EVERETT
COMMUNITY COLLEGE

Baker Hall Replacement

Everett Community College

PREDESIGN REPORT

DES Project No. 2021-025 A (1)
OFM Project No. 40000190

Contracting Agency: Department of Enterprise Services
Facilities Planning Services

Revised Report for Internal Use
May 27, 2022

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Figure 1: Existing Baker Hall on EvCC campus.

BAKER HALL REPLACEMENT: BASIC PROJECT INFORMATION

Agency Name: Everett Community College

Agency Code: 6050

OFM Project Number: 40000190

Project Title: **Baker Hall Pre-Design**

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Project Scope: This predesign addresses construction of a new instructional facility to replace existing Baker Hall on the Everett campus of Everett Community College. This 49,000 gsf three-story building will house programs associated with EvCC's Business Department, Cosmetology Program, and Theatre Department. Work includes construction of classrooms and labs, faculty and department offices, a Black Box-style theater with back-of-house support facilities, informal spaces shared by all programs, and building service functions. The Building will be constructed at EvCC's East Campus, east of North Broadway, directly adjacent to the upcoming Learning Resource Center. Site development includes relocation of existing utilities and parking improvements.

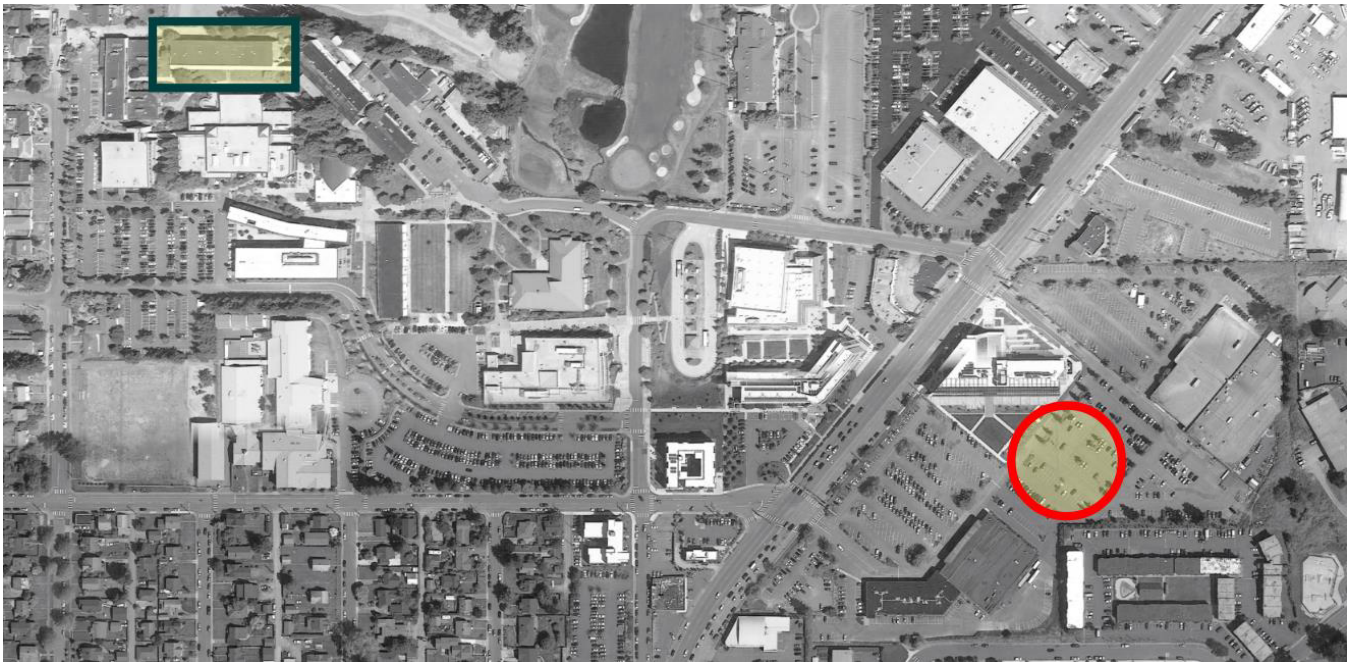

Figure 2: Aerial view of EvCC's Everett campus, with existing Baker Hall at upper left and preferred site for its replacement at lower right.

SECTION 1 - EXECUTIVE SUMMARY

Note: At the request of Patrick Sisneros, Vice President of College Services, this predesign report has been modified from the original report (dated February 18, 2021) submitted to – and approved by – OFM. It addresses two decisions made by college leadership after completion of the official predesign process:

1. *The Cosmetology program, currently operating from leased facilities in Marysville, will replace the Computer Information Systems (CIS) program as a building occupant. All references to CIS in this revised report have been replaced with Cosmetology.*
2. *The landscape of the existing Baker Hall site, upon demolition of that facility, will be designed to harmonize with the landscape of the adjacent Monte Cristo Hall site, which is currently being developed as part of the LRC project. The cost estimate included in Appendix has been modified to reflect costs associated with this decision.*

This revised document is for college use only and has not been submitted for OFM's approval.

