



HEALTH & COUNSELING CENTER

SEMINAR I PRE-DESIGN AGREEMENT NO. 17-04

Feasibility Report

July 22, 2016



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SECTION 1

EXECUTIVE SUMMARY



Figure 1: Preferred site, upper (bridge) level looking east.

The Health and Counseling Center occupies portions of Floors 1 and 3 at The Evergreen State College's Seminar I facility. While that building's scale and tight structural grid lends itself well to the small spaces the Center requires, its remote location at the west edge of campus is a distinct liability: The services the Health and Counseling Center offers and its mandate to proactively influence student healthcare decisions depend on greater visibility and easier access than is possible at Seminar I. For years Center administration has sought a more central campus location, first as part of the College Activities Building renovation and then with the Costantino Recreation Center renovation proposal, both of which were not realized. The college now requests funding for a stand-alone Health and Counseling Center facility to be designed and constructed in the 2017-2019 biennium.

In Spring, 2016, The Evergreen State College hired Schreiber Starling Whitehead Architects to study the feasibility, location, and costs of this stand-alone facility. This study was performed in parallel with a predesign study for the renovation of Seminar I. Work included regular meetings of a core committee, a programming workshop with Health and Counseling Center staff, analysis of site options, design concept development, and completion of an estimate of probable costs in OFM C-100 format.

The cost analysis provided herein identifies the estimated construction cost as **\$3,657,000** escalated to mid-point of construction (November 15, 2018), which we request be sourced from state appropriations. Estimated escalated total project cost is **\$5,600,000** including design fees, artwork, commissioning, and FF&E.

While the college sees a clear benefit to the Health and Counseling Center occupying a stand-alone centrally-located facility, if this Capital Project Request is unsuccessful the Center will instead occupy the entire Floor 2 of Seminar I in lieu of the academic uses the college prefers for that location. To enable a clear comparison between this proposal and the Seminar I predesign report, this feasibility study is presented in an abbreviated OFM predesign format.

Acknowledgments

Our feasibility study process offered the opportunity for detailed analysis of TESC's student needs, culminating in an alternate vision for the Health and Counseling Center than is presented in the Seminar I predesign report. The planning team wishes to acknowledge the following core participants for their dedication, creativity, and interest in this endeavor:

The Evergreen State College:

Jeanne Rynne	Director of Facility Services
Azeem Hoosein	Asst. Director for Planning & Construction, Facility Services
David Shellman	Construction Project Manager
David McAvity	Academic Dean, Budget & Space – Faculty
Susan Keefe	Space Analyst 1
Andy Corn	Executive Associate to the VP for Student Affairs
Tony Alfonso	Director, Computing & Communications
Pamela Garland	Campus Police Sergeant
Elizabeth McHugh	Director, Health & Counseling Center
Michelle Pope	Manager, Visual Arts Ops
Tina Kuckkahn-Miller	Director, Longhouse
Sheryl Dorney	Manager, Conference Services
Susan Seip	Supervisor, Parking Services
Rob Rensel	Associate Director, Electronic Maintenance

Planning Team:

Ross Whitehead, AIA	Schreiber Starling Whitehead Architects
Brett Ingham, AIA	Schreiber Starling Whitehead Architects
Riley Lacalli	Schreiber Starling Whitehead Architects
Roz Estime	The Estime Group – Healthcare Planning
Craig Stauffer, SE PE	PCS Structural Solutions – Structural
Kevin Rothrock, PE	PCS Structural Solutions – Structural
Audra Mackay, PE	Wood Harbinger – Mechanical
Charlie Li, PE	Tres West Engineers – Electrical
Sharon Kennedy	The Robinson Company – Cost Estimating

SECTION 2 PROJECT DESCRIPTION

Agency Name: The Evergreen State College

Agency Code: 376

Project Number: 30000614

Project Title: Health and Counseling Center

Agency Contact: Jeanne Rynne, Architect
Director of Facilities
Office of Facilities Services
The Evergreen State College
2700 Evergreen Parkway NW
Lab II Building, Suite 1254
Olympia, WA 98505
Telephone: 360.867.6115
rynnnej@evergreen.edu

Project Mission: The intent of this project is to locate the Health and Counseling Center in a location best suited for its success.

Project Scope: This project request proposes construction of a 8,400 gsf Health and Counseling Center atop the elevated plaza and bridge connecting the College Activities Building (CAB) and Costantino Recreation Center (CRC). From a building code standpoint this facility would be considered an addition to the CRC. Project costs are minimized by using existing structure to the greatest extent possible, including using as its foundation the underground mechanical basement serving the CRC pool, as its first floor a portion of the structured plaza connecting the CRC to the CAB, and as its second floor the elevated bridge accessing the same. For vertical circulation the Health and Counseling Center will use the existing CRC north stair and elevator and an exterior covered stair connecting the bridge and plaza.

