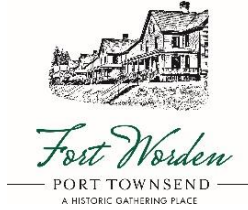


**Executive Committee Meeting  
Fort Worden Public Development Authority  
Seminar Building 298, Fort Worden  
Tuesday, October 16, 2018 | 9 a.m. to 11 a.m.**

**Public Meeting Agenda:**

- I. Call to Order
- II. Review of draft October 19, 2018 Board Meeting Agenda
- III. Review and Approval of September 18, 2018 Executive Committee Minutes
- IV. Makers Square Update
- V. Public Comment
- VI. Adjourn



**AGENDA**  
**Board of Directors Meeting**  
**Fort Worden Public Development Authority**  
**Friday, October 19, 2018 | 9:00 a.m. – 12:00 p.m.**  
**Chapel Building #24, Fort Worden**

**Regular Board Meeting**

- I. Call to Order
- II. Roll Call
- III. Changes to the Agenda
- IV. Public Comment
- V. Correspondence
  - ❖ Fort Worden Partners Report
  - ❖ Executive Committee Minutes September 18, 2018
  - ❖ Cash Flow Report
- VI. Consent Agenda
  - A. Review and Approval of Regular Board Meeting Minutes, September  
Action: Motion to approve September 26, 2018 Board Meeting Minutes
- VII. Review and Discussion of Financials
  - A. Staff Report
  - B. Board Discussion
- VIII. Resolution to waive competitive bidding requirement for specialized historic window restoration training services in connection with the renovation of three Makers Square buildings (305,308,324) within the Fort Worden campus and authorizing the contracting for these services with Ten Mile Planing Mill, LLC.
  - A. Staff Report
  - B. Board Discussion

**Action:** Motion to approve **Resolution 18-09** waiving competitive bidding requirements and authorizing Executive Director to enter into a contract with Ten Mile Planing Mill, LLC at a price not to exceed \$20,000.

- IX. Staff Report
  - A. Energy Efficiency Update
  - B. Makers Square Project Update and Timeline
  - C. Glamping Update
  - D. Legislative Fam Tour
  - E. Staff Retreat
  - F. 2019-2021 Capital Budget
  - G. Staff Committee Reports:
    - a. Branding for the Lifelong Learning Center
  
- X. Board Reports/Discussion
  
- XI. Public Comment
  
- XII. Next Meetings
  - ❖ Executive Committee Meeting November 20, 2018
  - ❖ Board of Directors Meeting November 28, 2018
  
- XIII. Adjourn

**Budget Phasing Analysis**

**Gee Heckscher**

*project:* **Makers Square**  
*scope:* Budget Analysis vs Available Funding  
*date:* October 15, 2018

*market adjustment* 8.00%  
*WA State Sales Tax:* 9.00%  
*contingency:*

**1. Phase 1A - per 9/4/18 Estimate**

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**Running totals**

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>
. 1	Building 305	1	ls	4,628,687	4,628,687
. 2	Phase 1 Sitework	1	ls	233,169	233,169
. 3	Phase 1 Water Pipe, meter, connections to mains and buildings	1	ls	19,449	19,449
. 4	Phase 1 Sanitary Sewer Pipe, cleanouts, connection to main & building	1	ls	10,506	10,506
. 5	Phase 1 Storm Sewer Pipe, catch basins, downspouts, cleanouts, infiltration trenches	1	ls	48,998	48,998
. 6	Phase 1 Electrical Transformer and vault, primary feeder, future conduits	1	ls	67,375	67,375
. 7	Markups included				
. 8					

<i>subtotal</i>	<b>Phase 1A - per 9/4/18 Estimate</b>	5,008,184	<i>market</i>	<i>tax</i>	<i>cont</i>	<b>5,895,634</b>	5,895,634
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**2. Phase 1B - per 9/4/18 Estimate - up thru Division B30 & incl demo**

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>
. 1	Building 308 Core and Shell	1	ls	356,792	356,792
. 2	Building 324 Core and Shell	1	ls	380,296	380,296
. 3	Markups	0.35	%	737,088	257,981
. 4					
. 5					

<i>subtotal</i>	<b>Phase 1B - per 9/4/18 Estimate - up thru</b>	995,069	<i>fee</i>	<i>tax</i>	<i>cont</i>	<b>1,171,395</b>	1,171,395	<b>7,067,029</b>
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**Budget Phasing Analysis**

