



# Pacific Building Conversion Project



## Project Status Report April 2024



### Project Description:

The 20,040 square foot (sf) facility will be renovated into a new congregate care facility for unhoused adults and families. The building will get new walls, doors, shower/toilet facilities, a warming kitchen, and support admin spaces. The exterior changes include new doors and canopies, repairs to existing siding, reconfiguring a new hardscape, and the parking lot.

### Project Milestones:

March	April	May
<ul style="list-style-type: none"> <li>Continued Rough-In Plumbing</li> <li>Prepare footings and utility trenches with rebar</li> <li>Begin concrete pouring of interior trenches</li> <li>Start framing interior walls</li> </ul>	<ul style="list-style-type: none"> <li>Continued framing of new interior walls</li> <li>Complete pour back of plumbing trenches</li> <li>Begin Rough-In Electrical</li> <li>Start site work</li> </ul>	<ul style="list-style-type: none"> <li>Complete framing of interior walls</li> <li>Complete Interior demolition</li> <li>Complete roof restoration</li> <li>Continued site work</li> <li>Begin Mechanical Rough-in</li> </ul>

### Project Timeline:

The project is currently tracking **ON SCHEDULE** for the **November 2, 2024** Occupancy date

	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															
Construction															
Roofing															
Interior Framing															
Exterior Siding															
Site/Civil Work															
Substantial Completion															
Commissioning															
Project contracts Closeout															
Final Completion															

### Construction Budget:

- The construction contract was awarded at \$5,397,000
- April change orders 01 and 02 were approved for a combined total of \$211,404.93
- New construction contract total is \$5,608,404.93
- The general contractor billed a total of \$407,194 for the work completed in April of 2024
  - The project is 33% complete

## In The Last 30 Days:

Concrete pours for sewer trench repairs and additional footings are complete within the building. Framing of new interior walls continues, with shower rooms, bathrooms, and the kitchen nearing completion. The roof demo began, and existing rooftop HVAC units have been removed. Ruff in plumbing and electrical in the newly created spaces began. The site work contractor mobilized and started removing the grubbing and debris. Cascade Natural Gas completed the installation of a larger gas line from Mile Hill Road to the meter location on the building to support the needs of the new facility. Cascade Natural Gas will return at a later date to set the meter.

---

## One Month Look Ahead (May 2024):

Roof restoration and interior wall framing are scheduled to be completed by the end of the month. Electrical and plumbing rough-in work will continue throughout the facility. Heating and cooling duct work installation will begin. Exterior sheeting demo and repairs will begin. Tree removal and the remaining clearing and grubbing will be completed. Excavations for the remaining site utilities (new power service, storm drainage, and water services) will begin in May, along with grading for future sidewalks, pet area, and children's play area.

---



Gas line installation



Kitchen framing



Concrete pour



Site work began