A. INTRODUCTION

In the last two decades Everett Community College (EvCC) has radically re-imaged its primary campus in north Everett. It has done so by replacing obsolete facilities, by renovating and expanding other facilities, by new construction, and by physically expanding its campus. EvCC views its facilities as an essential part of achieving its institutional mission:

We educate, equip, and inspire each student to achieve personal and professional goals, contribute to our diverse communities, and thrive in a global society.

All new-generation EvCC facilities strive to create effective, innovative, and highly collaborative learning environments that both increase access to education and genuinely support the multifaceted needs of students and faculty.

B. PROBLEM STATEMENT

Constructed in 1961 and remodeled in 1974 and 1987, the 23,710 gsf two-story Baker Hall is EvCC's third oldest classroom/lab building still in academic use. Baker Hall is no longer capable of supporting the needs of students, business and industry partners, and the community. Its deficiencies are extensive and intractable, placing the housed programs at risk of lost relevance and unable to effectively prepare students for satisfying careers. Liabilities include:

- Although Baker Hall's intended purpose is as a classroom/lab facility, its learning environments are functionally obsolete and uninspiring. As a direct result many are being used for other than instructional purposes (e.g. tutoring, veteran's support, etc.).
- Classroom/labs average 770 sf in size, insufficient to support the large class sizes preferred by the Business Department. The lecture-style seating arrangements necessary to fit students into small spaces do not allow students to work in project teams during class periods.
- Classroom/labs were last remodeled prior to the widespread adoption of digital technology, and lack the infrastructure (e.g. sufficient power capacity, cable pathways, etc.) to cost-effectively adopt evolving instruction technologies.
- The building lacks any informal student-centered learning spaces for collaborative exchange outside of class hours.
- Instruction for the Business and Theatre programs is distributed throughout campus, at a loss of program cohesion.
- Instructional support spaces – such as Theater's rehearsal room and scene shop – are not in proximity to instruction spaces, resulting in lost opportunities to promote interdisciplinary exchange and, again, to develop program cohesion.
- In the 1974 remodel faculty offices were moved out of Baker Hall, creating obstacles to faculty-student interactions.
- Baker's one all-school asset, its auditorium, is undersized and functionally obsolete. It lacks back-of-stage facilities necessary to prepare Theater students for professional life. It is inconveniently located for off-hours and public events.
- The building's score in the 2019 Facility Condition Survey, 446, demonstrates an immediate need for improvement. It received the worst possible condition scores for its HVAC system (inadequate capacity, zoning, and distribution; deteriorating equipment; lack of air conditioning in all but two computer labs; and no ventilation in hazardous areas), maintenance (deferred work and general deterioration, with moderate to severe impacts on building users), appearance ("very unattractive exterior and interior spaces"), remaining life (less than five years), and glazing (most windows are single-glazed).
- Baker lacks internal circulation and has inflexible space configurations. Classrooms are accessed directly from exterior sidewalks and elevated walkways. It is cumbersome enough for able-bodied persons to move between classroom/labs in the same building over the course of a typical day, but downright difficult for those with mobility impairments. The elevated walkways pose an icing concern during winter months, which requires maintenance resources.
- Multiple exterior entrances make the building difficult to secure during security emergencies.
- For the mobility impaired the second floor of the building depends on a single exterior elevator for access. This elevator is prone to abuse and mechanical failure. There are no second-floor restrooms.
- Several first-floor classrooms are accessed by ramps steeper than current accessibility code allows, which requires the college to make available alternative locations to assure compliance with civil rights laws.
- Baker Hall's structural system meets the code requirements in effect in the 1960s, long before effective structural design techniques for resisting seismic forces were developed. As such, it is considered at risk of collapse in a seismic event.

- The exterior envelope and mechanical systems do not meet current energy codes. Some energy-related elements, such as windows and unit ventilators, are original to the building.
- For heat the building relies of the campus steam plant, but its steam converter is deteriorated. Its unit ventilators are obsolete and inefficient, and prevent the college from implementing ASHRAE's COVID-response recommendations for both filtration and ventilation. As a result, the college has decided to not offer any classes in Baker Hall until the pandemic is over.
- Even at the time of its construction Baker Hall was of markedly lower quality than contemporary facilities.

C. OPPORTUNITY

Over twenty years and multiple projects the college has demonstrated its ability to develop and operate buildings representing the best in current academic facility design. New buildings such as Gray Wolf Hall, Whitehorse Hall, and Liberty Hall serve the college and its students well, and their inherent flexibility – made possible through robust, accessible infrastructure and accommodating space layouts – promise that modifications can be made cost-effectively as needs change. The addition of the Baker Hall Replacement to the SBCTC's capital project pipeline represents Everett Community College's best opportunity to replace one of the last of its original generation of academic facilities. Using the development standards developed at Gray Wolf, Whitehorse, Liberty – what the college intends to do – presents taxpayers the best likelihood of project success.

