

Intermodal Police Precinct:

Answers to questions from Council Member Mike Fagan presented at the Public Safety Committee Meeting dated January 11, 2016

1. The Spokane Police Division had been actively looking for a building that met the needs for a standalone police facility. Intermodal was selected after looking at other locations citywide that had good access and were large enough to meet the policing needs. The Intermodal Center was selected as part of a desire for a standalone police facility with good proximity to downtown and central City location. Although a potential cost savings has been discussed as a part of this move to Intermodal, it was not the core reason for the decision. It was one reason amongst many that supported the long-term strategy of a standalone police facility and our asset management strategy to maximize the use of city-owned facilities.

The STA lease expired at the end of December 2015 and the Intermodal remodel also was completed. This left the City in the position that one of the facilities was going to remain vacant, Peyton or Intermodal. As the police division does not have the capacity to have an officer at both locations, priority was given to dedicating resources to patrol over assigning one officer to the Peyton location and another officer to Intermodal. The long-term community policing strategy, the asset management strategy of utilizing City-owned facilities, and the additional variable that SRTC, a tenant, intends to leave the building made Intermodal the logical choice for the downtown police precinct move.

The move does not preclude having an officer at the STA facility. The terms of the STA contracted officer allowed the officer to patrol from Division Street to approximately Madison. Intermodal remains squarely within this patrol location for an STA-supported officer. The police division will accommodate an officer for STA in whatever capacity is determined by STA. A loss of a contracted officer does not have to occur if they determine they would like to continue with a dedicated contract officer or an extra-duty officer. The boundary terms for this police officer could continue as was defined in the prior contract. It is our understanding that the 2016 STA budget contained funding for an officer.

One other item of note that has been suggested as a positive is the parking for patrol cars below the STA Plaza. The police division did not require underground parking and in fact prefers to park on the street to display a presence. The underground parking was only provided as street parking was not easily obtained.

In a February 17, 2015 Public Safety Committee meeting, then-Chief Straub did present that the police division would be keeping both the Downtown Precinct and the Intermodal facilities for police. Upon further review, it was determined that the police division could not support maintaining an officer in both facilities due to patrol coverage needs. That decision was communicated and briefed during an October 19, 2015 meeting of the Public Safety Committee.

Minutes from that meeting state that, “the intent is to vacate the Peyton and eventually move the downtown facility.”

2. Intermodal has long been a source of security concerns and vandalism in the Sprague/Browne neighborhood. As a transportation hub that is open 24 hours a day, it has been frequently used in criminal activity and receives a great deal of wear and tear. The City of Spokane through our professional property manager, Kiemle & Hagood, spent approximately \$7,000 per month on security services during 2013 and 2014. Through 2013, 2014, and the first half of 2015, security patrolled the property from 5 pm to 5 am, 7 days per week, and we added a daytime shift during the weekdays from 11 am to 2 pm.

Despite these security efforts, vandalism and safety issues have remained a chronic problem. We received reports from the property manager and tenants about unsafe conditions in and around the property and in the elevator. To further exacerbate the security issues, Greyhound, one of our first-floor tenants that could help provide presence at the entrance to the facility, consolidated and relocated its office to the 2nd floor, which directly connects with their bus ramp operations, but leaves the front entrance unattended. This left the ground floor vulnerable during the daytime hours. Amtrak is on the ground floor, but their hours of operation are in the evening.

In June 2015, leading up to Hoopfest, the City added another security shift to address the safety concerns expressed by the tenants and the property manager. Since June 2015, the property has had 24-hour security service. The additional coverage increases security expense from \$7,000 per month to \$10,300 per month. The annualized cost of security is now \$123,600. (In reference to the \$99,000 security figure mentioned in the media, the \$99,000 amount covered 11 months of 2015 and only had a partial year where coverage increased to 24 hours.)

One of the intents of locating a police precinct in the facility is to reduce the private security expense from \$123,600 to approximately \$62,000 or less annually. A savings of \$61,000 in security expenses is possible by removing one of the private security shifts. The precinct will operate during the hours of 7 am to 5 pm during the weekdays and will serve as a base of operation for the police 24/7.

Speaking to the issue of vandalism, the property has had annual operating expenses of \$537,815, \$526,857, and \$479,998 during 2015, 2014, and 2013, respectively. Stripping out utility costs, salaries, management fees, taxes, and security costs to get to a general maintenance cost of the facility, the general upkeep is \$191,519, \$217,708, and \$184,970 for the same years. This is a range of \$7.22 to \$8.49 per square foot just for upkeep: a very high number, considering total operating expenses for general office buildings in Spokane are in the \$6 -\$8 range. The City is paying as much for upkeep as other properties in town spend on all operating costs. Most prominent amongst the general maintenance items are the elevator and escalator costs. Those two alone represent 20 to 30% of the maintenance costs.

The table below provides more of the specifics.

			Intermodal Facility		
			square footage	25,633	
				<u>2015</u>	<u>2014</u>
					<u>2013</u>
			Operating expenses	\$ 537,815	\$ 526,857
			PSF	\$ 20.98	\$ 20.55
			Utilities	145,426	147,478
			Salaries	45,983	39,698
			Mgmt Fees	16,200	16,200
			Security	118,898	85,920
			Taxes	19,789	19,853
			Subtotal	346,296	309,149
			PSF	\$ 13.51	\$ 12.06
			General Maintenance/Repairs/Janitorial/Misc	191,519	217,708
			PSF	\$ 7.47	\$ 8.49
			Escalators/Elevators (incl \$35K base contract)	38,760	65,397
			% of General	20%	30%
					27%

3. As addressed in #2 above, the annualized cost of two security shifts providing 24-hour coverage at Intermodal is \$123,600. While we don't expect a full elimination of the security expenses, we are anticipating a reduction of one shift, which is project to save \$61,000 annually.
4. The best answer to the data supporting the reduction of vandalism will be available after the precinct has been in operation through a yearly cycle. Vandalism, by its nature, is unpredictable in its frequency and severity, so to provide specific projections may be more illusory than beneficial. However, absence of police on the ground floor and continued \$123,600 expense of private security is not an optimal solution.

