

7 | Appendices

NISQUALLY STATE PARK PREDESIGN REPORT

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Appendix A

Predesign Checklist and Outline

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Project Predesign Applicable Elements

Project: Nisqually Full Service Park

CBS#: 40000153

Appropriation: Operating Funded

A predesign should include the content detailed here. OFM will approve limited scope predesigns on a case-by-case basis.

Yes	1 Executive summary
	2 Problem statement, opportunity or program requirement
Yes	A Identify the problem, opportunity or program requirement that the project addresses and how it will be accomplished.
Yes	B Identify and explain the statutory or other requirements that drive the project’s operational programs and how these affect the need for space, location or physical accommodations. Include anticipated caseload projections (growth or decline) and assumptions, if applicable.
Yes	C Explain the connection between the agency’s mission, goals and objectives; statutory requirements; and the problem, opportunity or program requirements.
Yes	D Describe in general terms what is needed to solve the problem.
Yes	E Include any relevant history of the project, including previous predesigns or budget funding requests that did not go forward to design or construction.
	3 Analysis of alternatives (including the preferred alternative)
Yes	A Describe all alternatives that were considered, including the preferred alternative. Include:
Yes	i A no action alternative.
Yes	ii Advantages and disadvantages of each alternative. Please include a high-level summary table with your analysis that compares the alternatives, including the anticipated cost for each alternative.
Yes	iii Cost estimates for each alternative:
Yes	a) Provide enough information so decision makers have a general understanding of the costs.
Yes	b) Complete OFM’s Life Cycle Cost Model (RCW 39.35B.050).
Yes	iv Schedule estimates for each alternative. Estimate the start, midpoint and completion dates.
	4 Detailed analysis of preferred alternative
Yes	A Describe the preferred project alternative in detail, including the following:
Yes	i Nature of space – how much of the proposed space will be used for what purpose (i.e., office, lab, conference, classroom, etc.)
Yes	ii Occupancy numbers.
Yes	iii Basic configuration of the building, including square footage and the number of floors.
Yes	iv Space needs assessment. Identify the guidelines used. (See Predesign Manual)
Yes	B Site analysis:
Yes	i Identify site studies that are completed or under way.
Yes	ii Provide the following:
Yes	a) Location.
Yes	b) Building footprint and its relationship to adjacent facilities and site features. Provide aerial view, sketches of the building site and basic floorplans.
Yes	c) Stormwater requirements.
Yes	d) Ownership of the site and any acquisition issues.
Yes	e) Easements and setback requirements.
Yes	f) Potential issues with the surrounding neighborhood, during construction and ongoing.
Yes	g) Utility extension or relocation issues.
Yes	h) Potential environmental impacts.
Yes	i) Parking and access issues, including improvements required by local ordinances, local road impacts and parking demand.
Yes	j) Impact on surroundings and existing development with construction lay-down areas and construction phasing.