Baker Hall Replacement will be a 49,000 gsf facility, 58 percent (the existing Baker Hall's 23,710 gsf plus a 4,830 gsf allowance for external circulation) classified as replacement space and 42 percent (20,460 gsf) as growth space. This growth area represents a critical opportunity for EvCC to address two needs, (1) space to help accommodate its projected 10-year enrollment growth of 11.7 percent, and (2) space for functions required of any modern academic facility – collaboration rooms, instructional support spaces, service spaces, etc. – wholly lacking in the current building.[1] The Baker Hall Replacement will contain nine general-use flexible classroom/labs, one dedicated Theatre classroom, one dedicated Cosmetology classroom/ simulation lab, a fully functional salon suite, instructional support rooms, multiple general-access collaboration spaces, Business Department administrative offices, and faculty offices. As a replacement to Baker Hall's auditorium a Black-Box theater will serve multiple roles, from performance venue to instructional lab to college/community event space. The new facility will have an HVAC system designed around lessons learned from COVID, including robust filtration and ventilation capacity, offering the college the potential that it remains in operation during a future health crisis.

The Baker Hall Replacement provides the college the opportunity to further support integration of the College Plaza site (a.k.a. East Campus) into the campus. While the college secured the site in 2008 no major college facility other than AMTEC, a former Providence Hospital facility renovated in 2014, presently exists east of North Broadway. With Washington State University's decision to locate its WSU Everett center adjacent to AMTEC and the EvCC Board of Trustees' decision in 2018 to locate the Learning Resource Center and Baker Hall Replacement on the East Campus, the goal of creating a much larger campus capable of supporting the college's projected growth became possible. Locating the Baker Hall Replacement on the East Campus, as this report recommends, provides critical mass to assure the expansion works. It also places the Black Box theater in an easily accessed location, in support of the college's goal that it become not just a campus but a community amenity. WSU is also bringing their Business Administration program to the Everett campus in Fall 2021. The close proximity of the WSU and EvCC business programs will provide exciting opportunities for collaboration between faculty and students of both programs.

A small portion of the budget for this project is dedicated to infrastructure improvements. Funds will be used to relocate the electrical loop that serves all buildings on the East Campus, a goal that has not been

[1] Washington State Board for Community and Technical Colleges, *Summary of Fall FTEs for 2021-23 budget development*, CAM V01. This document analyzes enrollment growth between 2018 and 2028.

possible due to prior funding limitations. The project also completes the development of a fire lane serving the entire site.

D. ALTERNATIVES CONSIDERED

To assure that the preferred freestanding facility is indeed the best option, the core predesign team considered four distinct (alternative) strategies for realization of the Baker Hall Replacement:

- Construct New Freestanding Facility on the East Campus (the Preferred Alternative).
- Alternative 2 – Do Nothing.
- Alternative 3 – Lease Space Off-Campus.
- Alternative 4 – Construct New Freestanding Facility as Intended in the PRR.

Advantages and disadvantages of each alternative including the preferred alternative were established, initial and total costs defined, and the following conclusions were reached:

- New Freestanding Facility on the East Campus: In this alternative the Baker Hall Replacement is a three-story freestanding facility built on a relatively flat, existing parking lot adjacent to the LRC and WSU Everett Center. Siting at this location not only provides excellent public access but creates a visually enclosed quadrangle evoking traditional college campuses. The predesign core committee believes this solution offers the best value to Washington taxpayers and provides the college the most scope, the least impact during construction, and the greatest potential for long-term program growth. This is the preferred alternative. The LCCA developed for this alternate identifies the Cost to Use as $32,008,568 and monthly operating costs of $45,857 (see Appendix B.1).
- Alternative 2 – Do Nothing: In this alternative the existing Baker Hall would remain in operation without change. The Business, Cosmetology, and Theatre programs would continue to be taught from their existing spaces, all but Theater found outside of Baker due to its limitations. The goal behind the Baker Hall Replacement is to replace a substandard facility with one representing the best in current academic facility design. The potential benefit gained from a highly synergistic learning environment, and the potential for program growth, would be wholly lost by doing nothing and would constitute a serious lost opportunity to improve workforce prospects for Washingtonians. Doing nothing would stall EvCC's highly successful capital improvement program, leave the East Campus only partially built-out, hinder the relationship between EvCC's Business programs and WSU Everett, and leave the college unprepared for its projected growth. Given these reasons this is not an acceptable alternative. The total unescalated project cost for this alternative is by definition $0, but lost opportunities carry significant (but difficult to quantify) costs.
- Alternative 3 – Lease Space Off-Campus: Leasing existing property offers the potential for bringing the new facility online faster, as tenant improvements generally can be achieved faster than new construction. However, properties of approximately 50,000 gsf are presently very limited in Everett. Expected tenant improvements costs and current lease rates result in this being the most expensive alternative. In addition, while the college already operates satellite facilities the core committee concluded that the complexities inherent to operating a remote site would be particularly detrimental to the programs anticipated to occupy the facility. Due to this factor, high cost, and the dearth of suitable lease space, this is not an acceptable alternative. The LCCA developed for this alternate identify an initial biennium impact of $18,593,588 and $2,614,449 for each successive biennia for the life of the 30-year lease, and monthly operating costs of $43,610 (see Appendix B.2).
- New Freestanding Facility as Intended in the PRR: The PRR assumed the Baker Hall Replacement would be located on the footprint of the existing Baker Hall, consistent with the 2014 Facilities Master Plan. This master plan also called for the Learning Resources Center to be developed on the adjacent Index Hall site. With the Board of Trustees decision in October 2018 to build the Learning Resource Center and Baker Hall Replacement at the East Campus the original location became unsupported. To assure there were no factors overlooked in the Board's decision, this predesign