The City has not required the property manager to track vandalism specifically in their financial accounting of the property. Repairs for vandalism roll up under categories such as general maintenance, flooring, plumbing, janitorial, etc. However, as a data point, the most recent bid on repairing the front escalators was \$3,650. The escalators have been repaired multiple times.

In terms of a tenant mix, the precinct is a complementary use to the other transportation service companies in the building.

Yes, damage was done to the front escalator before 24-hour private security coverage was implemented in June 2015.

5. The total cost to build the tenant improvements (construction, IT and furniture costs) for the police precinct was \$113,517.71. The construction contract approved by the City Council in March 2015 was \$147,832. Approximately \$74,000 of the construction contract was applicable to the precinct space; the remainder was for Greyhound tenant improvements. Actual construction costs for the precinct was \$59,342. The construction costs came in under budget due to change orders, which simplified construction and reduced costs.

The cost breakdown:

INTERMODAL COSTS TO DATE:		
Name of Contractor	Description of work:	Costs for material/services:
Design Source	Space plan and preliminary design	\$ 4,312.50
Bernardo Wills Architects	Final design and layout	\$ 4,184.00
Camtek Inc	Assess system installation	\$ 7,495.90
Cochran	Data and cabling installation	\$ 26,476.67
Firepower	Camera Installation	\$ 7,895.97
Chipman Moving and Storage	Initial furniture installation	\$ 1,320.00
Chipman Moving and Storage	Move from Peyton bld./take furniture from Intermodal and Peyton into	\$ 2,490.00
DR Scott Construction LLC	All GC costs for the buildout of the facility, including material and labor	\$ 59,342.67
TOTAL COST TO DATE:		\$ 113,517.71

Floorplan, furniture layout, and invoices are included as attachments.

6. Former police Chief Frank Straub was the police contact at the inception of the project. Former Assistant Chief Selby Smith was the point of contact on the precinct development until he retired in December 2015.
7. This is a public records request. Emails will be compiled by the City Clerk through, reviewed for responsiveness and released through the standard public records request process.

Camtek, Inc

PO Box 6520
Spokane WA 99217
(509) 443-2609
Fax: (509) 443-2722

RR417653-001

Invoice

Customer	City of Spokane
Customer Number	10375
Invoice Number	34075
Invoice Date	9/24/2015
PO Number	SR417653-001
PAYMENTS APPLIED THRU	12/1/2015
Job / Service Ticket #	2015117

CURRENT CHARGES

Description	Amount
Intermodal/Greyhound, 221 W 1st Ave, Spokane, WA	
1.00 Install Access System	5,919.28
1.00 Change Order	976.67
Subtotal:	\$6,895.95
Tax	599.95
Payments/Credits Applied	0.00
Invoice Balance Due:	\$7,495.90

IMPORTANT MESSAGES

2.75% Conv Fee on Credit Card Trans over \$1000	A/R & A/P - Ronda (509) 443-2609	Service - Leslie (509) 443-2609	Sales - Don, Lorie, Dustin (509) 443-2609
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Project Final Billing

RECEIVED

DEC 2 2015

IT DEPARTMENT
CITY OF SPOKANE

RECEIVED

DEC 03 2015

ACCOUNTING

Page 1

Please detach and return this portion with your payment to ensure proper credit.

Camtek, Inc

PO Box 6520
Spokane WA 99217
(509) 443-2609
Fax: (509) 443-2722

REMITTANCE INFORMATION

Customer Number	10375
Invoice Number	34075
Invoice Date	9/24/2015
Terms	Due On Receipt
Invoice Balance Due	\$7,495.90

TOTAL DUE **\$7,495.90**

Amount Enclosed:

City of Spokane
Attn: Accounts Payable
808 W Spokane Falls Blvd
Spokane, WA 99201

REMIT TO:

Camtek, Inc
PO Box 6520
Spokane WA 99217



Intermodal Police Precinct Bldg. Remodel

D.R. SCOTT CONSTRUCTION, LLC
4304 E 17TH AVE.
SPOKANE, WA 99223

CONTRACT CHANGE ORDER

CONTRACTOR CHANGE PROPOSAL

Change Order Proposal 01

Changes as identified on the attached spread sheets including elimination of all Ballistic Elements as well as some changes discussed.