Project Predesign Applicable Elements

Project: Nisqually Full Service Park

Yes	C Consistency with applicable long-term plans (such as the Thurston County and Capitol campus master plans and agency or area master plans) as required by RCW 43.88.110 .
Yes	D Consistency with other laws and regulations:
N/A	i High-performance public buildings (Chapter 39.35D RCW).
N/A	ii State efficiency and environmental performance, if applicable (Executive Order 18-01).
Yes	iii Greenhouse gas emissions reduction policy (RCW 70.235.070).
Yes	iv Archeological and cultural resources (Executive Order 05-05 and Section 106 of the National Historic Preservation Act of 1966).
Yes	v Americans with Disabilities Act (ADA) implementation (Executive Order 96-04).
Yes	vi Compliance with planning under Chapter 36.70A RCW, as required by RCW 43.88.0301 .
Yes	vii Information required by RCW 43.88.0301 (1).
Yes	viii Other codes or regulations.
Yes	E Identify problems that require further study. Evaluate identified problems to establish probable costs and risk.
Yes	F Identify significant or distinguishable components, including major equipment and ADA requirements in excess of existing code.
Yes	G Identify planned technology infrastructure and other related IT investments that affect the building plans.
Yes	H Describe planned commissioning to ensure systems function as designed.
Yes	I Describe any future phases or other facilities that will affect this project.
Yes	J Project management and delivery method alternatives considered
Yes	i Identify and justify the proposed project delivery method, such as design-build, phased construction, general contractor/construction manager (GC/CM) or conventional design/bid/build. Justify the proposed method of project delivery.
No	a) For design-build, link the justification to RCW 39.10.300 for uses, RCW 39.10.320 requirements and RCW 39.10.330 for process.
No	b) For GC/CM, link the justification to the requirements in RCW 39.10.340 for uses, RCW 39.10.320 requirements and RCW 39.10.360 for process.
Yes	ii Describe how the project will be managed within the agency.
Yes	a) Identify roles and responsibilities for the project.
Yes	b) Identify in-house staffing requirements for the proposed project.
Yes	c) Identify consultant services, DES resources or additional staff needed to manage the project.
Yes	K Schedule
Yes	i Provide a high-level milestone schedule for the project, including key dates for budget approval, design, bid, acquisition, construction, equipment installation, testing, occupancy and full operation.
Yes	ii Incorporate value-engineering analysis and constructability review into the project schedule, as required by RCW 43.88.110(5)(c).
Yes	iii Describe factors that may delay the project schedule, such as an environmentally sensitive
Yes	iv Describe the permitting or local government ordinances or neighborhood issues (such as location or parking compatibility) that could affect the schedule.
Yes	v Identify when the local jurisdiction will be contacted and whether community stakeholder meetings are a part of the process.
	5 Project budget analysis for the preferred alternative
Yes	A Cost estimate.
Yes	i Major assumptions used in preparing the cost estimate.
Yes	ii Summary table of Uniformat Level II cost estimates.
Yes	iii The C-100 .
Yes	B Proposed funding.
Yes	i Identify the fund sources and expected receipt of the funds.
N/A	ii If alternatively financed, such as through a COP, provide the projected debt service and fund source. Include the assumptions used for calculating finance terms and interest rates.

Project Predesign Applicable Elements

Project: Nisqually Full Service Park

Yes	C Facility operations and maintenance requirements.
Yes	i Define the anticipated impact of the proposed project on the operating budget for the agency or institution. Include maintenance and operating assumptions (including FTEs).
Yes	ii Show five biennia of capital and operating costs from the time of occupancy, including an estimate of building repair, replacement and maintenance.
Yes	D Clarify whether furniture, fixtures and equipment are included in the project budget. If not included, explain why.
	• Predesign appendices
Yes	A Completed Life Cycle Cost Model .
Yes	B A letter from DAHP.

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Appendix B

Life Cycle Cost Model

Clarification

Nisqually State Park is predominantly a site development project and includes a small number of support buildings. The Life Cycle Cost Model (LCCM) has an unchangeable formula that asks for a gross square foot of the projects buildings and divides the total project cost with this number to get an estimated price per gross square foot (GSF). This greatly skews the estimated price of the GSF of the buildings in this project as seen under the Ownership Information section in the LCCM summary.

For example, in alternative 3 ownership, the buildings included in the LCCM are: the welcome center, staff residence, administration building, maintenance building, restrooms, cabins, group shelters, and well house building. These buildings total 18,900 gross square feet. The total cost of these buildings equal \$6,059,200 which brings the estimated project unit cost to \$320/GSF for the buildings. This cost of \$320/GSF more accurately reflects the cost of buildings than the formula shown in the LCCM summary.

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Life Cycle Cost Analysis - Project Summary

Agency	Washington State Parks and Recreation Commission
Project Title	Nisqually New Full Service Park
Existing Description	Existing facility includes a trailhead with equestrian trailer and passenger vehicle parking, an interpretive kiosk, and a vault toilet to serve as a launching point to the park's trails.
Lease Option 1 Description	
Lease Option 2 Description	
Ownership Option 1 Description	Alternative 1: No Action, no development will occur, however there is a potential for a conversion in which State Parks is to replace the property with another of equal utility and market value in today's dollars.
Ownership Option 2 Description	Alternative 2: Development of 58 campsite, welcome center, staff residence, RV dump station, administration and maintenance facility, new park entry road, in-and-out paved trail to Mashel River overlook, and hiker only access to the Nisqually river with habitat restoration of the surrounding area.
Ownership Option 3 Description	Alternative 3: Development of 52 campsite, welcome center, staff residence, RV dump station, administration and maintenance facility, new roundabout at current entry location, paved loop trail to Mashel River overlook, and paved managed access to the Nisqually river with habitat restoration of the surrounding area.