was viewed as an opportunity to impartially review costs and program/campus impacts. Our analysis demonstrates this alternative is cost neutral in comparison with the preferred alternative, costing 0.6 percent less to construct but having a greater negative impact on college operations during construction. This alternative will also take longer to execute since the existing Baker Hall must be demolished before construction can commence. Depending on campus enrollment levels at the time of construction there is a risk the college will need to take on additional costs to rent the equivalent space lost by the demolition of Baker, but the for the sake of this analysis we have assumed surge space on campus is available. Given the lack of clear financial benefit we concluded there is no compelling reason to depart from college policy sufficient to prefer this alternative. The LCCA developed for this alternate identify the Cost to Use as $31,838,550 and monthly operating costs of $46,511 (see Appendix B.3).

E. LEGISLATIVE INTENT AND FUNDING

Through the State Board for Community and Technical College's capital project submission process, this project entered the capital project funding pipeline in 2018. In enacting Engrossed Substitute Senate Bill 6248 (the 2019-2021 Supplemental Capital Budget), the state government appropriated $275,000 for this predesign study and identified future appropriations of $32,279,000, for a total project appropriation of $32,554,000. In the SBCTC's proposed 2021-2023 capital budget remaining project funding for the Baker Hall Replacement has been changed to $31,167,000, with the difference between this and the prior projection (a drop of 3.5 percent) stemming from several factors including revisions to escalation rates. As this revised amount does not yet have legislative approval cost estimates associated with this predesign study assume project funding will total $32,554,000. If the lower amount is in fact appropriated the Design-Build team selected for the project, working with DES and EvCC, will need to identify cost savings to fit the new budget. With all current program needs met in the plan diagrams presented in Appendix H, and net-to-gross plan efficiency of 60.3 percent, the core committee believes the legislative intent behind the building will not be compromised should minor belt-tightening be required.

If funding were approved by the legislature in the 2021-2023 Capital Budget, design work would begin in July 2021, construction would end in January 2023, and the new facility would host its first students in Spring Quarter 2023. With this goal in mind, in September 2020 Everett Community College selected Schreiber Starling Whitehead Architects to assist the college in development of this pre-design.

Project costs embedded in the SBCTC's capital budget process were derived from the EvCC Baker Hall Replacement 2018 Project Request Report (PRR), which proposed the Baker Hall Replacement be a 50,000 gsf facility. Due to the unusually robust construction market currently enjoyed in the Puget Sound region, cost escalation has far surpassed projections in recent biennia. The SBCTC's proposed 2021-2023 capital budget represents a concerted effort to confront this market reality by updating cost projections developed in previous biennia to match actual cost escalation, but OFM's current C-100 form still uses a future escalation rate derived from the average of numerous boom and bust cycles (2.38 percent). From today's standpoint, supported by the observation that even an event as traumatic as the current COVID-19 pandemic has had only limited impact on construction costs, it is possible that the boom market will continue throughout the life of the Baker Hall Replacement project. To address the risk that escalation well about historic levels may impact the project, the predesign core committee considered strategies to assure the viability of the project. Working closely with the housed programs to identify inter-program efficiencies and to understand minimal space needs necessary for a successful facility, the core committee concluded that all program needs may be reasonably accommodated in 49,000 gsf while still satisfying program needs and Best Practices for flexible learning facilities. This provides a cost cushion that may be necessary moving forward and led the core committee to conclude that the project is viable within current funding and scope.

F. CORE PREDESIGN TEAM

This predesign study was produced by the following core committee individuals:

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Figure 3: Washington State University Everett (WSU Everett) facility at the East Campus

SECTION 2 - PROBLEM STATEMENT, OPPORTUNITY, OR PROGRAM REQUIREMENT

A PROBLEM STATEMENT, OPPORTUNITY, OR PROGRAM REQUIREMENT, AND METHOD OF ACCOMPLISHMENT

1. Problem Statement

Over the past twenty years EvCC has diligently re-imaged its Everett campus through new and replacement facilities (e.g. Shuksan Hall in 1999, Whitehorse Hall in 2006, Gray Wolf Hall in 2009, and Liberty Hall in 2013) and through remodeling of tired facilities (e.g. Rainier Hall and the Parks Student Union in 2011, the Jackson Center in 2012, and Olympus Hall in 2015). The college has also expanded the campus, first across Broadway (the "Triangle" site) and then across North Broadway (the College Plaza shopping center site, now East Campus). The Triangle site contains EvCC's Student Fitness Center (2011), Liberty Hall (2013), privately developed student housing, and the College Station Transit Center, while the East Campus contains the AMTEC/Advanced Manufacturing Training & Education Center (2014) and Washington State University Everett (WSU Everett, 2017). EvCC intends for construction to begin on its Learning Resource Center, also on the East Campus, in 2021. Each of these facilities supports high-quality learning, supports enrollment growth, and furthers the college's mission. But there remain exceptions.