SECTION 3 PROGRAM ANALYSIS DESCRIPTION

Program Requirements:

The TESC Health and Counseling Center consists of a health clinic, counselling services, and the Office of Sexual Violence Prevention. It also houses TESC's Medical Assistant Training program. A workshop was held with representatives of each group on February 17, 2016, to establish program requirements. At 60 percent space efficiency the complete program requires approximately 8400 gsf, as follows:

Health and Counseling Center: Space Program Summary				
Health Clinic				
Waiting	200	1	200	12 seat capacity; separate seating for sick patients
Reception / Registration	120	1	120	2 workstations
Triage Room	80	1	80	
Exam Room	120	6	720	
Minor Procedure / Injection Room	100	1	100	
Patient Toilet Room	64	1	64	
Blood Draw	80	1	80	
Medication Room	100	1	100	
Laboratory	100	1	100	Includes instrument processing
File Storage	100	1	100	
Medical Asst. Workstation	48	4	192	
Provider Office	120	3	360	
Director Office	130	1	130	
Meditation / Reflections Room	120	1	120	
Clean Supply Storage Room	120	1	120	
Soiled Utility Room	80	1	80	
Laundry Room	120	1	120	
Staff Break Room	180	1	180	
Staff Toilet Room	64	1	64	
subtotal nsf			3,030	
Circulation, Walls & Support Allowance			40%	1,212
Program Subtotal (gsf)				4,242
Counseling Center				
Waiting	120	1	120	Seating for 10
Reception	120	1	120	2 workstations
Triage Room	80	1	80	
Counselor Office	120	7	840	
Group Room	350	1	350	12 seat capacity
Patient Toilet Room	64	1	64	
Intern & Student Workstation	48	8	384	
File Room	96	1	96	
Supplies Storage Room	80	1	80	
Project Room	200	1	200	
Staff Toilet Room	64	1	64	
subtotal nsf			2,398	
Circulation, Walls & Support Allowance			40%	959
Program Subtotal (gsf)				3,357
Office of Sexual Violence Prevention				
Waiting	120	1	120	Seating for 4
Counselor Office	120	2	240	
Work Room	220	1	220	Includes student workstations & reception
subtotal nsf			580	
Circulation, Walls & Support Allowance			40%	232
Program Subtotal (gsf)				812
TOTAL NSF				6,008
TOTAL GSF				8,411

Figure 2: Space Program Summary

Existing Facilities:

Health Clinic: The health clinic portion of the Center currently occupies the entire Floor 1 south wing of Seminar I. The counseling center and the Office of Sexual Violence Prevention are the primary occupants on the Floor 3 south wing. The Floor 1 space was upgraded in 2001 but exhibits numerous inadequacies including:

- undersized exam rooms;
- a single toilet room, shared by patients and staff, with trouble-prone plumbing;
- insufficient office space, both to meet current as well as projected staffing;
- inadequate storage and lab space;
- the lack of a dedicated training room;
- poor circulation, including narrow hallways and redundant entries.

Counseling Center: The counseling center occupies a former seminar room and faculty offices. This space has numerous defects:

- poor acoustic privacy. White noise machines are used to satisfy confidentiality requirements;
- inadequate waiting space. Seating capacity is one-half of demand, with the balance of students needing to wait in the public corridor;
- the lack of a dedicated training room;
- inadequate records storage space.

Office of Sexual Violence Prevention: The Office of Sexual Violence Prevention occupies a single former faculty office. Clients must wait for services in the public corridor, an unacceptable situation for highly vulnerable individuals.

Existing Operational Shortfalls:

The greatest operational shortfall, however, comes from location. Seminar I is a remote facility, both from the residential complex and from the center of campus pedestrian traffic. For ill resident students, this makes for a very long walk to seek medical attention. For resident and non-resident students alike, it means the Center exists well outside the realm of daily interaction, and thus is limited in its ability to positively influence student health. This is a staggering missed opportunity at a time of upheaval in the delivery of medical services. Lastly, the Center sees itself part of a broader wellness role in collaboration with the CRC but has little opportunity for easy interaction.

Proposed Response

This predesign proposes the Health and Counseling Center be relocated to a central campus location in near proximity to the Costantino Recreation Center and major pedestrian pathways/nodes. To the greatest extent possible the Center should be organized to take advantage of shared support facilities so as to improve operational and space efficiencies.