COP 01A and 01B combined equal \$-32,801.05

CONTRACT SUM:

- ☐ NO CHANGE
☐ INCREASE
☒ DECREASE

OF

deduct of Thirty-Two Thousand, Eight Hundred
and one and 05/100's Dollars

\$-32,801.05

(Washington State Sales tax not included)

CONTRACT TIME:

- ☒ NO CHANGE
☐ INCREASE
☐ DECREASE

OF

0 CALENDAR DAYS

CONTRACT SUMMARY

ORIGINAL CONTRACT SUM \$136,000.00

PREVIOUS ADDITIONS \$0

PREVIOUS DEDUCTIONS \$0

PREVIOUS TOTAL \$0

CHANGE AMOUNT \$-32,801.05

NEW TOTAL \$103,198.95

APPROVED BY:

DATE:

FROM: **D R SCOTT CONSTRUCTION, LLC**
our job # 1541

Date: 4/27/2015

TO: City of Spokane, Judy Knight

RE: Intermodal Police Precinct Bldg. Remodel
Contract #OPR-2015 0245

DESCRIPTION:

COP 01A DEDUCTIVE CHANGE ORDER PROPOSAL -(1) To omit all Ballistic Elements as indicated in Addendum 4 drawings A2.1 including: Keynote 1 new work: masonry pony wall and Level 3 Bullet resistant glass and frame surround; Keynote 2 Replace existing exterior aluminum windows with new level 3 Bullet resistant windows and frames; Door 1 omit Level 3 Bullet resistant door and frame; Door 3 omit new Level 3 Bullet resistant door, frame and sidelight.

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT LABOR	UNIT MATERIAL	UNIT SUB	TOTAL LABOR	TOTAL MATERIAL	TOTAL SUB	TOTAL
1	Deductions as described above in item (1)	1	ls	0	0	-37,194.00	0	0	-37194	-37194
Subtotal							0	0	-37194	-37194
G.C. Overhead @ 16% of the first \$50,000.00 of the cost on G.C. Work										\$0.00
G.C. Overhead @ 4% of the remaining cost on G.C. Work										\$0.00
G.C. Overhead @ 6% of the first \$50,000.00 of the cost on G.C. Subcontractor Work										\$0.00
G.C. Overhead @ 4% of the remaining cost on G.C. Subcontractor Work										\$0.00
G.C. Profit @ 6% on G.C. Work										\$0.00
G.C. Profit @ 4% on G.C. Subcontractor Work										\$0.00
Supervision @ 15% of direct labor costs										\$0.00
Small tools@ 3% of direct labor costs										\$0.00
Subtotal										-\$37,194.00
Insurance & Bond @3%										\$0.00
Total										-\$37,194.00

Requested Additional Time for Completion of This Work:

0 Calendar days

This change order proposal only included the direct cost and time of performing the changed work. It excludes any cost or time for impacts, inefficiencies or delays and the rights to such are expressly reserved.

FROM: **D R SCOTT CONSTRUCTION, LLC**
our job # 1541

Date: 4/27/2015

TO: City of Spokane, Judy Knight

RE: Intermodal Police Precinct Bldg. Remodel
Contract #OPR-2015 0245

DESCRIPTION:

COP 01B - ADDITIVE CHANGE ORDER PROPOSAL (1) Door 1 add new standard commercial grade door and frame and prepare for hardware per door schedule; Door 3 replace door only and prepare for hardware per door schedule; Add dead bolt to Door 6 and salvage door 1 on the 2nd floor (eliminate new door, frame and hardware).(2) Add framed wall support at Precinct Service counter and provide a 36" high work counter on the interior side of Service counter; Remove wall and door separating rooms 103 and 104 and rebuild ceiling; Add Riot resistant glass at north exterior windows.

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT LABOR	UNIT MATERIAL	UNIT SUB	TOTAL LABOR	TOTAL MATERIAL	TOTAL SUB	TOTAL
1	New Doors, Frames and Hardware	1	ls	0	0	0.00	0	0	0	0
2	Add for 36" work counter at Precinct Service counter	1	ls	0	0	2484	0	0	2484	2484
3	Remove wall and door separating room 103 from 104; rebuild ceiling grid and tile	1	ls	720	430	0	720	430	0	1150
4	Replace glass at north exterior windows with Riot rated glass	1	ls	0	0	2000	0	0	2000	2000
Subtotal							720	430	2484	3634
G.C. Overhead @ 16% of the first \$50,000.00 of the cost on G.C. Work										\$184.00
G.C. Overhead @ 4% of the remaining cost on G.C. Work										\$0.00
G.C. Overhead @ 6% of the first \$50,000.00 of the cost on G.C. Subcontractor Work										\$149.04
G.C. Overhead @ 4% of the remaining cost on G.C. Subcontractor Work										\$0.00
G.C. Profit @ 6% on G.C. Work										\$69.00
G.C. Profit @ 4% on G.C. Subcontractor Work										\$99.36
Supervision @ 15% of direct labor costs										\$108.00
Small tools@ 3% of direct labor costs										\$21.60
Subtotal										\$4,265.00
Insurance & Bond @3%										\$127.95
Total										\$4,392.95

Requested Additional Time for Completion of This Work:

0 Calendar days

This change order proposal only included the direct cost and time of performing the changed work. It excludes any cost or time for impacts, inefficiencies or delays and the rights to such are expressly reserved.

RM 2015-0605 003

Invoice

Remit to:

Chipman Moving & Storage (Spokane), Inc
 2704 N. Moore Lane
 Spokane, WA 99216

Invoice Number:

15-BC-217

Invoice Date:

Jul 15, 2015

Page:

1

Voice: (509) 535-8761

Fax: (509) 535-8762

Sold To:

City of Spokane
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201

Customer ID	Customer PO	Payment Terms	
cityofspokane	Judy Knight	Net 30 Days	
Sales Rep ID			Due Date
charbonneau-bob			8/14/15
Description/Shipper	Service	Extension	
Intermodal Police Department		1,080.00	
Installation labor - 27 hrs @ \$40.00/hr		240.00	
Truck - 12 hrs @ \$20.00/hr			
<div>RECEIVED</div> <div>AUG 04 2015</div> <div>ACCOUNTING</div>		<div>8-19 Acct authorized</div> <div>8-10 Acct needs auth</div>	
		1570-23100-46000-54201-99999	

(IT)-Intermodal- per Ed Lukas

Good to pay

J Knight

08/06/15

Subtotal	1,320.00
Sales Tax	
Total Invoice Amount	1,320.00
Payment Received	0.00
TOTAL	1,320.00

Brazington, Cindy

From: Lukas, Ed
Sent: Monday, August 10, 2015 2:19 PM
To: Brazington, Cindy
Cc: Knight, Judy; Steele, David
Subject: FW: Chipman Moving & Storage -- Intermodal Police Dept
Attachments: Chipman Moving & Storage Invoice.pdf

Cindy, please bill to the Intermodal account... the 1570 fund.