Baker Hall was constructed in 1961. Other than plan reconfigurations, cosmetic upgrades, and the addition of an exterior elevator in 1987 Baker Hall has seen little substantive improvement in 60 years and as a result cannot support programs as they seek to maintain relevance in the 21st century. Its current space layout is highly inflexible, consisting of series of small, hard-walled spaces accessed primarily from narrow, windowless, dead-end corridors. The overall impact on occupants is that the building seems labyrinthine and archaic. Baker Hall is fairly described in EvCC's 2019 Facility Condition Survey as being of *"poor to average construction"* with *"very unattractive exterior and interior spaces," "significant system deterioration"* and

remaining life expectancy of *"less than five years."*[1] Among its most troubling deficiencies, the only ADA access to the second floor is an elevator judged *"aged"* and suffering *"deterioration and abuse of finishes."*[2]

Today's learners thrive in highly interactive, flexibly furnished, and technology-rich environments. With few exceptions the existing instruction spaces in Baker Hall are undersized to the point they can only support lecture-style instruction and, even then, with limited class sizes. The average classroom size at Baker Hall is 770 sf, a size which supports at most 30 students, yet the most common class size for Business programs is 40. In addition to limited instructional pedagogy and capacity, Baker Hall suffers a complete absence of instructional support facilities such as group collaboration rooms and break-out spaces. In response to Baker's limitations, the college has converted a number of its classrooms to other uses including tutoring, ESL programs, and a veterans' center. Business classes are primarily taught from adjacent Olympus Hall.

Baker's instruction spaces are further limited by a lack of infrastructure necessary to support the rapidly changing requirements of technology-focused fields of study. This is entirely the result of the building having last been improved prior to the widespread adoption of digital technology. Baker has no means to support emerging technologies pertinent to Business programs, such as artificial intelligence.

Baker Hall houses a general-purpose auditorium which serves as the instruction, practice, office, and performance space for the Theatre Department. It has 100 fixed seats and it is common for theatrical productions to be so well-attended as to reach standing room only condition. The auditorium's stage was designed for college lectures and has no backstage amenities (e.g. dressing rooms, green room, control room, etc.) whatsoever. Beyond failing to meet students' educational needs the auditorium has myriad deficiencies including poor internal access pathways, abysmal A/V capability, and – from a campus asset standpoint – literally no flexibility to host outside events. Ironic given its present use for student theatrical productions, the stage cannot be accessed except through the audience seating area.

In addition to deficiencies related to program delivery, the existing Baker Hall suffers from physical constraints and deficiencies:

- Size: At 23,710 gross square feet the building is less than half the size of a typical new community college academic facility. The college is already struggling to meet its current demand for Business, Cosmetology, and Theatre classes, let alone projected growth (ref. growth projections on Page 2-4). To renovate Baker Hall with the purpose of increasing classroom/lab capacity and flexibility, and introducing new functions (e.g. instructional support, etc.), would result in significantly fewer instructional spaces. This would create an untenable situation for the college, as this predesign analysis has concluded that 49,000 gsf are required to satisfy all legitimate program needs. To address the shortfall through a building addition is not possible at Baker Hall due to site constraints.
- Seismic: Baker Hall's structural system is original to 1961, with no evidence of structural improvements being made during the 1987 remodel. While there is no evidence of settlement, and the exterior walkway structure was recently braced against collapse, Baker Hall is far from compliant with current code and was designed at a time when structural performance during seismic events was not well understood. A seismic investigation conducted during the PRR (see report in Appendix I) noted Baker Hall's structural system presents a *"high risk to life safety"* in the event of an earthquake with an expectation of *"partial building collapse."*[3] Baker Hall's limited seismic capacity is justification alone for its replacement.
- Life Safety: Baker Hall is of Type V construction, with the second floor and roof structure composed of wood joists and rafters with plywood decking. While presumably code-compliant at the time of its original construction and following the 1974 and 1987 remodels, Baker Hall does not give the impression of being an intuitively safe facility. All but three classrooms have a single entrance, and

[1] Steve Lewandowski, SBCTC, 2019 FCS for EvCC.
[2] Steve Lewandowski, SBCTC, 2019 FCS for EvCC.
[3] Baker Hall structural assessment by Lund Opsahl (Appendix I).

the second entrance at these three requires passage through an intervening space in direct conflict with current code. Most classrooms are accessed from dead-end corridors, albeit in each case the length of these corridors does not exceed code maximum. While interior spaces are sprinkled, the second-floor exterior walkway added in 1987 – which serves as the sole egress corridor from the second floor – is not.