Project Management

To assure vigilance over its construction projects Facilities Services assigns a Senior Architect and/or Engineer management responsibilities for overseeing technical aspects and cost management. Together with the assigned Construction Project Manager, and with additional construction phase oversight by the design team, TESC will provide sufficient monitoring, management, and control during the construction phase. The costs of these services have been included in the project budget.

Proposed Schedule

The project will be developed with the following schedule milestones:

Activity	Start	Complete	Duration
Feasibility Study	April 1, 2016	July 31, 2016	4 months
Design and Permitting	July 1, 2017	April 15, 2018	8 months
• Consultant Selection	July 1, 2017	August 15, 2017	6 weeks
• Schematic Design	August 16, 2017	September 30, 2017	6 weeks
• Owner Review	October 1, 2017	October 15, 2017	2 weeks
• Design Development	October 16, 2017	November 30, 2017	6 weeks
• Owner Review	December 1, 2017	December 15, 2017	2 weeks
• Contract Documents	December 16, 2017	March 15, 2018	3 months
• Owner Review	March 16, 2018	March 31, 2018	2 weeks
• Plan Check/Building Permitting	February 1, 2018	March 31, 2018	2 months
Bidding/Award	April 1, 2018	May 15, 2018	6 weeks
Construction	May 16, 2018	May 15, 2019	12 months
<i>(Mid-point of construction for use in determining cost escalation: November 15, 2018)</i>			
• Substantial Completion	May 15, 2019		
Commissioning	May 16, 2018	May 31, 2019	2 weeks
Occupancy (FF&E Move-In)	June 1, 2019	June 30, 2019	1 month

SECTION 4 SITE ANALYSIS

Site Requirements and Support

The Health and Counseling Center requires a site that is:

- convenient to students (resident and non-resident);
- visible and attractive, yet with provision for discrete entry and exit (to protect privacy);
- near the CAB and CRC.

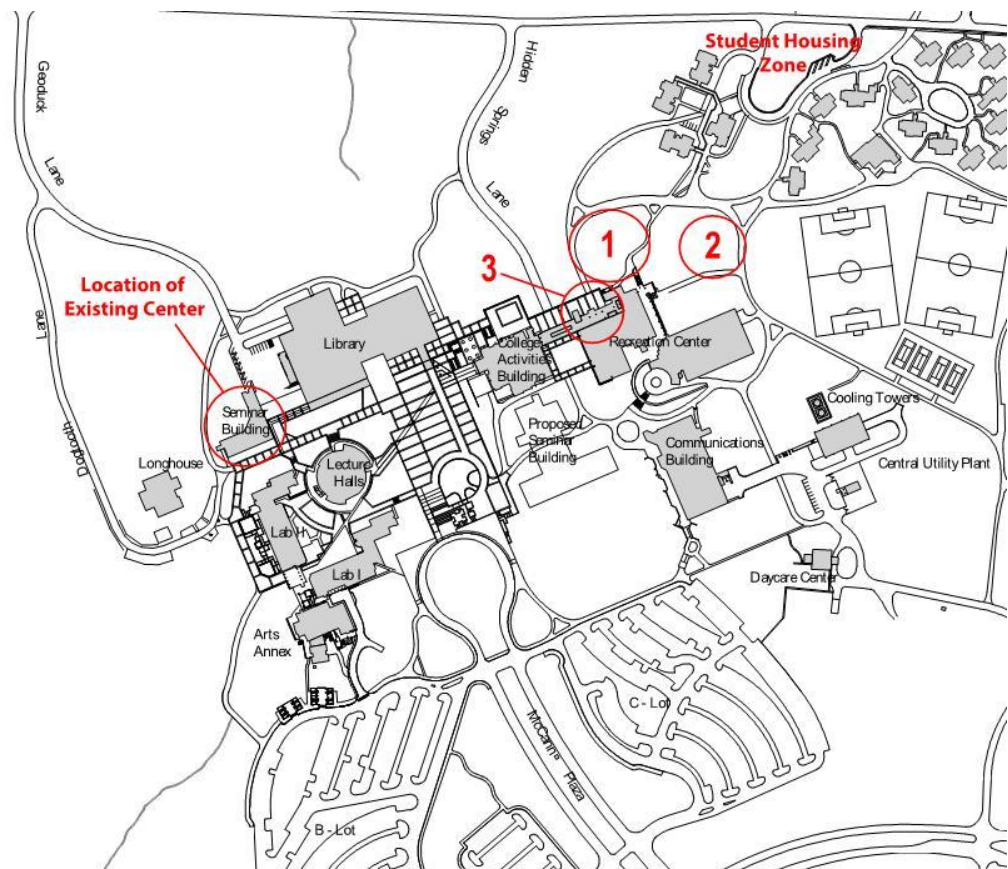


Figure 3: Campus plan showing sites considered for the Health and Counseling Center. This plan also demonstrates the excessive distance between student housing and the current Center located in Seminar I.