Lease Options Information	Existing Lease	Lease Option 1	Lease Option 2
Total Rentable Square Feet	-	-	-
Annual Lease Cost (Initial Term of Lease)	\$ -	\$ -	\$ -
Full Service Cost/SF (Initial Term of Lease)	\$ -	\$ -	\$ -
Occupancy Date	n/a		
Project Initial Costs	n/a	\$ -	\$ -
Persons Relocating	-	-	-
RSF/Person Calculated			

Ownership Information	Ownership 1	Ownership 2	Ownership 3
Total Gross Square Feet	-	18,100	18,900
Total Rentable Square Feet	-	15,400	16,100
Occupancy Date		6/1/2023	6/1/2023
Initial Project Costs	\$ -	\$ -	\$ -
Est Construction TPC (\$/GSF)	\$ -	\$ 1,546	\$ 1,373
RSF/Person Calculated	-	-	-

Financial Analysis of Options

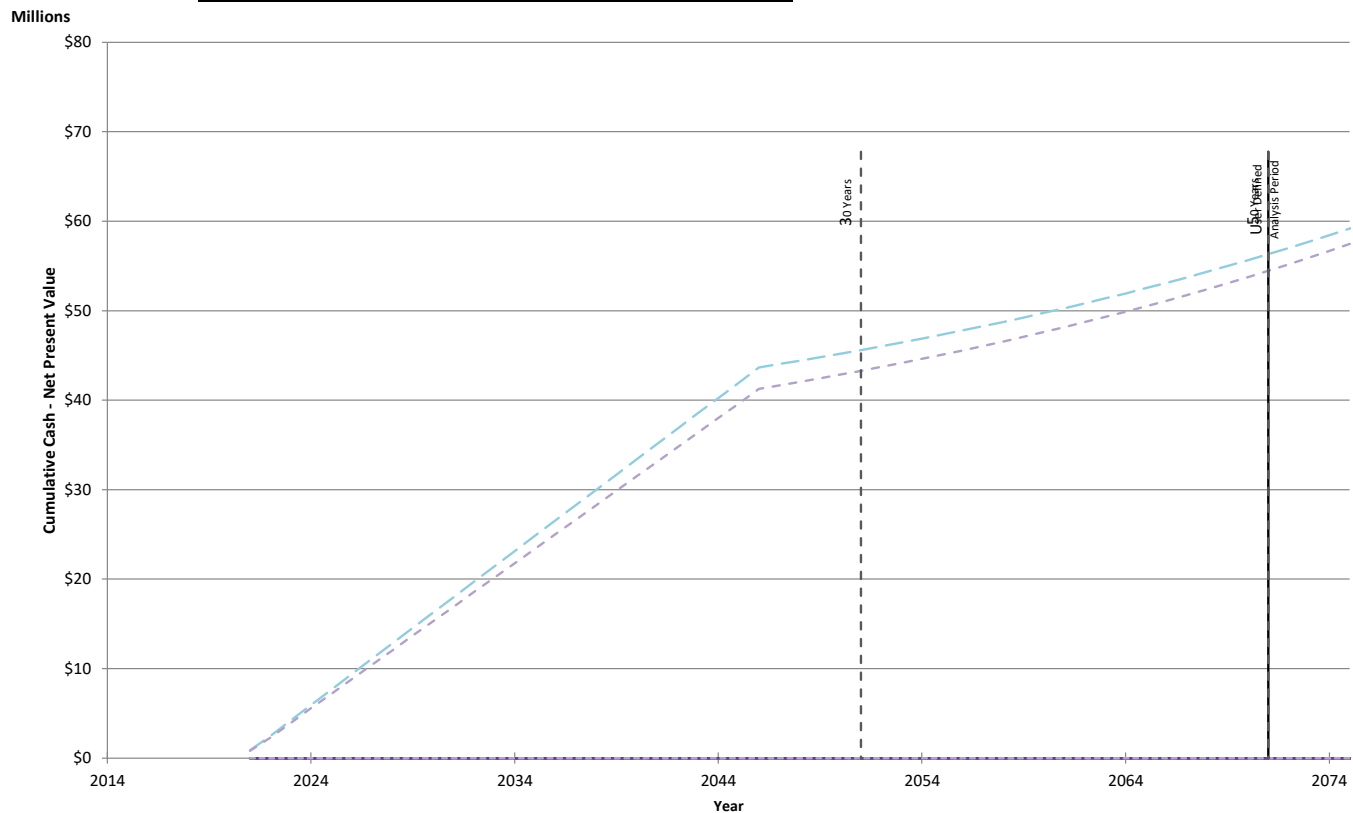
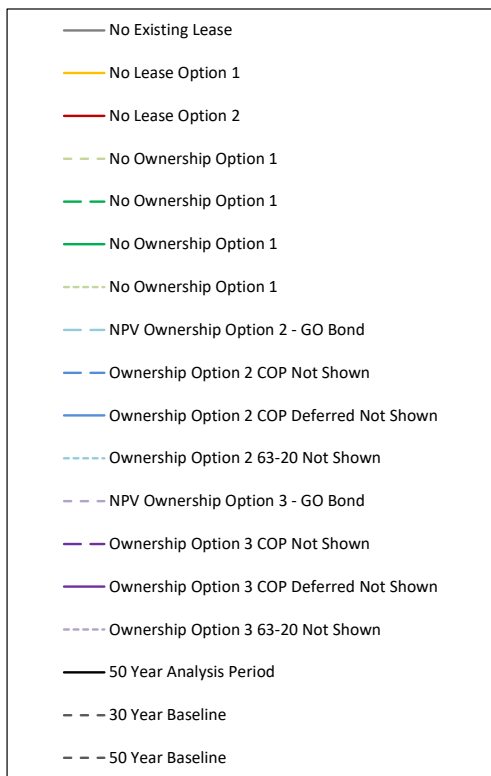
		Display Option?															
		Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	No	Yes	No	No	No	
Financial Comparisons		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3				
Years	Financing Means	Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred	63-20	
50	50 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ -				\$ 61,589,290				\$ 59,665,440				
	50 Year Net Present Value	\$ -	\$ -	\$ -	\$ -				\$ 55,634,170				\$ 53,753,481				
	Lowest Cost Option (Analysis Period)								2				1				

