



Pacific Building Conversion Project



Project Status Report May 2024



Project Description:

The 20,040 square foot (sf) facility is being renovated into a new congregate co-shelter facility for 75 unhoused adults, families and 20 companion animals. The building remodel will include additional shower toilet facilities, a warming kitchen, updated HVAC system, new sprinkler system, and administration spaces. The exterior changes will include new doors and canopies, new roof, repairs to existing siding, reconfiguring the parking lot and fresh paint.

Project Milestones:

April	May	June
<ul style="list-style-type: none"> Continued framing of new interior walls Complete pour back of plumbing trenches Begin electrical rough-in Start site work 	<ul style="list-style-type: none"> Investigate exterior siding Complete interior demolition Complete roof restoration Site work continues Begin mechanical rough-in 	<ul style="list-style-type: none"> Complete electrical rough-in Complete heating and cooling rough-in Continue plumbing rough-in Preparations for exterior concrete pours

Project Timeline:

The project is currently tracking **ON SCHEDULE** for the November 2, 2024 occupancy.

	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
Bidding	[Purple]														
Contracts			[Green]												
Demo			[Orange]	[Orange]	[Orange]	[Orange]	[Orange]								
Construction				[Blue]	[Blue]	[Blue]	[Blue]	[Blue]	[Blue]	[Blue]	[Blue]	[Blue]	[Blue]	[Blue]	[Blue]
Roofing							[Black]	[Black]							
Interior Framing					[Light Blue]	[Light Blue]	[Light Blue]	[Light Blue]							
Exterior Siding							[Dark Blue]	[Dark Blue]	[Dark Blue]						
Site/Civil Work							[Pink]	[Pink]	[Pink]	[Pink]	[Pink]	[Pink]	[Pink]	[Pink]	[Pink]
Substantial Completion													[Green]	[Green]	[Green]
Commissioning													[Grey]	[Grey]	[Grey]
Project contracts Closeout													[Orange]	[Orange]	[Orange]
Final Completion													[Black]	[Black]	[Black]

Construction Budget:

- The construction contract was awarded at \$5,397,000
- May change orders approved for a combined net total of \$325,774.00
- New construction contract total is \$5,722,774.00
- The general contractor billed a total of \$937,645.70 for the work completed in May 2024
 - Per the construction schedule, the work is 44% complete

In The Last 30 Days:

Roofing progressed with the installation of a new weather barrier and roofing membrane. Framing of walls reached completion in the pet care area, storage spaces, and kitchen. The electrical and plumbing rough-in throughout the facility continued and the installation began for the interior heating and cooling ductwork. Removal of exterior sheathing on the building was completed. Site work continued with a focus on grading the north yard to prepare a foundation for sidewalks, picnic area, children's playground, and pet sanitation area.

One Month Look Ahead (June 2024):

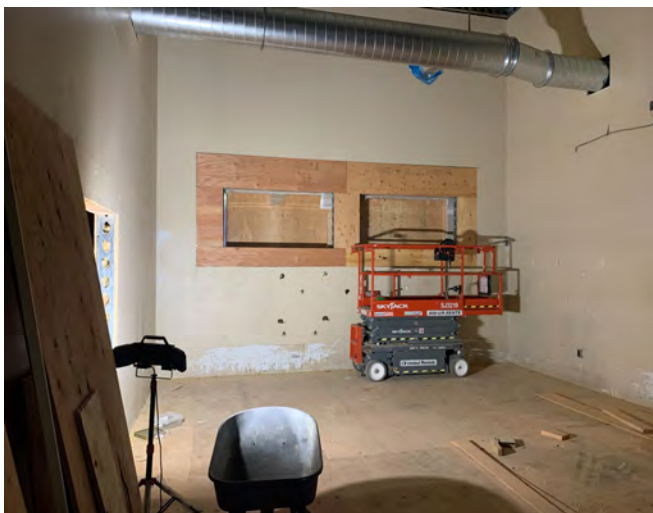
Installation of heating, cooling ductwork, and electrical rough-in are on schedule. Inspections will take place for framing, plumbing, electrical work that is completed. Scheduling for installation of drywall and insulation is underway. Delivery and installation of replacement doors and windows is also scheduled. Fire sprinkler assembly continues to progress throughout the facility. Preparations are underway for concrete pours for sidewalks, a picnic area, and stairway on the north property. Coordination with utilities on site for upgrades and connections. Utilities include Puget Sound Energy, West Sound Utility District, and Cascade Natural Gas.



Grading for sidewalk, picnic area, and children's playground



Roof restoration



Framing of interior windows



Installed ductwork and fire sprinkler system