Wall hung, wall outlet, Waterfree Vitreous China Urinal.
- ▶ **Features**
 - Touch-free operation
 - Uses no water
 - Mechanical-free design
 - Patented, Sealed Locking Cartridge
 - Smooth, non-porous surfaces
- ▶ **Benefits**
 - Improved hygiene and safety
 - Reduced water and sewer costs
 - Water supply piping not required
 - Odor-free
 - Vandal resistant
 - Minimal care and easy cleaning
- ▶ **Specifications**
Wall hung, wall outlet, waterfree, Vitreous China Urinal with the following features:
 - Vitreous China Fixture
 - Cartridge Housing (H-1, Mod. 3)
 - Cartridge Kit † — Engineered to last for an average of 7000 uses
 - One piece Wall Bracket with Anchors Included
 - Uni-coupler (for new and retrofit installations)
 - Drain Line Test Cap
 - Professional Cartridge Change Key

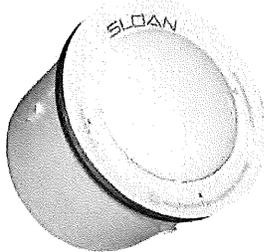
† Additional Cartridges sold separately
- ▶ **Colors**
 - Standard White

Consult Sloan for optional colors.
- ▶ **Cartridge Filter**



*The New Sloan Waterfree Urinal —
Preserves our Natural Resources and
saves costs*

Sloan Waterfree Urinals reduce water and sewer costs, maintenance and repair bills, and create more hygienic, odor-free restrooms. A Patented, Sealed Cartridge eliminates the need for water, typically conserving 40,000 gallons per unit per year. Installing Waterfree Urinals along with other Sloan Conservation Products ensures meaningful water savings. In addition, Sloan Waterfree Urinals do not require costly supply piping to fixture.



**Patented, Sealed Cartridge
uses a Biodegradable
Sealant Liquid to control
odors.**

The patented Cartridge is engineered to last for an average of 7000 uses and to receive waste through drain holes. Waste passes through an immiscible layer of biodegradable Sealant, continues through a Trap System, and flows over a Baffle to prevent the loss of Sealant. A Discharge Tube in the housing directs the flow of waste into the building drain system. The Cartridge is designed as a replaceable component when its function has been exhausted.



Featuring Falcon Waterfree Technology

ANSI/ASME A112.19.19-2006



MEETS THE AMERICAN DISABILITIES ACT
GUIDELINES AND ANSI A117.1 ACCESSIBLE
AND USABLE BUILDINGS AND FACILITIES -
CHECK LOCAL CODES.



® Certified

This space for Architect/Engineer approval	
Job Name _____	Date _____
Model Specified _____	Quantity _____
Variations Specified _____	
Customer/Wholesaler _____	
Contractor _____	
Architect _____	

Renton Library-Liberty Park

Budget vs. Actual Review

Acct No.	Category	19.5K SQ update	8.9M update	KCLS Paid, invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
		Budget	Budget						
60100	LAND	40,700	40,700	711	0	0	0	711	39,989
60200	CONSTRUCTION	7,863,018	6,679,903	0	0	0	0	0	7,863,018
60300	FURNITURE & EQUIPMENT KCLS Funded	0	0	0	0	0	0	0	0
60400	MATERIAL KCLS Funded	0	0	0	0	0	0	0	0
60500	OFFSITE DEVELOPMENT	165,000	165,000	0	0	0	0	0	165,000
60600	OWNERS COST	2,271,260	2,014,397	176,484	0	0	0	176,484	2,094,776
TOTALS 302 Budget		10,339,978	8,900,000	177,195	0	0	0	177,195	10,162,783

Original Budget **8,900,000**
 Variance over-run **(1,439,978)**

KCLS portion needs to be adjusted to not be included in this b

Renton Library-Liberty Park

Budget vs. Actual Review

Acct No.	Category	19.5K SQ update	8.9M update	KCLS Paid, invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
		Budget	Budget						
60100 LAND									
60110	01001	Land Acquisition			0	0	0	0	0
60110	01010	Interest			0	0	0	0	0
60110	01100	Site Feasibility Study	15,000	15,000	0	0	0	0	15,000
60110	01200	Environmental Analysis	12,000	12,000	711	0	0	711	11,289
60110	01300	Hazardous Waste Cleanup			0	0	0	0	0
60110	01400	Demolition			0	0	0	0	0
60110	01500	Surveying	10,000	10,000	0	0	0	0	10,000
60110	01700	Contingency	3,700	3,700	0	0	0	0	3,700
TOTAL LAND			40,700	40,700	711	0	0	711	39,989
Per report from City of Renton									
60200 CONSTRUCTION									
60210	03001	Construction Base Price	6,175,665	5,240,193	0	0	0	0	6,175,665
60210	03200	Change Orders - 10% of Construction	617,567	524,019	0	0	0	0	617,567
60210	03300	WSS Tax 9.5%	645,357	547,600	0	0	0	0	645,357
			7,438,588	6,311,812	0	0	0	0	7,438,588
60210	03400	Additional Contracts	50,000	50,000	0	0	0	0	50,000
60210	03420	Signage - Exterior	0	0	0	0	0	0	0
60210	03900	Contingency - 5%(of all of above)	374,429	318,091	0	0	0	0	374,429
			424,429	368,091	0	0	0	0	424,429
TOTAL CONSTRUCTION			7,863,018	6,679,903	0	0	0	0	7,863,018
60300 FURNITURE & EQUIPMENT - KCLS ONLY									
60320	04100	Fixtures & Furniture	KCLS Funded	KCLS Funded	0	0		0	0
60320	04200	Shelving			0	0		0	0
60320	04200	Vode Lighting for shelves			0	0		0	0
60320	04300	Office Systems			0	0		0	0
60320	04400	Wayfinding			0	0		0	0
60320	05100	Startup Supplies			0	0		0	0
60320	05200	Computer Equipment			0	0		0	0
60320	05500	Contingency - 10%			0	0		0	0
TOTAL FURNITURE AND EQUIPMENT			0	0	0	0	0	0	0
60400 MATERIALS									
60460	07100	Library Materials Stockpi	KCLS Funded	KCLS Funded	0	0		0	0
TOTAL MATERIALS			0	0	0	0	0	0	0
60500 OFF SITE DEVELOPMENT									
60510	06100	Mitigation Payments	0	0	0	0	0	0	0
60510	06200	Street Improvements	0	0	0	0	0	0	0
60510	06300	Road Improvements	0	0	0	0	0	0	0