Ed Lukas

From: Brazington, Cindy
Sent: Monday, August 10, 2015 1:17 PM
To: Steele, David
Cc: Lukas, Ed
Subject: Chipman Moving & Storage -- Intermodal Police Dept

This invoice needs to be paid, but I need to know which area (budget code) should be paying. Please let me know ASAP.

Thanks.



Cindy Brazington | City of Spokane | Accounting Clerk
509.625.6388 | cbrazington@spokanecity.org | spokanecity.org



PERIOD 13

RM 205-1505 011

Remit to:

Chipman Moving & Storage (Spokane), Inc
2704 N. Moore Lane
Spokane, WA 99216

Invoice

Invoice Number:

15-BC-328

Invoice Date:

Dec 29, 2015

Page:

1

Voice: (509) 535-8761

Fax: (509) 535-8762

Sold To:

City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Customer ID	Customer PO	Payment Terms
cityofspokane	Judy Knight	Net 30 Days
Sales Rep ID		Due Date
charbonneau-bob		1/28/16

Description/Shipper	Service	Extension
Spokane Police Dept Intermodal Office relocation		2,490.00
<p>Budget Code: 0680-30210-21100-54101-68202 54201</p>		
<p>RECEIVED JAN 05 2016 ACCOUNTING MABT+auth.</p>		
<p>OK to [signature] 1/4/16</p>		

J. Knight 01/04/16
Good to pay

Subtotal	2,490.00
Sales Tax	
Total Invoice Amount	2,490.00
Payment Received	0.00
TOTAL	2,490.00



To : CITY OF SPOKANE (1167)
800 WEST SPOKANE FALLS BLVD
ATTN: SCOTT STIPE
SPOKANE, WA 99201

Contract : 506296 CITY OF SPOKANE INTERMODAL PRECINCT

CITY OF SPOKANE INTERMODAL PRECINCT
221 WEST 1ST AVE.
SPOKANE, WA 99201

SR98855
REQUESTED BY: JUDY KNIGHT

Date: 08/25/15
Invoice #: 50629601
Application #: 1
Invoice Due Date: 09/24/15
Net Amount Due: \$ 26,176.67
Track #: 08/15 - 483

RM 2010-067109D

BILLING INQUIRIES:
NICOLLE SKWARSKI
206-368-3231
nswarski@cochraninc.com

Contract Item		Contract Amount	Previous Billed	This Period	% Complete	Total To Date
1	CITY OF SPOKANE INTERMODAL PRECINCT	22,989.06	0.00	22,989.06	100.00%	22,989.06
2	CO#1	539.26	0.00	539.26	100.00%	539.26
3	CO#2 INTERMODAL POWER CABLES	553.25	0.00	553.25	100.00%	553.25
		24,081.57	0.00	24,081.57	100.00%	24,081.57
<div>RECEIVED OCT 07 2015 ACCOUNTING</div>						
						Total To Date : 24,081.57
						Less Previous Applications : 0.00
						Current Billing : 24,081.57
						Plus Sales Tax : 2,095.10
						Less Retainage : 0.00
						Total Due This Invoice : 26,176.67



PO Box 33524
Seattle, WA 98133
206.367.1900

RECEIVED

SEP 28 2015

ACCOUNTING

Date: 08/25/15

Invoice #: 50629601

Application #: 1

Invoice Due Date: 09/24/15

Net Amount Due: \$ 24,081.57

Track #: 08/15 - 483

To: CITY OF SPOKANE (1167)
800 WEST SPOKANE FALLS BLVD
ATTN: SCOTT STIPE
SPOKANE, WA 99201

Rm 2010-067109D

Contract : 506296 CITY OF SPOKANE INTERMODAL PRECINCT

CITY OF SPOKANE INTERMODAL PRECINCT
221 WEST 1ST AVE.
SPOKANE, WA 99201

SR98855

REQUESTED BY: JUDY KNIGHT

BILLING INQUIRIES:
NICOLLE SKWARSKI
206-368-3231
nskvarski@cochraninc.com

Contract Item	Contract Amount	Previous Billed	This Period	% Complete	Total To Date
1 CITY OF SPOKANE INTERMODAL PRECINCT	22,989.06	0.00	22,989.06	100.00%	22,989.06
2 CO#1	539.26	0.00	539.26	100.00%	539.26
3 CO#2 INTERMODAL POWER CABLES	553.25	0.00	553.25	100.00%	553.25
	24,081.57	0.00	24,081.57	100.00%	24,081.57
					Total To Date : 24,081.57
					Less Previous Applications : 0.00
					Current Billing : 24,081.57
					Plus Sales Tax : 0.00
					Less Retainage : 0.00
					Total Due This Invoice : 24,081.57

Plus Sales Tax

Hamilton, Joan

From: Nicolle Skwarski [NSkwarski@cochraninc.com]
Sent: Tuesday, August 25, 2015 11:43 AM
To: Hamilton, Joan
Cc: SCSM Keith Meehan; Allison Hopkins
Subject: 50629601 SR98855
Attachments: 50629601 INTERMODAL PRECINCT SR98855.pdf

Rm 2010-0671

Joan –

Please see attached invoice for the Intermodal Precinct Project SR98855.