**Gee Heckscher**

project: **Makers Square**  
 scope: Budget Analysis vs Available Funding  
 date: October 15, 2018

market adjustment 8.00%  
 WA State Sales Tax: 9.00%  
 contingency:

**3. Phase 1C - per 9/4/18 Estimate - up thru Division C30**

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>					
. 1	Building 308 build-out	1	ls	37,283	37,283					
. 2	Building 324 build-out	1	ls	54,898	54,898					
. 3	Markups	0.35	%	92,181	32,263					
						<i>fee</i>	<i>tax</i>	<i>cont</i>		
<i>subtotal</i>	<b>Phase 1C - per 9/4/18 Estimate - up thru</b>			124,444		9,956	12,096		<b>146,496</b>	146,496
										<b>7,213,525</b>

**4. Phase 1D - per 9/4/18 Estimate - up thru Division D50**

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>					
. 1	Building 308 MEP	1	ls	206,596	206,596					
. 2	Building 324 MEP	1	ls	268,181	268,181					
. 3	Markups	0.35	%	474,777	166,172					
. 4										
. 5	Water supply	1	ls	126,420	126,420					
. 6	Sanitary sewer	1	ls	101,942	101,942					
. 7	Electric utilities - partial from Phase 2	1	ls	80,000	80,000					
. 8	Site lighting - partial from Phase 2	1	ls	20,000	20,000					
. 9	Markups	0.35	%	328,362	114,927					
. 10										
						<i>market</i>	<i>tax</i>	<i>cont</i>		
<i>subtotal</i>				1,084,238		86,739	105,388		<b>1,276,365</b>	1,276,365
										<b>8,489,890</b>

**Budget Phasing Analysis**

**Gee Heckscher**

*project:* **Makers Square**  
*scope:* Budget Analysis vs Available Funding  
*date:* October 15, 2018

*market adjustment* 8.00%  
*WA State Sales Tax:* 9.00%  
*contingency:*

**5. Phase 2 - MS Utilities - balance after 305 per 9/4/18 Estimate**

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>						
. 1	Water moved to Phase 1D										
. 2	Sanitary sewer moved to Phase 1 D										
. 3	Storm sewer	1	ls	92,232	92,232						
. 4	Electrical utilities - less trans & vault relocations	1	ls	41,250	41,250						
	\$80K moved to Phase 1 D										
. 5	Site lighting - \$20 K moved to Phase 1 D	1	ls	138,755	138,755						
. 6	Markups	0.35	%	272,237	95,283						
						<i>market</i>	<i>tax</i>	<i>cont</i>			
<i>subtotal</i>	<b>Phase 2 - MS Utilities - balance after 3</b>				367,520	29,402	35,723		<b>432,644</b>	432,644	<b>8,922,534</b>

**6. Phase 3 - MS Site Improvements - per 9/4/18 Estimate**

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>						
. 1	Site Improvements	1	ls	825,645	825,645						
. 2	Markups included										
. 3											
. 4											
. 5											
						<i>market</i>	<i>tax</i>	<i>cont</i>			
<i>subtotal</i>	<b>Phase 3 - MS Site Improvements - per 9/4</b>				825,645	66,052	80,253		<b>971,949</b>	971,949	<b>9,894,483</b>

**Budget Phasing Analysis**

**Gee Heckscher**

*project:* **Makers Square**  
*scope:* Budget Analysis vs Available Funding  
*date:* October 15, 2018

*market adjustment* 8.00%  
*WA State Sales Tax:* 9.00%  
*contingency:*

**7. Phase 4 - Taps Parking per 9/4/18 Estimate**

	<i>item</i>	<i>quantity</i>	<i>unit</i>	<i>unit cost</i>	<i>cost</i>				
. 1	Site prep and improvement	1	ls	577,645	577,645				
. 2	Site utilities (not carried forward in estimate)	1	ls	163,921	163,921				
. 3	Markups included								
. 4									
. 5									
<i>subtotal</i>	<b>Phase 4 - Taps Parking per 9/4/18 Estima</b>				741,566	<i>market</i>	<i>tax</i>	<i>cont</i>	
						59,325	72,080		<b>872,971</b>
									872,971
									<b>10,767,455</b>

**MAKERS SQUARE ESTIMATE TOTALS**

9,146,666 731,733 889,056 **10,767,455**

**8. KPTZ TI Project per 9/4/18 Estimate**

Markups included

601,927 48,154 58,507 **708,588**