Evaluation of Potential Sites:

Stakeholders and the planning team reviewed three sites with the potential to satisfy the above criteria:

Site 1: This is a wooded area north of the CRC and defined by pathways leading to the residence halls. It offers adequate space but was ultimately rejected for two primary reasons:

- TESC's housing master plan, approved by the Board of Trustees in July, 2016, recommends the quad dorms be demolished and replaced with new dorms along

the western edge of the athletic fields. This will reduce foot traffic along the perimeter of this site.

- There is no compelling reason to develop a wooded area when un-wooded or previously developed sites are available.

Site 2: This site is a clearing immediately east of Site 1. This site would also require tree clearing, but to a more limited extent than required at Site 1. Even so, the reasons for discounting this site are more pronounced:

- TESC's housing master plan recommends active development of this site for new residence halls.
- There are underground utilities on this site, including a crawl space extension of the campus utility tunnel system, that would potentially require expensive relocations of utilities.

Site 3: For years TESC has sought a solution to its "Bridge to Nowhere," the elevated plaza and bridge spanning between the CAB and the CRC. This bridge originally connected the CAB to the front entry of the CRC, but when Phase II of the CRC was constructed in 1987 the primary entrance was moved to a distant location. In its current state, the original plaza-level lobby has been replaced with an open-air passage and all doors into the CRC at this location are locked and used for emergency egress only. The result is a lifeless expanse with considerable built mass but little purpose. In a predesign report published in October 2015 in support of a CRC renovation, the college proposed locating the Health and Counseling Center on the Bridge to Nowhere on its eastern end. While the CRC renovation was not funded, the concept has a lot of merit and as a result the site was studied in detail as part of this feasibility study.¹ This site was judged the preferred site for several reasons:

- The existence of a foundation (i.e. the CRC's subterranean pool equipment mechanical space), complete first and second floor structures, and building walls to the east and south, mean the Health and Counseling Center structure would be created by adding just west and north exterior walls and a roof structure. This is a highly cost-effective way to enclose significant volume.
- In this location the Health and Counseling Center would be directly co-located with the CRC and thus best able to facilitate a holistic approach to wellness: mind, body, and soul.
- The Center would be highly visible from, and convenient to, major circulation pathways yet allow opportunities for discreet access.
- Moreover, this location offers the opportunity to re-activate what is currently a dead zone, in the process restoring a sense of purpose and safety to this area of campus.

There are no known obstacles to the intended development. All required utilities serve the new facility through the campus tunnel system and the CRC mechanical room. Development at this location would not detract from the Brutalist architecture of the original CRC development and thus should not be objectionable to the Department of Archaeology and Historic Preservation, which will be engaged during design in compliance with Governor's Executive Order 05-05.

¹ This project went to the students for a vote in spring of 2015. Although the vote failed, results of student surveys and focus groups identified a strong desire to have the Health and Counseling Center located closer to residence halls (currently on the opposite side of campus) and co-located with the CRC.

There is adequate room for contractor staging within close proximity to the project site. At the conclusion of construction, and accommodated in projected construction costs, the staging area will be restored.

SECTION 5 PROJECT BUDGET ANALYSIS

The cost analysis provided herein (Appendix A) details the estimated cost of the project based on concept-level drawings, renderings of intent, and the outline specifications developed during the Seminar I predesign process. The estimated construction cost is **\$3,657,000** escalated to mid-point of construction (November 15, 2018), which we request be sourced from state appropriations. Estimated escalated total project cost is **\$5,600,000** including design fees, artwork, commissioning, FF&E, and information systems.

Proposed construction type, systems, and quality are appropriate for a 50-year life institutional building. All costs are within the norms for similar projects in Thurston County.

Project costs anticipate a single phase of construction. There is adequate space available on site for construction staging and parking. The budget analysis accounts for requisite utilities improvements, the impact of LEED sustainability goals, and traditional Design-Bid-Build project delivery methodology.

SECTION 6 MASTER PLAN AND POLICY COORDINATION

This project was an identified element of the previous Costantino Recreation Center OFM predesign study, and is included in the college's Ten Year Plan. Renovation of the Health and Counseling Center is also identified in the Campus Master Plan and is consistent with the college's commitment to the improvement of its earliest campus buildings (a commitment demonstrated by successfully completed improvements to other campus core facilities). The facility proposed herein fully conforms to the policies, goals and objectives established by this long-range planning document.