Thank you,

Nicolle Skwarski

Project Assistant, Technologies

T (206) 368-3231

cochraninc.com

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For more information please visit <http://www.symanteccloud.com>

Johnson, Sarah K.

From: Phillips, Jennifer
Sent: Friday, October 02, 2015 10:41 AM
To: Knight, Judy
Cc: Johnson, Sarah K.
Subject: RE: Cochran invoice for Intermodal Precinct

Hi Judy,

Could you please use 5901-79201-95300-56203-99999?

I'm not sure who else to include on this email or who even has the bills, but distribute as needed.

Thank you,
Jen

From: Knight, Judy
Sent: Thursday, October 01, 2015 8:18 AM
To: Phillips, Jennifer
Subject: FW: Cochran invoice for Intermodal Precinct

Hi there Jen – Just wondering if you could provide me with the account codes for the Intermodal Project?
Thank you so much.

Judy.



Judy T. Knight | City of Spokane | Project Construction Manager
509.625.6296 | JKnight@spokanecity.org | spokanecity.org



From: Lukas, Ed
Sent: Wednesday, September 30, 2015 4:27 PM
To: Knight, Judy
Subject: FW: Cochran invoice for Intermodal Precinct

Judy, can you find the proper accounts for these expenses? They are, in fact, part of the buildout costs for Intermodal.

Ed

From: Lynds, Sarah
Sent: Wednesday, September 30, 2015 9:23 AM
To: Lukas, Ed

Cc: Chirowamangu, Angeline; Smith, Selby L.; Dobrow, Rick; Wade, Erika

Subject: FW: Cochran invoice for Intermodal Precinct

Hi Ed –

I believe this should be part of the initial build of the intermodal. From what we were aware these types of bills would be paid by asset management under the project.

Also attached is one for the intermodal security system that we got forwarded us to pay.

I talked to Theresa S. yesterday and she agrees that this should be part of the initial remodel costs.

Please call me so we can discuss.

Thanks,

Sarah Lynds | Deputy Director of Strategic Initiatives | Spokane Police Department
509.625.4056 (desk) | 509.919.2924 (cell) | slynds@spokanepolice.org

From: Chirowamangu, Angeline

Sent: Tuesday, September 29, 2015 3:32 PM

To: Lynds, Sarah

Cc: Wade, Erika

Subject: FW: Cochran invoice for Intermodal Precinct

Here is another Intermodal remodel invoice. Please let us know which budget code should be used for this.

Angie

From: Johnson, Sarah K.

Sent: Tuesday, September 29, 2015 3:27 PM

To: Claar, Kim; Chirowamangu, Angeline

Cc: Stipe, Scott; Hamilton, Joan

Subject: Cochran invoice for Intermodal Precinct

Hi Kim and Angie,

I was wondering if you had an account code for this invoice? It is work done for the intermodal precinct.

Thanks,

Sarah

Sarah Johnson | Accounting Clerk | 509.625.6564



Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW

Johnson, Sarah K.

From: Nicolle Skwarski <NSkwarski@cochraninc.com>
Sent: Wednesday, October 07, 2015 10:44 AM
To: Johnson, Sarah K.
Subject: RE: New Invoices with Sales Tax
Attachments: 50629601 INTERMODAL PRECINCT SR98855.pdf; 1936901 CITY OF SPOKANE CITY HALL PO#SR93181.pdf; 1958801 CITY OF SPOKANE CITY HALL PO#SR94514.pdf; 2021101 CITY OF SPOKANE SR98061.pdf; 2156701 CITY OF SPOKANE PO#SR103109.pdf; 1925201 City of Spokane PO#SR92046.pdf; 1943501 CITY OF SPOKANE CITY HALL PO#SR93511.pdf; 1986901 CITY OF SPOKANE CITY HALL PO#SR96070.pdf; 1926101 Waste Water PO#SR91528.pdf; 1958701 CITY OF SPOKANE CITY HALL PO#SR94516.pdf; 1930601 City of Spokane Landfill PO#SR92740.pdf

Sarah –

Attached are all of the revised invoices to include tax.

Thank you,

Nicolle Skwarski

Project Assistant, Technologies

T (206) 368-3231

cochraninc.com

ELECTRICAL | COMMUNICATIONS | SPECIAL PROJECTS/SERVICE | AUDIO/VISUAL | WIRELESS | SECURITY | MARINE



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From: Johnson, Sarah K. [<mailto:skjohnson@spokanecity.org>]

Sent: Tuesday, October 06, 2015 2:08 PM

To: Nicolle Skwarski

Subject: New Invoices with Sales Tax

Hi Nicolle,

Here is the list of invoices that need sales tax.

Inv 1930601
Inv 1958701
Inv 1926101
Inv 1986901
Inv 1943501
Inv 1925201
Inv 2156701
Inv 2021101
Inv 1958801
Inv 50629601
Inv 1936901

You can email me back the corrected invoices. Please let me know if you have any questions.

FIREPOWER

IN BUSINESS FOR
LIFE SAFETY!



