

Pacific Building Conversion

Project Status Report
October 2024



The Pacific Building Conversion Project is a 20,040 square foot (sf) facility that 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 replacement doors and windows, new canopies, new roof, repairs to existing siding, reconfiguring the parking lot and fresh paint.

September	October	November
<ul style="list-style-type: none"> Exterior paint continued Interior paint began Casework was completed Ceiling grids were installed HVAC units were delivered 	<ul style="list-style-type: none"> Power cutover was completed and new meter was installed Exterior and interior painting was completed Mechanical, electrical, and plumbing trim-out ongoing 	<ul style="list-style-type: none"> Asphalt paving will be completed in the parking lots and shared road Sanitary sewer and storm system will be completed Gas and water meters will be installed

	Oct-23	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	█	█	█													
Contracts				█	█	█	█	█	█	█	█	█	█	█	█	█
Demo				█	█	█	█	█	█	█	█	█	█	█	█	█
Investigations				█	█	█	█	█	█	█	█	█	█	█	█	█
Construction				█	█	█	█	█	█	█	█	█	█	█	█	█
Interior Framing					█	█	█	█	█	█	█	█	█	█	█	█
Insulation & Drywall								█	█	█	█	█	█	█	█	█
Painting-Interior											█	█	█	█	█	█
Finishes													█	█	█	█
Roofing					█	█	█	█	█	█	█	█	█	█	█	█
Ext. Wrap & Siding								█	█	█	█	█	█	█	█	█
Painting-Exterior												█	█	█	█	█
Site Excavation								█	█	█	█	█	█	█	█	█
Substantial Completion																█
Commissioning																█
Project Closeout																█
Final Completion																█

The occupancy date is currently tracking for December, 2024

- The Neeley Construction Contract was awarded at \$5,397,000
- October Change Orders approved for a combined net total of \$27,469.07
- New Contract Total is \$6,117,995.07
- The general contractor billed a total of \$461,533.42 for the work completed in October 2024
 - The project is 93% complete

The Month in Review

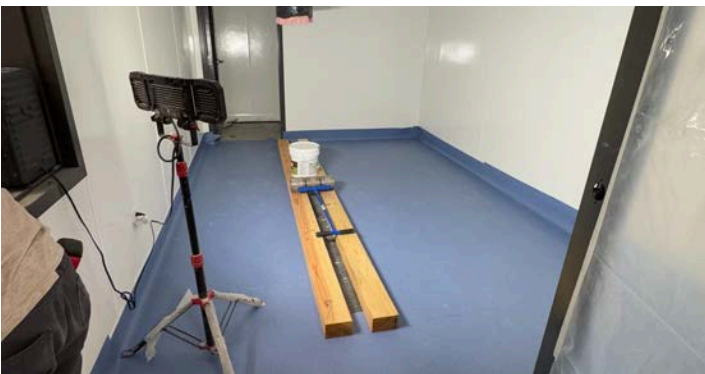
At the south end of the site, the sewer force main was tied into the existing sewer system. Work on the right of way continued and concrete was poured for gutters and curbs. Coordination with Puget Sound Energy continued, and the power cutover for permanent power and the new meter installation was completed. Surveyors staked out elevations and locations for the parking lots at the facility's south and east sides, where grading and compaction occurred. The installation of fences began at the north end of the facility with holes excavated for fence posts, and concrete was poured, securing the posts in place. The installation of toilets, sinks, and bathroom partitions began in the bathrooms and kitchen. Ductwork was installed for the HVAC units, and start-up for the three HVAC units on the roof occurred. The installation of flex ducts, grilles, and diffusers continued in the ceilings. Electrical trim-out continued, and light fixtures, receptacles, and light switches were installed throughout the facility. Door slabs, strikes, and closers were installed throughout the facility. Vinyl flooring was completed in kennels, pet care, the kitchen, and the laundry room. Exterior and interior painting reached completion.



Concrete poured for the curb and gutter at the right of way



Bathroom partitions



Vinyl flooring installation



Grading and compaction for the parking lots

Upcoming in November

Coordination with Puget Sound Energy, Cascade Natural Gas, and West Sound Utility District will continue. New gas and water meters will be installed. Sanitary sewer and stormwater work will reach completion. Start-up for the back up generator will occur. Site fencing installation will continue around the site. Asphalt paving for the parking lots, the hammerhead turnaround, and the shared road will be completed. The monument sign near Mile Hill Road will be installed. The installation of toilets, sinks, and bathroom partitions will progress. The hood will be installed in the kitchen, and the makeup air unit (MAU) will be installed on the mezzanine above the hood. HVAC trim-out will continue with the installation of flex ducts, grilles, and diffusers in the ceilings. The installation of light fixtures, receptacles, and light switches will reach completion, and the building's commissioning process will commence. The installation of doors and hardware will be finalized. Vinyl flooring installation will be completed in the bedrooms. Acoustic ceiling tiles will be installed in the ceiling grids throughout the facility. The installation of solid surface shower panels will begin in the shower rooms.