		Display Option?															
		Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	No	Yes	No	No	No	
Financial Comparisons		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3				
Years	Financing Means	Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred	63-20	
30	30 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ -				\$ 48,609,224				\$ 46,111,669				
	30 Year Net Present Value	\$ -	\$ -	\$ -	\$ -				\$ 45,191,466				\$ 42,849,221				
	Lowest Cost Option (30 Years)								2				1				

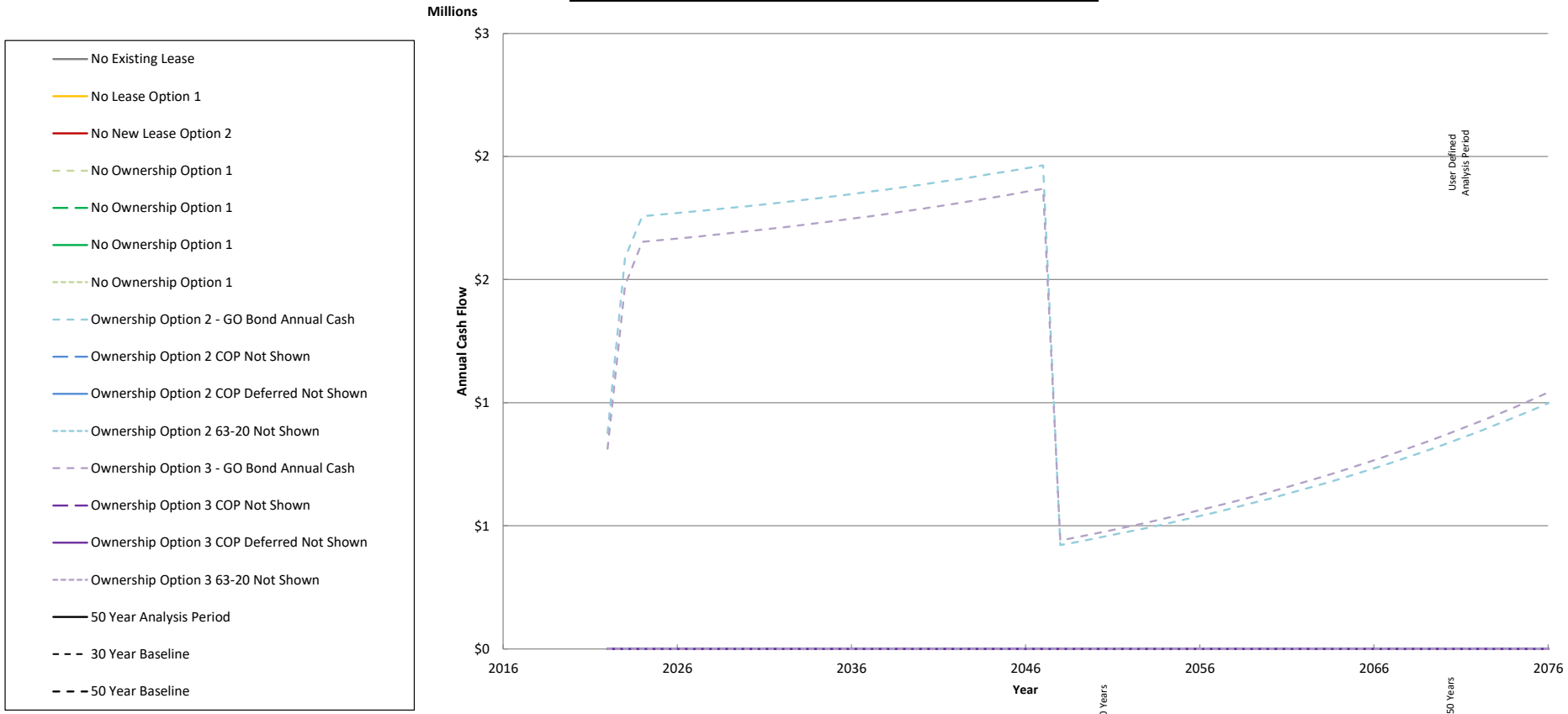
		Display Option?															
		Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	No	Yes	No	No	No	
Financial Comparisons		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3				
Years	Financing Means	Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred	63-20	
50	50 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ -				\$ 61,589,290				\$ 59,665,440				
	50 Year Net Present Value	\$ -	\$ -	\$ -	\$ -				\$ 55,634,170				\$ 53,753,481				
	Lowest Cost Option (50 Years)								2				1				