Figure 4: Image included in TESC's Costantino Recreation Center Predesign Report (2015), showing concept rendering of the Health & Counseling Center on the Bridge to Nowhere. The existing aquatic center wing of the CRC is at right.

SECTION 7 FACILITY OPERATIONS AND MAINTENANCE REQUIREMENTS

Construction of the Health and Counseling center as an addition to the CRC will increase TESC's gross building inventory by 8,400 gross square feet and as such will increase operational costs including custodial services, maintenance & repair, and technology support.

Project impact on TESC's annual operating budgets is as follows:

<i>Type</i>	<i>Rate</i>	<i>Annual Cost in 2017 \$</i>
Utilities	\$1.74/sf/yr	\$14,616
Capital Maintenance & Repair	\$1.44/sf/yr	\$12,096
Grounds Maintenance	\$0.25/sf/yr	\$2,100
Technology	\$0.20/sf/yr	\$1,680
Administration/Security	\$0.18/sf/yr	\$1,512
Custodial	\$1.79/sf/yr	\$15,036
Total Annual Operating Costs:	\$5.50/sf/yr	\$47,040

Costs are based on TESC norms, the specific additional needs of health clinics, and LEED Silver certification energy performance. Grounds maintenance costs include hardscape maintenance.

SECTION 8 PROJECT DIAGRAMS AND DRAWINGS

This feasibility report included development of concept-level plan and section diagrams. To communicate planning intent to as broad an audience as possible, the planning team also developed renderings depicting possible outcomes of planning decisions. Please see Appendix B for the complete set of concept diagrams and renderings.



APPENDIX A

Detailed Cost Estimate

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Evergreen State College	
Project Name	Health Clinic Addition	
OFM Project Number		

Contact Information		
Name	Schreiber Starling Whitehead Architects	
Phone Number	206 682 8300	
Email	whitehead@sswarchitects.com	

Statistics			
Gross Square Feet	8,400	MACC per Square Foot	\$397
Usable Square Feet	5,100	Escalated MACC per Square Foot	\$424
Space Efficiency	60.7%	A/E Fee Class	A
Construction Type	Medical office and clinic	A/E Fee Percentage	10.57%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	Olympia
Contingency Rate	5%		
Base Month <i>(The month and year of the cost estimate)</i>	June-16		
Project Administered By	DES		

Schedule			
Predesign Start	June-16	Predesign End	July-16
Design Start	July-17	Design End	April-18
Construction Start	May-18	Construction End	May-19
Construction Duration	12 Months		

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Project Cost Estimate

Total Project	\$5,260,070	Total Project Escalated	\$5,600,367
		Rounded Escalated Total	\$5,600,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Evergreen State College	
Project Name	Health Clinic Addition	
OFM Project Number		

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$125,000		
A/E Basic Design Services	\$242,920		
Extra Services	\$272,000		
Other Services	\$189,138		
Design Services Contingency	\$41,453		
Consultant Services Subtotal	\$870,511	Consultant Services Subtotal Escalated	\$911,376

Construction			
Construction Contingencies	\$166,537	Construction Contingencies Escalated	\$178,028
Maximum Allowable Construction Cost (MACC)	\$3,330,734	Maximum Allowable Construction Cost (MACC) Escalated	\$3,559,822
Sales Tax	\$307,760	Sales Tax Escalated	\$328,931
Construction Subtotal	\$3,805,030	Construction Subtotal Escalated	\$4,066,781

Equipment			
Equipment	\$294,000		
Sales Tax	\$25,872		
Non-Taxable Items	\$0		
Equipment Subtotal	\$319,872	Equipment Subtotal Escalated	\$341,944

Artwork			
Artwork Subtotal	\$17,799	Artwork Subtotal Escalated	\$17,799

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$150,000	Project Administration Subtotal Escalated	\$160,350

Other Costs			
Other Costs Subtotal	\$96,857	Other Costs Subtotal Escalated	\$102,117

Project Cost Estimate			
Total Project	\$5,260,070	Total Project Escalated	\$5,600,367
		Rounded Escalated Total	\$5,600,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$125,000			
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$125,000	1.0303	\$128,788	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$242,920			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$242,920	1.0411	\$252,905	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$10,000			
Geotechnical Investigation	\$0			
Commissioning	\$15,000			
Site Survey	\$5,000			
Testing	\$50,000			
LEED Services	\$50,000			
Voice/Data Consultant	\$10,000			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$0			
Reimbursables/Reprographics prior to bid	\$25,000			
Advertising	\$2,000			
Interior Design	\$30,000			
Cost and Scheduling	\$15,000			
Medical/Lab Planner	\$15,000			
ELCCA	\$25,000			
Life Cycle Cost Analysis (LCCT)	\$20,000			
Insert Row Here				
Sub TOTAL	\$272,000	1.0411	\$283,180	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$109,138			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$75,000			
LEED Certification Registration	\$5,000			
Insert Row Here				
Sub TOTAL	\$189,138	1.0690	\$202,189	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$41,453			
Other				
Insert Row Here				