10220 N NEVADA STREET, SUITE 130
SPOKANE, WA 99218
PHONE: (509) 468-3204 FAX: (509) 468-2758
SPOKANEOFFICE@FIREPOWERINC.ORG

INVOICE #: 88920

CUSTOMER #: S165

INVOICE DATE: 09/15/15

DUE DATE: 09/30/15

BILL TO:

SPOKANE CITY MIS DEPT
808 W SPOKANE FALLS BLVD 7 FL
SPOKANE, WA 99201

JOB: 4497

INTER MODAL
221 W 1ST AVE
SPOKANE, WA 99201

CODE	DESCRIPTION	CURRENT CONTRACT	PREVIOUS BILLED	PREV %	% COMPL	CURRENT BILLING
02	1 DVR & 8 CAMERAS	7,264.00			100.0	7,264.00
TOTALS:		7,264.00			100.0	7,264.00
SUBTOTAL:						7,264.00
SALES TAX:						631.97
NET DUE:						7,895.97

Thank you for choosing Firepower !

D.R. SCOTT CONSTRUCTION, LLC
1st Floor Police Precinct As Built SCHEDULE OF VALUES

Contract for: **INTERMODAL POLICE PRECINCT REMODEL**

Location: **221 W 1ST AVE., SPOKANE, WA 99201**

Contractor: **D.R. Scott Construction, LLC**

Contract No.: **OPR 2015-0245**

ITEM NO.	SCHEDULE OF VALUES DETAIL	ESTIMATED VALUE				
1	MOBILIZATION	\$750.00				
2	INSURANCE / BOND	\$2,250.00				
3	SUPERINTENDENT/PROJ. MANAGER	\$7,000.00				
4	OFFICE SUPPLY/POSTAGE/PHONE	\$150.00				
5	TEMPORARY FACILITIES	\$175.00				
6	SAFETY/BARRICADES	\$1,000.00				
7	SMALL TOOLS/CONSUMABLES	\$350.00				
8	CONTINUOUS CLEAN UP	\$1,000.00				
9	SELECTIVE DEMOLITION 1ST FLR	\$3,500.00				
14	FRONT COUNTER 1ST FLR	\$6,778.00				
18	STD. DOORS/FRAMES/HARDWARE	\$5,083.95				
20	FRAMING & DRYWALL 1ST FLR	\$12,372.00				
22	CEILING GRID REPAIRS 1ST FLR	\$1,979.00				
24	NEW CARPET AND BASE	\$7,000.00				
25	PAINTING	\$3,400.00				
26	PROJECT CLOSE OUT	\$750.00				
19	Change Orders:					
20	1.	\$0.00				
21	2.	\$0.00				
22	3. DRILL HOLES FOR CAMERA	\$1,055.12				
23	4.	\$0.00				
24	5.	\$0.00				
25	6.	\$0.00				
26	7.	\$0.00				
27	8.	\$0.00				
28	6.	\$0.00				
SUBTOTAL		\$54,593.07	\$0.00	0%	\$0.00	\$0.00
TAX 8.70% SALES TAX		\$4,749.60	\$0.00		\$0.00	\$0.00
TOTAL		\$59,342.67	\$0.00		\$0.00	\$0.00
Less Retainage.. 5%			\$0.00		\$0.00	\$0.00
NET			\$0.00		\$0.00	\$0.00
Less Previous Payments.....			\$0.00			
Additional Tax 0.00%		\$0.00			\$0.00	
AMOUNT DUE THIS ESTIMATE			\$0.00			\$0.00