- ADA Access: ADA deficiencies are civil rights – not just building code – violations. Baker Hall suffers from several issues related to ADA compliance:
  - While an elevator was added in 1987 to serve the second floor, it has proven unreliable thus precluding one-half of the building from dependable ADA access. This requires the college to make available alternative spaces to assure compliance with civil rights laws. The college has in-place procedures for emergency evacuation of the second floor in lieu of code-compliant physical construction, but this is far from an ideal or even acceptable situation for institutional construction.
  - Several first-floor classrooms are accessed by ramps from the perimeter sidewalk. These ramps are deficient in two respects, (1) they are steeper than current code allows, and (2) there are no landings at the classroom entry doors, another violation of current code.
  - The entire building is served by just two female toilet stalls and one male stall plus two urinals. The building has no restrooms on the second floor; those on the first floor have been modified in response to the ADA but are only reasonably – as opposed to literally – compliant.
- Energy Code: The building in no way satisfies our state's interest in reducing energy consumption in its public facilities, as represented by Executive Orders and the current Washington State Energy Code. Baker Hall was constructed without any exterior wall insulation, with minimal roof insulation, and with non-thermally-broken aluminum single-pane windows. The south exterior wall constructed on the second floor in 1987 is insulated but does not conform to current code. Insulation added to the roof in 2011 similarly does not meet current code. The building's mechanical systems are a blend of original (1961) construction with extensive modifications made in 1987, with primary heating and ventilating coming from archaic unit ventilators. Baker's heat source is EvCC's central steam plant, via a steam converter that is deteriorated and at risk of failure.
- Comfort: The building has no cooling except in two computer labs, which was added in 1987.
- Security: EvCC has expended considerable effort to make campus facilities secure in the event of an active shooter incident. With nine exterior entries serving just 23,710 gsf of space, Baker Hall would be very difficult to quickly and effectively lock down.
- COVID Issues: Related to energy/HVAC issues, the Baker Hall unit ventilators do not have the capacity and functionality to implement ventilation and filtration strategies developed by ASHRAE in response to the current COVID-19 pandemic. Its inability to create a demonstrably safe indoor environment for faculty and students led to the college's recent decision to not offer any classes in Baker Hall until the pandemic is over.

To further authenticate these observations, in the scoring categories of HVAC System, Maintenance, Appearance, Remaining Life, and Glazing, Baker Hall received the lowest possible score in the SBCTC's 2019 Facility Condition Survey. Cited deficiencies included inadequate capacity, zoning, and distribution of HVAC systems; deterioration of HVAC systems; a lack of air conditioning in most spaces; no ventilation in hazardous areas (e.g. maintenance materials storage rooms); deferred maintenance coupled with general building deterioration; persistently unpleasant appearance; and windows that are single-glazed (i.e. not thermally improved) in most locations.

Poor design, obsolete systems, and a lack of adequate space prevents EvCC from offering many necessary programs and services in Baker Hall, such as quiet study areas, off-hours access to faculty, and group collaboration spaces, at least without the loss of even more instructional space. As enrollment grows, Baker

Hall will become even more inadequate and unable to meet college and program challenges and opportunities.

2. Project Opportunity

The opportunity to improve educational outcomes is evident throughout the EvCC campus, wherever an obsolete academic facility has been replaced with a generously sized, inherently flexible, and technology-rich academic facility. The successes of Shuksan Hall, Whitehorse Hall, Gray Wolf Hall, and Liberty Hall demonstrate the effectiveness of EvCC's twenty-year building replacement program. EvCC's intent is to incorporate the same approach used successfully elsewhere on campus and ***demolish Baker Hall and replace it with a new facility.***

The Baker Hall Replacement offers EvCC an opportunity to advance SBCTC system direction goals in several key areas.

- Economic Demand: By replacing obsolete and unpleasant instructional spaces with generously sized and highly flexible spaces, the Baker Hall Replacement clearly improve EvCC's capacity to support all college programs, including those directly linked to employer demand in the region. The business focus of the Baker Hall Replacement dovetails with WSU Everett's new facility on the East Campus and its industry-aligned undergraduate programs – including the Business Administration programs soon to be introduced – which prepare North Puget Sound students to compete globally in the local economy.
- Student Success: The Baker Hall Replacement presented herein will support multiple modes of formal instruction with abundant informal learning opportunities, a distinct improvement over the undersized lecture-style classrooms available at today's Baker Hall. This includes flexibility to accommodate group work during class hours, which is not now possible at Baker. Supporting multiple ways of learning demonstrably improves the likelihood of student success.
- Innovation: In combining classrooms/labs with smaller general-access collaboration rooms, informal lounges spaces, and faculty offices, the Baker Hall Replacement opens the door for peer-to-peer and student-to-faculty collaboration outside of formal instructional time. The Black Box theatre will provide the housed programs, in particular the Theatre program, a highly creative environment to promote collaboration, cognitive thinking, and problem-solving. It will also serve as a community asset, developing relationships with organizations in need of performance or other event space.

The Baker Hall Replacement also offers the college the opportunity to accommodate growth in various forms:

- Growth Projections: FTE is projected by the SBCTC to increase 11.7 percent (449 Type 1 FTE and 586 overall FTE) from 2018 to 2028 (or nearly 45 Type 1 FTE/year).[4] Not only will larger classroom/labs support larger class sizes, but their inherent flexibility will allow use by other programs. Since programs often have disparate scheduling constraints this raises the potential for increased utilization (over current levels) as a means of addressing growth pressures.

