

Pacific Building Conversion

Project Status Report
September 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.

August	September	October
<ul style="list-style-type: none"> Exterior window installation was completed Concrete footings were poured for the generator and HVAC slab Installation of drywall and insulation was completed Patch and lap siding installation was completed 	<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"> The power cutover will be scheduled and new meter installed Exterior painting will reach completion Mechanical, electrical, and plumbing trim-out will continue Right of way construction will continue

	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
- September Change Orders approved for a combined net total of \$17,961.12
- Contract Total remains \$6,090,526.00
- The general contractor billed a total of \$944,019.94 for the work completed in September 2024
 - The project is 88% complete

The Month in Review

Interior door frames were installed throughout the facility, and interior door slabs were delivered. Fiber-reinforced plastic was installed on the walls in the bathrooms and kitchen, and reached 60% completion. Interior and exterior painting progressed to 80% completion. Dropped ceiling grid installation began in the bedrooms. Cabinets and countertops were installed throughout the facility. The installation of water heaters started in the utility room. On the exterior, rain gutters and downspouts were installed. The generator was delivered and set on the thickened slab at the facility's east side. HVAC units were delivered and lifted into place on the roof. Irrigation work began with the installation of sleeves under sidewalks; underground PVC was installed around the site for sprinklers. Concrete was poured for sidewalks, the generator slab, the HVAC enclosure, and the smoking shelter, completing concrete work on the facility's north side. On the northwest corner of the facility, concrete masonry units were installed surrounding the HVAC slab, completing the HVAC enclosure. A steel structure was erected and a metal roof was installed for the trash enclosure at the hammerhead turnaround.



Cabinets and countertops installed



HVAC enclosure and concrete work



Installation of the ceiling grid and interior painting



HVAC unit delivery

Upcoming in October

At the south end of the site, the sewer force main will be tied into the existing sewer system, and work on the right of way will continue. Coordination with Puget Sound Energy will continue, the power cutover will be scheduled and the installation of the new meter will be completed. Surveyors will stake out elevations and locations for the new parking lot at the facility's south and east sides. The installation of toilets, sinks, and bathroom partitions will begin throughout the facility. Ductwork will be installed for the HVAC units. The installation of flex ducts, grilles, and diffusers will start in the ceilings. Electrical trim-out will continue installing light fixtures, receptacles, and light switches throughout the facility. The generator installation will begin on the facility's east side. Door slabs and hardware will be installed throughout the facility. The installation of fiberglass-reinforced plastic will be completed in the bathrooms and kitchen. Interior painting will progress and exterior painting will be completed.