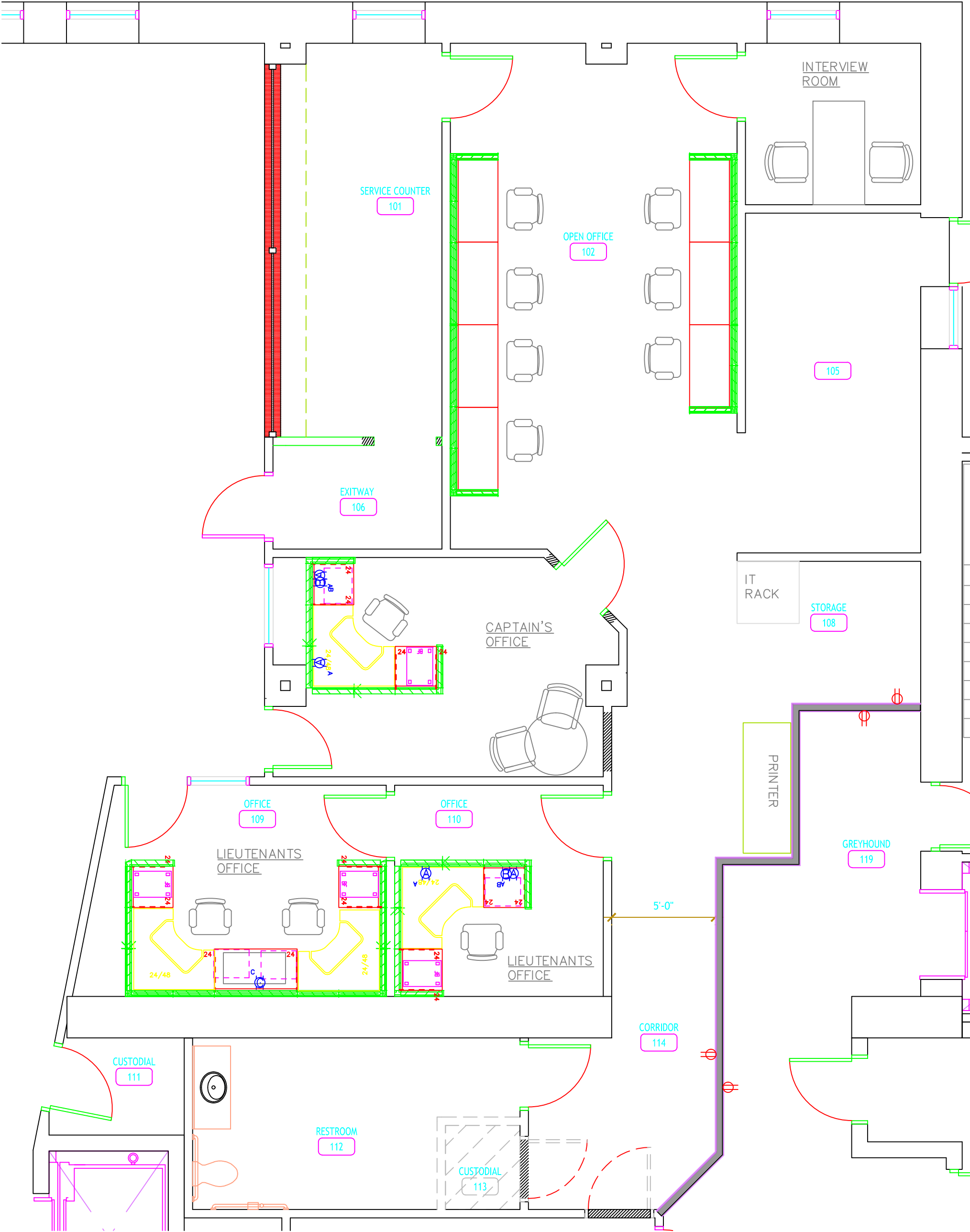
D.R. Scott Construction, LLC

(Contracting Firm)

(Architect or Engineer)

By _____

By _____



Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2015																							
						APR				MAY				JUN				JUL				AUG							
						30	06	13	20	27	04	11	18	25	01	08	15	22	29	06	13	20	27	03					
General																													
1000	Notice to Proceed	0	0	13APR15 *		◆ Notice to Proceed																							
2nd Floor																													
1010	Mobilization	2d	2d	21APR15 *	22APR15	■ Mobilization																							
1020	Temporary Partition at Greyhound ticket	1d	1d	23APR15	23APR15	I Temporary Partition at Greyhound ticket counter																							
1030	Phone and Electrical demolition (City)	1d	1d	24APR15	24APR15	I Phone and Electrical demolition (City)																							
1040	Selective demolition	3d	3d	27APR15	29APR15	■ Selective demolition																							
1050	New wall and soffit framing	5d	5d	30APR15	06MAY15	■ New wall and soffit framing																							
1130	Modify Chain link Fence	2d	2d	30APR15	01MAY15	■ Modify Chain link Fence																							
1280	HVAC modifications (City)	1d	1d	30APR15	30APR15	I HVAC modifications (City)																							
1290	Fire Sprinkler relocation (City)	1d	1d	30APR15	30APR15	I Fire Sprinkler relocation (City)																							
1060	Electrical rough-in (City)	3d	3d	05MAY15	07MAY15	■ Electrical rough-in (City)																							
1055	Install Door Frames	1d	1d	06MAY15	06MAY15	I Install Door Frames																							
1070	GWB Hang, Tape, Finish	7d	7d	08MAY15	18MAY15	■ GWB Hang, Tape, Finish																							
1090	Repair Cieling Grid	2d	2d	15MAY15	18MAY15	■ Repair Cieling Grid																							
1080	Paint walls & Doors	5d	5d	19MAY15	25MAY15	■ Paint walls & Doors																							
1110	Install Ticket Counter	2d	2d	19MAY15	20MAY15	■ Install Ticket Counter																							
1100	Install New Carpet and Base	3d	3d	21MAY15	25MAY15	■ Install New Carpet and Base																							
1120	Install Coiling Grill	2d	2d	21MAY15	22MAY15	■ Install Coiling Grill																							
1300	Clean 2nd Flr	1d	1d	26MAY15	26MAY15	I Clean 2nd Flr																							
1140	Punch List 2nd Flr	1d	1d	27MAY15	27MAY15	I Punch List 2nd Flr																							
1150	Move Greyhound (City and Greyhound)	3d	3d	28MAY15	01JUN15	■ Move Greyhound (City and Greyhound)																							
1st Floor																													
1310	Mobilize 1st flr	1d	1d	02JUN15	02JUN15	I Mobilize 1st flr																							
1160	Temporary Partition at old ticket counter	1d	1d	03JUN15	03JUN15	I Temporary Partition at old ticket counter																							
1170	Selective demolition	2d	2d	04JUN15	05JUN15	■ Selective demolition																							
1180	New Wall framing	2d	2d	08JUN15	09JUN15	■ New Wall framing																							
1320	Move HVAC (City)	1d	1d	08JUN15	08JUN15	I Move HVAC (City)																							
1330	Move Fire Sprinkler heads (City)	1d	1d	08JUN15	08JUN15	I Move Fire Sprinkler heads (City)																							
1190	Electrical rough-in (City)	2d	2d	10JUN15	11JUN15	■ Electrical rough-in (City)																							
1200	Install Door Frames	1d	1d	10JUN15	10JUN15	I Install Door Frames																							
1210	GWB Hang, Tape, Finish	7d	7d	12JUN15	22JUN15	■ GWB Hang, Tape, Finish																							
1220	Repair Cieling Grid	1d	1d	19JUN15	19JUN15	I Repair Cieling Grid																							
1230	Paint Walls & Doors	3d	3d	23JUN15	25JUN15	■ Paint Walls & Doors																							
1240	Install Transaction Counter @ Service	1d	1d	23JUN15	23JUN15	I Install Transaction Counter @ Servi																							
1260	Install new carpet and base	3d	3d	24JUN15	26JUN15	■ Install new carpet and base																							
1340	Clean First Floor	2d	2d	29JUN15	30JUN15	■ Clean First Floor																							