Sub TOTAL	\$41,453	1.0690	\$44,314	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$870,511		\$911,376	
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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$49,896			
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$49,896	1.0543	\$52,606	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0543	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure	\$376,715			
B20 - Exterior Closure	\$311,850			
B30 - Roofing	\$89,258			
C10 - Interior Construction	\$365,257			
C20 - Stairs				
C30 - Interior Finishes	\$258,073			
D10 - Conveying				
D20 - Plumbing Systems	\$121,229			
D30 - HVAC Systems	\$577,777			
D40 - Fire Protection Systems	\$47,494			
D50 - Electrical Systems	\$344,929			
F10 - Special Construction				
F20 - Selective Demolition	\$140,448			
General Conditions	\$415,430			
General Contractor OH&P	\$232,377			
Insert Row Here				
Sub TOTAL	\$3,280,838	1.0690	\$3,507,216	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$3,330,734		\$3,559,822	

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7) Construction Contingency

Allowance for Change Orders	\$166,537		
Other			
Insert Row Here			
Sub TOTAL	\$166,537	1.0690	\$178,028

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0690	\$0

Sales Tax

Sub TOTAL	\$307,760		\$328,931
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CONSTRUCTION CONTRACTS TOTAL	\$3,805,030		\$4,066,781
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$126,000			
E20 - Furnishings	\$168,000			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$294,000	1.0690	\$314,286	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0690	\$0	
Sales Tax				
Sub TOTAL	\$25,872		\$27,658	
EQUIPMENT TOTAL	\$319,872		\$341,944	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$17,799				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$17,799		NA	\$17,799	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
TESC Project Administration	\$150,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$150,000		1.0690	\$160,350	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$42,000				
Historic and Archeological Mitigation					
Permits	\$54,857				
Insert Row Here					
OTHER COSTS TOTAL	\$96,857		1.0543	\$102,117	

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C-100(2014) Additional Notes

Tab A. Acquisition
<i>Insert Row Here</i>

Tab B. Consultant Services
Verify no VE, Constructibility, LCCT for projects under \$5,000,000 Construction Cost at Bid (No Tax)
<i>Insert Row Here</i>

Tab C. Construction Contracts
<i>Insert Row Here</i>

Tab D. Equipment
Equipment Based on \$15.00 per square foot
Furnishings Based on \$20.00 per square foot
<i>Insert Row Here</i>

Tab E. Artwork
<i>Insert Row Here</i>

Tab F. Project Management
<i>Insert Row Here</i>

Tab G. Other Costs
Hazardous/Abatement budget is an allowance - no studies available
<i>Insert Row Here</i>



THE
ROBINSON
COMPANY

PROJECT: TESC SEMINAR 1 - HEALTH CLINIC ADDITION
LOCATION: OLYMPIA, WA
BLDG SF: 8,400
ESTIMATE: 2016058
EST TYPE: PREDESIGN

DIVISION	DESCRIPTION	TOTAL	\$/SF
B10	SUPERSTRUCTURE	342,468	40.77
B20	EXTERIOR CLOSURE	283,500	33.75
B30	ROOFING	81,144	9.66
C10	INTERIOR CONSTRUCTION	332,052	39.53
C30	INTERIOR FINISHES	169,764	20.21
D10	CONVEYING SYSTEMS		
D20	PLUMBING	110,208	13.12
D30	HVAC	525,252	62.53
D40	FIRE PROTECTION	43,176	5.14
D50	ELECTRICAL	313,572	37.33
E10	EQUIPMENT	64,848	7.72
F20	SELECTIVE BUILDING DEMOLITION	127,680	15.20
G10	SITE PREPARATION	45,360	5.40
Z10	GENERAL REQUIREMENTS	377,664	44.96
ESTIMATE SUBTOTAL		2,816,688	335.32
	DESIGN CONTINGENCY @	10.00%	281,669
	SUBTOTAL		3,098,357
	GENERAL CONTRACTOR'S OH & P @	7.50%	232,377
	SUBTOTAL		3,330,734
	ESCALATION TO 01-FEB-19 (3.50%/YR) @	9.80%	326,412
	TOTAL		3,657,145 435.38