* - Defers payment on principle for 2 years while the building is being constructed. See instructions on Capitalized Interest.

Cumulative Cash - NPV of Exist, Lease, and Own Options



Annual Cash Flow of Existing, New Lease, and Own Options



Financial Assumptions

Date of Life Cycle Cost Analysis:	12/27/2019
Analysis Period Start Date	6/1/2021
User Input Years of Analysis	50

All assumptions subject to change to reflect updated costs and conditions.

	Lease Options			Ownership Option 1			Ownership Option 2			Ownership Option 3		
	Existing Lease	Lease Option 1	Lease Option 2	GO Bond	COP	63-20	GO Bond	COP	63-20	GO Bond	COP	63-20
Inflation / Interest Rate	3.120%	3.120%	3.120%	3.540%	3.670%	3.670%	3.540%	3.670%	3.670%	3.540%	3.670%	3.670%
Discount Rate	0.533%	0.533%	0.533%	0.533%	0.533%	0.533%	0.533%	0.533%	0.533%	0.533%	0.533%	0.533%
Length of Financing	N/A	N/A	N/A	25	25	25	25	25	25	25	25	25

See Financial Assumptions tab for more detailed information

COP Deferred and 63-20 Financing defer the payment on principle until construction completion.

New Lease Assumptions

Real Estate Transaction fees are 2.5% of the lease for the first 5 years and 1.25% for each year thereafter in the initial term of the lease.

Tenant Improvements are typically estimated at \$15 per rentable square foot.

IT infrastructure is typically estimated at \$350 per person.

Furniture costs are typically estimated at \$500 per person and do not include new workstations.

Moving Vendor and Supplies are typically estimated at \$205 per person.

Default Ownership Options Assumptions

Assumes a 2 month lease to move-in overlap period for outfitting building and relocation.

Assumes surface parking.

The floor plate of the construction option office building is 25,000 gross square feet.

The estimated total project cost for construction is \$420.00 per square foot.

See the Capital Construction Defaults tab for more construction assumptions.

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Appendix C

Letter From DAHP

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Allyson Brooks Ph.D., Director
State Historic Preservation Officer

December 23, 2019

Mr. Dan Meatte
State Archaeologist
WA State Parks and Recreation Commission
1111 Israel Road SW
PO Box 42650
Olympia, WA 98504-2650

In future correspondence please refer to:
Project Tracking Code: 2019-12-09588
Re: Washington State Parks and Recreation Commission Nisqually New Full Service Park project

Dear Mr. Meatte:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 05-05.

We acknowledge receipt of your notification regarding the proposed project, which will develop a new park at Nisqually State Park. This new park is proposed to include a new entrance access road, new campground, new restrooms, managed access to the Nisqually River, and a new trail and overlook of the Mashel River Valley.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. If you have any questions, please feel free to contact me.

Sincerely,

Holly Borth
Project Compliance Reviewer
(360) 586-3533
holly.borth@dahp.wa.gov



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