Start date 23MAR15
Finish date 03JUL15
Data date 23MAR15
Run date 18APR15
Page number 1A
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D.R. Scott Construction, LLC Spokane Intermodal Police Precinct

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	2015																			
						APR				MAY				JUN				JUL				AUG			
						30	06	13	20	27	04	11	18	25	01	08	15	22	29	06	13	20	27	03	
1270	Punch List 1st Flr	1d	1d	01JUL15	01JUL15																				I Punch List 1st Flr
1350	Move in (City)	1d	1d	02JUL15	02JUL15																				I Move in (City)
1360	Setup operations (City)	1d	1d	03JUL15	03JUL15																				I Setup operations (City)

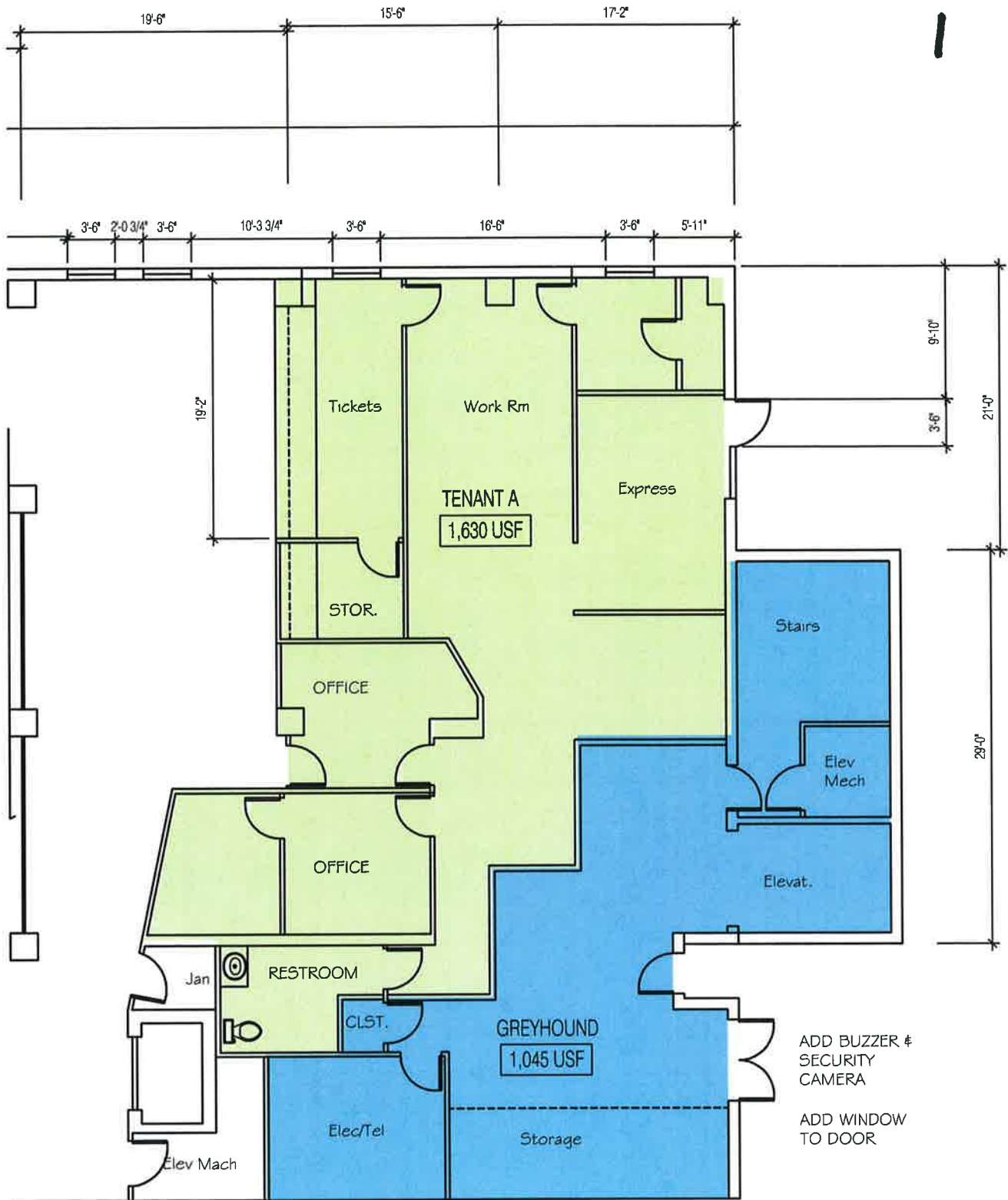
Start date	23MAR15
Finish date	03JUL15
Data date	23MAR15
Run date	18APR15
Page number	2A
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D.R. Scott Construction, LLC
Spokane Intermodal Police Precinct

-  Early bar
-  Progress bar
-  Critical bar
-  Summary bar
-  Start milestone point
-  Finish milestone point

ATTACHMENT

1



INTERMODAL - 1ST FLOOR

SCALE: 1/8" = 1'-0"

9.24.14