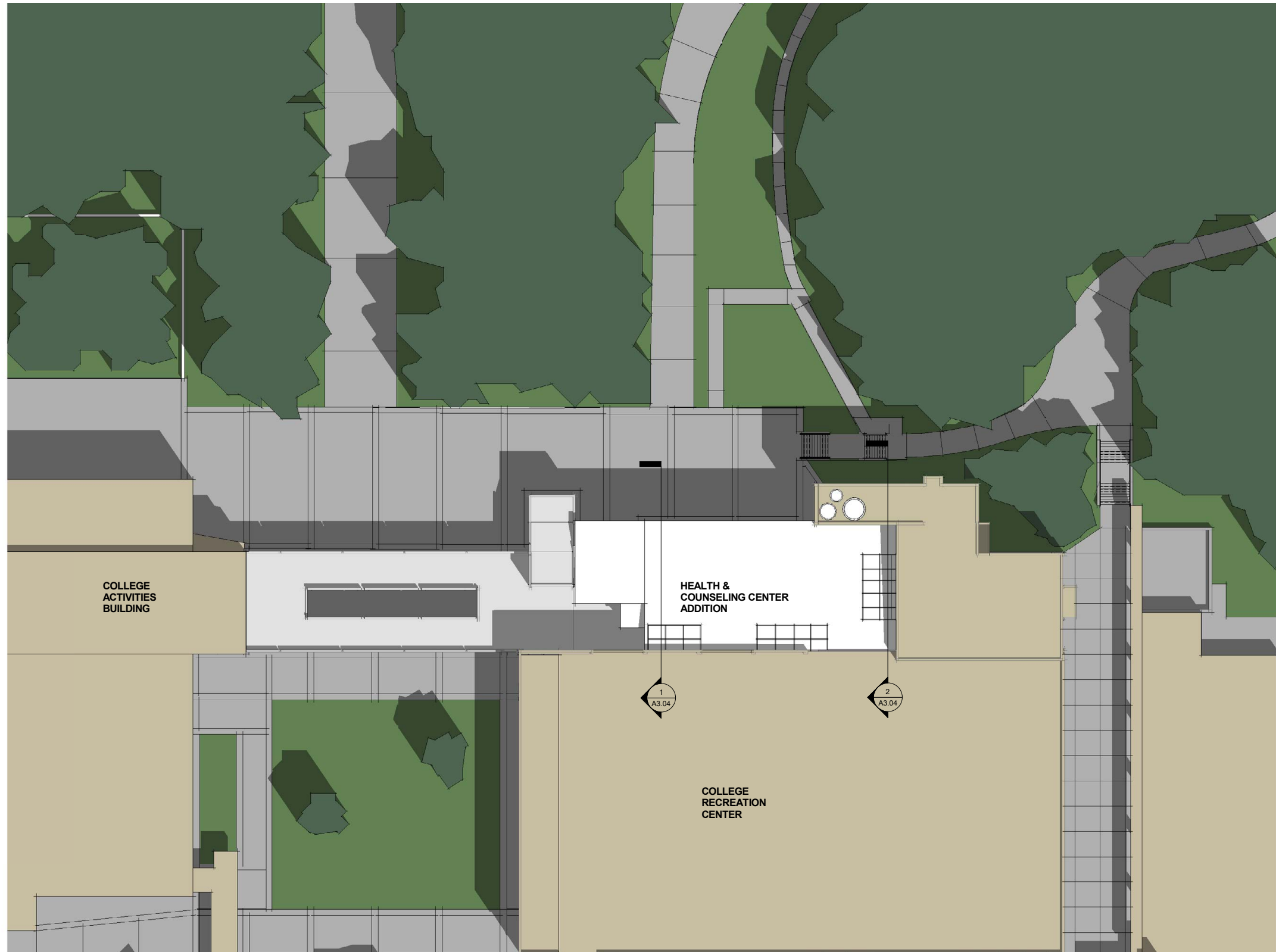
EXCLUSIONS:

Washington State Sales Tax
Architect/Engineer Fees
Construction Contingency
Testing & Inspection
Permits
1% for Art
Legal
Construction Management/Administration
Builders Risk Insurance
Moving/Relocation Costs
Toxic Soil/Hazardous Materials Removal
Alternative Contracting Premiums