[4] Washington State Board for Community and Technical Colleges, *Summary of Fall FTEs for 2021-23 budget development*, CAM V01. This document analyzes enrollment growth between 2018 and 2028 for all community and technical colleges in the SBCTC system. The following enrollment growth data is specific to EvCC:

	Fall 2018 FTEs			Fall 2028 FTE Projections			FTE Growth (Fall)		
Everett	Total	Type 1	Type 2	Total	Type 1	Type 2	Total	Type 1	Type 2
Academic	3,878	2,510	3,324	4,330	2,802	3,711	452	292	387
Vocational	1,611	723	1,042	1,799	808	1,163	188	85	121
Basic Skills/Dev Ed	1,013	623	666	1,132	696	744	119	73	78
Total	6,502	3,857	5,032	7,261	4,306	5,618	759	449	586

- Partnerships: Partner institutions currently offer programs serving approximately 300 FTE upper division students on the campus. WSU Everett anticipates expansion of its programs at its East Campus center will bring an additional 1,050 FTEs by 2022. The WSU Everett facility is the first of several anticipated buildings that will allow students to complete their bachelor's degrees entirely in Everett.
- Regional Growth: Snohomish County, EvCC's primary service area, continues to the one of the state's fastest growing counties, and OFM projects its population to grow by as much as 40 percent between 2015 and 2025.
- Distance, Online, and Hybrid Program Growth: Distance education programs at the college have grown by 300 percent since 2000 to approximately 3,165 FTEs. Continued growth is anticipated at a minimum of 10 percent per year. Most significantly, EvCC anticipates that almost every class taught at the college will use online technology to support and deliver instruction. Many students enroll concurrently in eLearning and traditional classes, and they seek space on campus to participate in online classes. Faculty need support in developing and presenting materials for eLearning classes, and current media services are inadequate to provide required support. Improved technology-enhanced classroom/labs are essential to providing effective support to our students and faculty, and for future growth. Of course, the COVID-19 has placed further pressure to integrate online instruction into academic life but it has also reinforced the social nature of education and the continued need for safe on-campus facilities.

3. Program Requirements

The current Baker Hall represents another age in community college academic design, when lectures were the primary means of instruction and when students didn't linger on campus when their classes were over. As demonstrated time and again, community colleges are now vibrant, multidisciplinary hubs, with as much learning taking place outside the classroom as within. Classrooms have also changed, now commonly having sufficient space to accommodate multiple furnishings layouts, sometimes being changed multiple times during a single class period. The projects EvCC has completed in the past twenty years (including Whitehorse Hall, Gray Wolf Hall, and Liberty Hall) are inspirational, forward-focused places of higher learning that support evolving learning pedagogies demanded by students and faculty alike. For EvCC it has become untenable to continue offering instruction in inferior facilities such as Baker Hall, because the ability to effectively collaborate and innovate is so compromised.

A new building with adequate space for formal and informal learning, supported by shared facilities useful to all housed programs, would provide all programs the physical resources required to satisfy their unique demands and potential. Baker Hall Replacement will be a highly flexible academic facility capable of serving the following programs:

- Business: The Business Department is the third largest department in the college, offering transfer and certificate programs to support the business community. A critical function of the department is to satisfy demand for worker retraining. Students in EvCC's 90-credit transfer Business program are active participants in campus life, as program requirements include interaction with other EvCC programs and facilities. The department is developing four-year Business programs, and foresees new transfer opportunities as WSU Everett begins its own bachelor's programs on campus.

  Four primary programs constitute business education at EvCC:
  - General Business
  - Accounting
  - Economics
  - Business Technology

  The Baker Hall Replacements offers the Business Department the opportunity to support interactive and dynamic business education better aligned with industry needs. This includes facilities capable

of supporting artificial intelligence (robotics, etc.) instruction. The current lack of this capacity some see as an existential threat to traditional business programs.

The Business Department favors 40-student classes, which has been difficult to achieve at Baker Hall (where only two spaces have that capacity). The ideal instruction space is a large room with movable furnishings that can serve both as classroom and lab. The department requires eight (8) classroom/labs to support the foreseen needs of General Business, Accounting, Economics, and Business Technology.

- Cosmetology: EvCC offers a Certificate in Cosmetology, a Certificate in Hair Design, and an Associate in Technical Arts degree. The certificate and degree programs prepare students to take the Washington State licensing exams.[6]

  Classes are currently taught in a laboratory setting at the college's School of Cosmetology located in leased facilities in Marysville. The certificate and degree programs require general business, math, and communications courses, which are taught at the main campus about six miles away. Moving the cosmetology lab to campus is an excellent opportunity to unify cosmetology students with campus activities and infuse campus with public engagement.

  The job market for cosmetologists and instructors is excellent. Persons with this training are much in demand. The industry is at a "zero unemployment" rate, needing more new professionals than it can supply. The size of the current salon facility neither meets current need nor allows for potential growth. The salon laboratory is limited to 62 workstations and would immediately benefit from 10-15 more stations and 14 more salon simulation workstations in the classroom.

  The Baker Hall Replacement project is key to the integration of Cosmetology within the campus community and will provide critical growth opportunities. Everett Community College requires updated facilities to ensure its programs meet industry standards and that students are well-prepared to work in the fast-growing technologies of the future. The Baker Hall Replacement intentionally leverages flexible spaces to accommodate future learning.