Renton Library-Liberty Park

Budget vs. Actual Review

Acct No.	Category	19.6K SQ update	8.9M update	KCLS Paid, invoiced to City	KCLS Paid, remains w/ KCLS	Renton Paid Directly (not in 302)	Committed To Date	Total Project \$	Budget Available
		Budget	Budget						
60510	06400 Utilities	150,000	150,000	0	0	0		0	150,000
60510	06500 Contingency	15,000	15,000	0	0	0		0	15,000
TOTAL OFF SITE DEVELOPMENT		165,000	165,000	0	0	0	0	0	165,000
60600 OWNERS COST									
60610	02100 Soils/Boring Tests	50,000	50,000	25,020	0	0		25,020	24,980
60610	02150 Surveying	40,000	40,000	21,134	0	0		21,134	18,866
60610	02200 Traffic Study	7,500	7,500	0	0	0		0	7,500
60610	02500 Permits & Fees	250,000	250,000	4,120	0	0		4,120	245,880
60610	02600 Legal Fees	2,500	2,500	0	0	0		0	2,500
60610	02700 Inspections - QC	10,000	10,000	46	0	0		46	9,954
60610	02800 Misc. Expenses	25,000	25,000	0	0	0		0	25,000
60610	02850 Project Management	150,000	150,000	0	0	0		0	150,000
60610	02910 Consultant Basic Service Architectural Addenda	642,000	532,500	125,041	0	0		125,041	516,959
60610	02910 Allowance Consultant Additional Services	50,000	50,000	0	0	0		0	50,000
60610	02920 Record Sets	110,000	110,000	0	0	0		0	110,000
60610	02920 As Built Revisions	25,150	25,150	0	0	0		0	25,150
60610	02920 Public Process	7,800	7,800	0	0	0		0	7,800
60610	02920 KCLS Consultant Coordination	51,000	51,000						51,000
60610	02920 Cost Consultant Coordination	4,600	4,600						4,600
60610	02920 Hardware Consultant	52,912	45,726						52,912
60610	02920 Lighting Design	8,483	6,483						8,483
60610	02920 Acoustical	51,970	43,770						51,970
60610	02920 Interiors	35,900	29,340						35,900
60610	02920 Data/AV	82,039	73,839						82,039
60610	02920 Landscape Architect	41,550	34,990						41,550
60610	02920 Civil Engineering	22,690	19,960						22,690
60610	02920 Civil Engineering	49,030	29,620						49,030
60610	02920 Sprinkler Review	11,402	11,402						11,402
60610	02920 Additional Mechanical-Plumbing	21,500	21,500						21,500
60610	02920 Enhanced CA Services	98,000	98,000						98,000
60610	02930 Reimbursable Expenses Art Commission & Installation- 1% of	50,000	35,145	1,123	0	0		1,123	48,877
60610	02940 MACC	61,757	5,000	0	0	0		0	61,757
60610	02980 Moving Expenses	32,000	40,000	0	0	0		0	32,000
60610	02985 Building Commissioning	20,000	20,000	0	0	0		0	20,000
60600	02990 Contingency - 10%	206,478	183,572	0	0	0		0	206,478
TOTAL OWNER COSTS		2,271,260	2,014,397	176,484	0	0	0	176,484	2,094,776

CEDAR RIVER LIBRARY DESIGN QUESTIONS

- Keep the current square footage, which is 22,500 sq. ft.
- Leave the current entrance where it is!!!
- Leave shell of building as is!!
- Indirect lighting and extra UV protection is better for books than glass box. Don't shrink it, because books aren't extinct.
- Keep lots of light, views from inside library of river below, keep the warmth of wood. Add native design.
- Keep parking on both sides
- Bigger outside area on bridge. Maybe with seating/picnic area in part of it.
- Large meeting room
- Add another bike rack or 2 because it gets crowded. Make sure the children's area is fun, warm, open and large enough for story hour and other programs.
- Definetly need large area for Public information---booklets, brochures, bus schedules, community news
- Keep orientation of reading spaces to river and Liberty Park
- Historical display including 1990 flood
- Keep \$ in usable space—meeting room etc.—space workable for Renton residents
- Keep the same, don't change
- Do only repairs not demolition
- Keep views to river
- Look for historical opportunities
- Keep bridge deck
- Study rooms for tutoring
- Keep the 'legacy' of the building
- No cookie-cutter building design/No glass box
- Large children and youth areas
- Expand technology in building
- Just remodel to meet code compliance