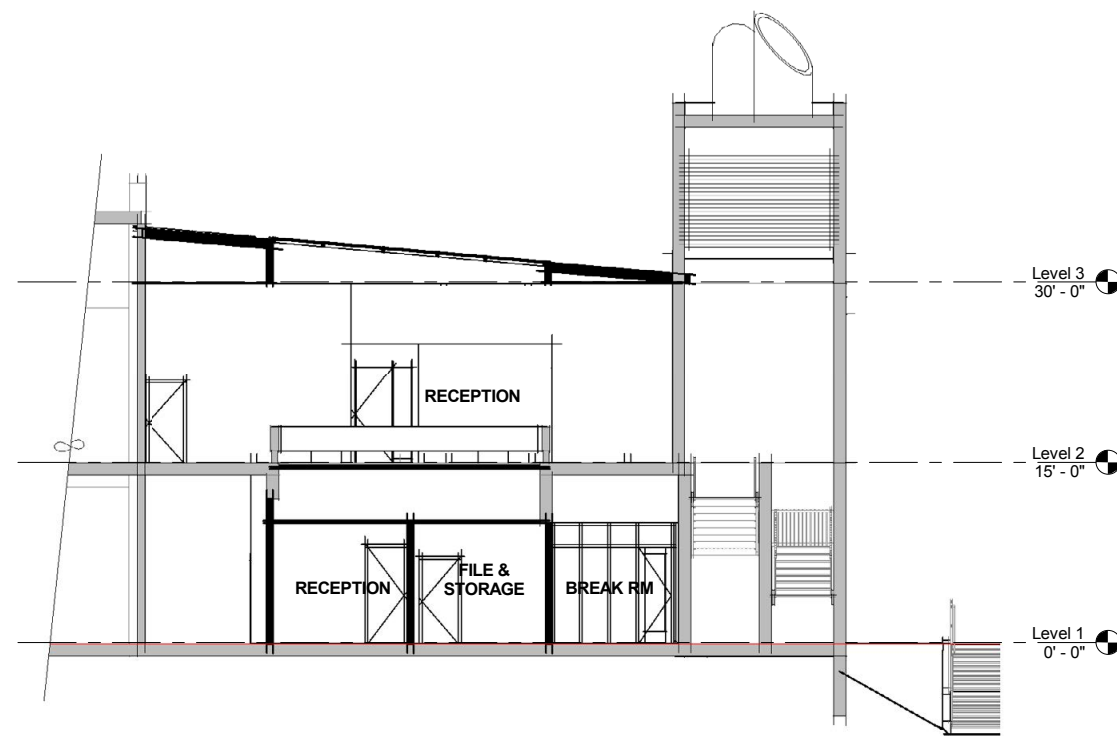
APPENDIX B

Project Diagrams and Drawings

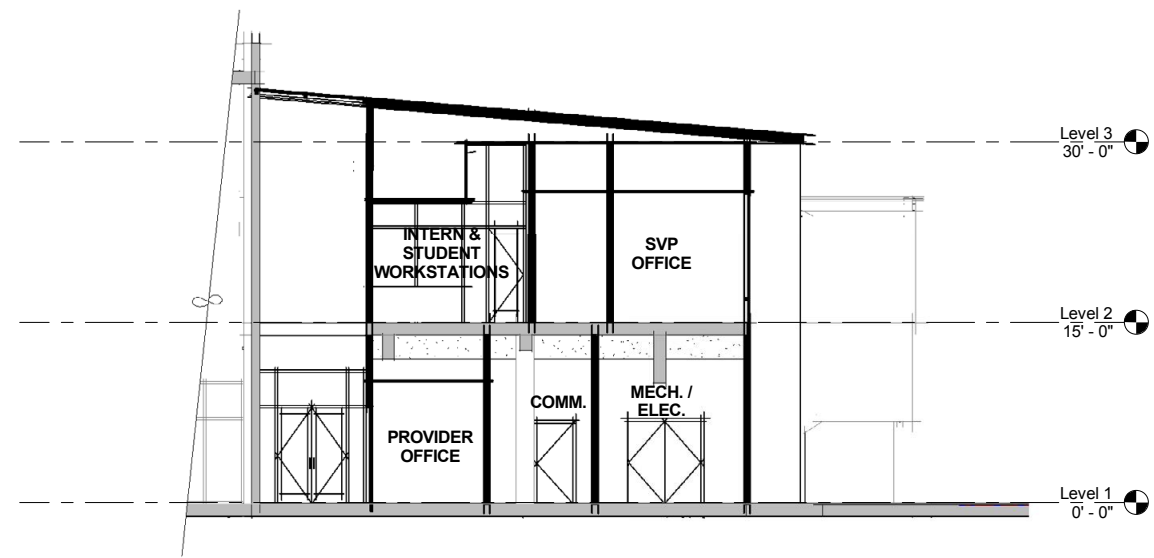








Building Section 2



Building Section 1







ARCHITECTS

**SCHREIBER
STARLING
WHITEHEAD**

901 FIFTH AVE ^{NO 3100}
SEATTLE, WA 98164
206-682-8300
SSWARCHITECTS.COM