



Armory Creative Campus

Agenda

Status Update

Next Steps for Phase 1

- Investment Grade Audit and Design
- Construction (2024-2026)



Where We Are

Status Update

- 2022 Award Winning Concept Plan
- 8 Anchor Partners Selected to Negotiate Contracts
- Investment Grade Audit Proposal Received from DES Energy Savings Program

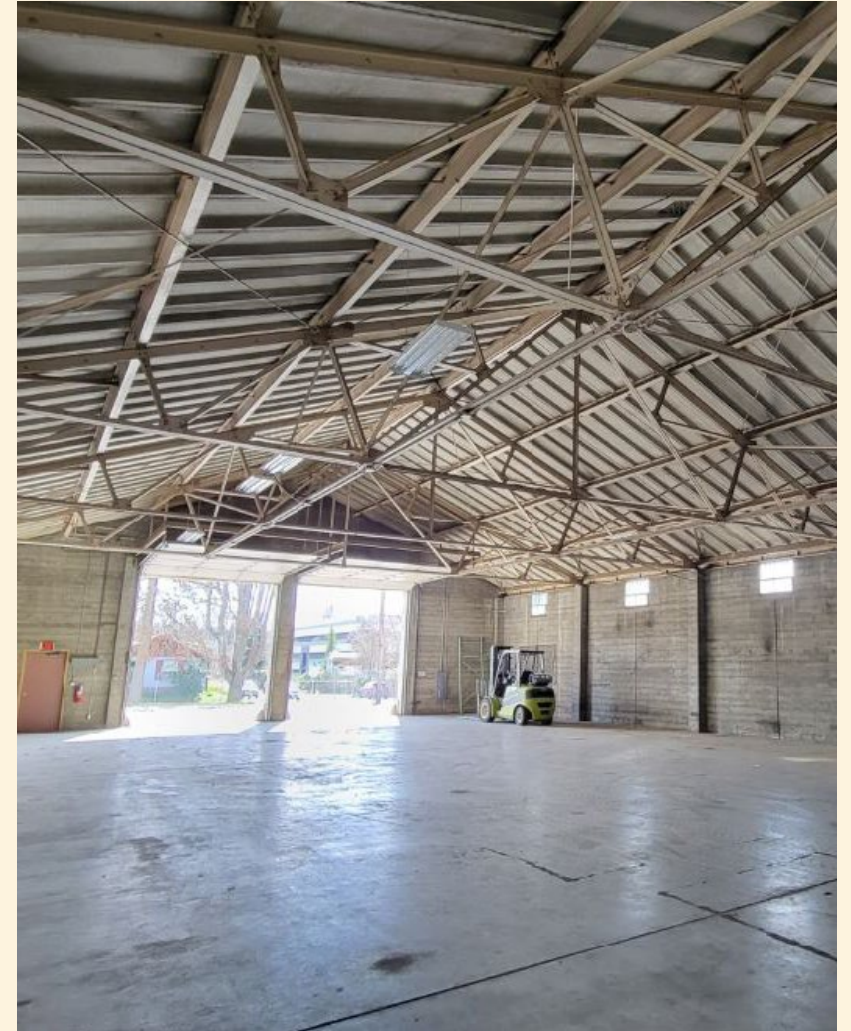


IGA Scope

Cost: \$344,000

Audit Fee Includes:

- Preliminary architectural support (building envelope, elevator)
- Mechanical upgrades (HVAC, Plumbing)
- Electrical upgrades
- Structural (seismic study)
- Civil (land use, utility)
- Plumbing and Sewer assessment
- Hazardous materials testing and abatement design
- Geotechnical
- Site Survey
- Pre-Construction consulting
- Destructive and Non-Destructive Testing





Design Scope

Cost; \$476,000

Design Fee Includes:

- Phase 1 design complete and future phase design up to 80%

- Construction and design development inclusive of
 - Architectural
 - Mechanical
 - Electrical
 - Structural
 - Civil
 - Acoustical
 - Audio-Visual design consultation
 - Kitchen design consultation

Phase 1 Focus:

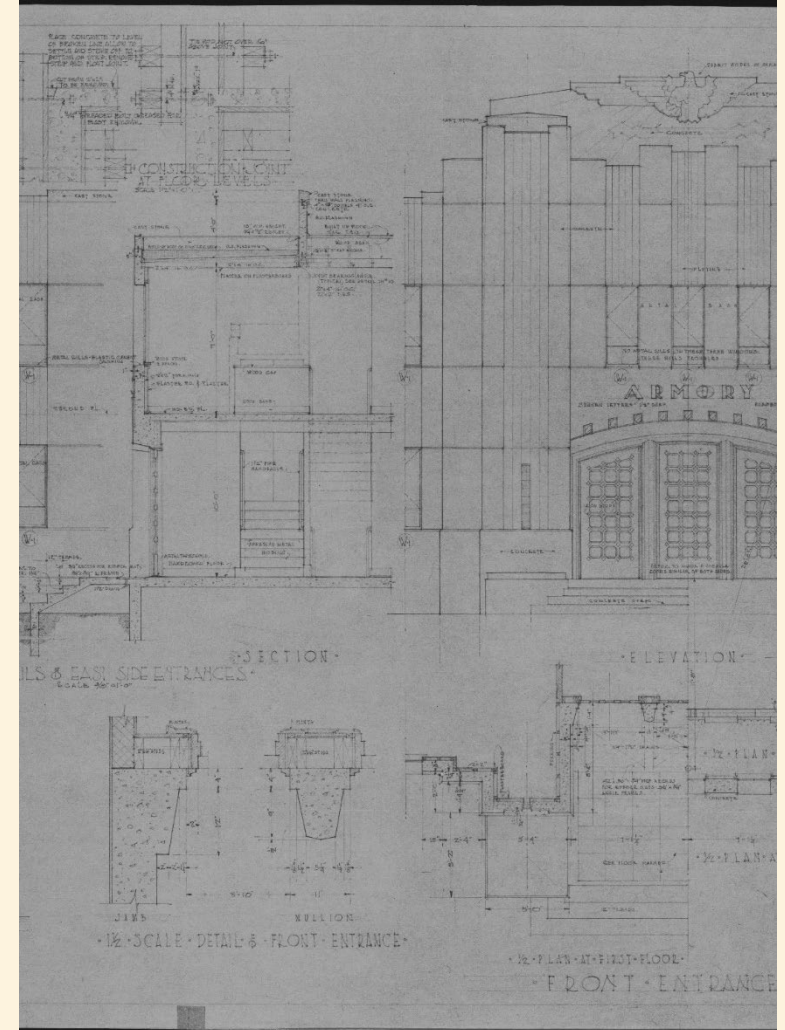
1. Designing with Community
2. Accessibility
3. Building Improvements and Architectural Plans

Deliverables

August/September 2024

Energy Audit Report

- Energy Conservation Measures and Opportunities
- Proposed scope of work for phase 1 construction with detailed timeline and budget.
- Outline of future phases of work.
- Full design for phase 1 construction and 80% design for entire project.





Next Steps

April - August 2024

Investment Grade Audit and Design Phase 1

- DES Energy Savings Program and Ameresco
- \$820,000

August 2024 – 2026

- Phase 1 Construction to improve building Safety, Access and Function.

Request for City Council to approve Resolution

- Request for City Council to approve Resolution
 - The Olympia City Council hereby ratifies Agreement K8448 between the City of Olympia and DES for Energy/Utility Conservation for professional expertise and contract management services through the DES Energy Program, signed by the City Manager and effective 07/17/2023.
 - The Olympia City Council hereby approves the AMERESCO Proposal dated January 18, 2024 (Proposal) for Audit services and design for the first phase of construction and design development for the overall project, as specifically outlined in such Proposal.
 - The Olympia City Council hereby approves the Energy Services Authorization No. 2024-77iA(1) (Authorization) through the DES Energy Program, which provides for the terms and conditions under which such services in the Proposal will be completed.
 - The Olympia City Council hereby approves the Funding Approval dated January 24, 2024 in the amount of Eight Hundred Twenty Thousand dollars (\$820,000) under the terms and conditions outlined in Agreement K8448, the Authorization, and the Proposal, all through the DES Energy Program.
 - The City Manager is authorized and directed to approve and/or execute on behalf of the City of Olympia any other documents necessary to facilitate completion of the services referenced herein for the benefit of the City's Armory Facilities, and to make any amendments or minor modifications as may be required and are consistent with the City Council's authorization and funding of such services.