- Theatre: The Theatre Department reflects EvCC's long commitment to arts education. The college considers theatre essential to a well-rounded liberal arts education and a unique platform for developing empathy and community. Over its existence the primary limitation of the Theatre program has been its facilities. The art of stagecraft is not just about the quality of instruction (which at EvCC is high) and being on stage; to receive a well-rounded and marketable education Theatre students must gain experience in all aspects of theatrical performance, including backstage operations mirroring those they will be experience in professional life. A new Baker Hall Replacement offers the opportunity for EvCC students to develop backstage competencies not currently possible, in a highly flexible Black Box environment. The Black Box theatre will also provide the college the long-sought ability to support community theatre.

  EvCC's Theatre classes are historically popular. This has continued through the current COVID-19 pandemic, and future enrollment is foreseen to be steady. The typical class size is set at 25 but is sometimes overbooked with 30 students. Performances generally include 16 to 18 students.

In addition to the program needs identified above, EvCC suffers from a shortage of Basic Skills classrooms. The Capital Analysis Model run for the 2019-21 PRR cycle states that the college has just 26 percent the CAM allowance for such spaces, a shortage of 26,105 sf. By assuring classrooms at the Baker Hall Replacement are general-use in nature and inherently flexible, this project represents an opportunity to support Basic Skills instruction space targeted to the needs of incoming General Business, Accounting, Economics, Business Technology, and Cosmetology students. With Baker located adjacent to the upcoming LRC, Basic Skills students will also have easy access to additional learning resources.

[6] https://www.everettcc.edu/files/programs/cosmetology.pdf

4. Method of Accomplishment

There is no existing campus facility available to resolve the issues facing Baker Hall and the needs of EvCC's Business, Cosmetology, and Theatre programs. The site of the existing Baker Hall is constrained, and the building is of inferior quality and construction, which eliminates the possibility of addressing program needs through a major renovation and addition. The preferred solution is an all-new building, sized to meet projected growth and with a variety of flexible-use spaces supporting multiple ways of learning. The building will be constructed in a single effort, with state funding, using public project delivery requirements.

B. STATUTORY OR OTHER REQUIREMENTS

EvCC uses internal campus master plans to inform long-term planning of campus facilities, the current plan being the 2014 Facilities Master Plan as revised in 2018 (see discussion below). This document is reflected in the City of Everett's Comprehensive Plan and as such the city is aligned with the college's development plan for the Baker Hall Replacement. The college has a positive working relationship with the city, which the college intends to maintain throughout the Baker Hall Replacement development process.

C. CONNECTION OF PROJECT TO AGENCY'S MISSION, GOALS, AND OBJECTIVES, STATUTORY/ OTHER REQUIREMENTS AND PROBLEM, OPPORTUNITY, OR PROGRAM REQUIREMENTS

1. Master Plan Integration

The Everett Community College 2014 Facilities Master Plan provides an orderly and rational process for facilities improvement and expansion. Highlights include the replacement of four existing instruction buildings with four larger facilities, and a new stand-alone Learning Resource Center to replace the library currently on the ground floor of the Parks Student Union. Replacement of Baker Hall is identified as a mid-range need in this document (see mid-range development plan in Appendix K) , to follow completion of the Learning Resource Center project. In the 2014 Facilities Master Plan both the Baker Hall Replacement and LRC were sited west of Broadway within the original 1958 campus footprint. In 2018, in response to action taken by the Board of Trustees to locate the LRC and Baker Hall Replacement instead at the East Campus, the master plan was partially updated to show these buildings in this location.

With design of the LRC nearing completion and with construction funding anticipated in the 2021-2023 capital budget, initiation of the Baker Hall Replacement is thus consistent with the long-term college goals.

The Baker Hall Replacement adheres to the Master Plan Guiding Principles adopted to accommodate effective learning at EvCC, including:

- Make technology-enhanced classrooms available campus-wide;
- Design flexible classrooms and spaces that support collaborative and non-traditional teaching and learning;
- Build sustainable, low maintenance facilities;
- Provide adequate parking;
- Promote community connection by becoming a resource and cultural center for the community;
- Ensure accessibility is an essential component of campus planning;
- Effectively integrate WSU into the fabric of the campus and develop partnership opportunities;
- Boost sense of campus community with face-to-face interaction and outside-of-the-classroom activities.

See Appendix K for excerpts from the 2014 Facilities Master Plan specific to this proposal, and the 2018 revision. The entire document may be downloaded at www.EvCC.edu/CampusMasterPlan.

2. Strategic Plan Integration

The Baker Hall Replacement will significantly advance the core themes of the EvCC Strategic Plan:

- *Student Success*. The flexible classrooms/labs proposed for the Baker Hall Replacement will support students and instructors by providing dynamic, technology-rich spaces for Business, Cosmetology, and Theatre instruction. General-use collaborative learning spaces, also fitted with technology interfaces, provide learning opportunities for individuals and groups outside of formal instruction hours. Faculty offices co-located in the facility provide students the opportunity to meet directly with instructors.
- *Community Connections and Partnerships*. EvCC has extensive connections and partnerships which would benefit from the Baker Hall Replacement:
    - In 1997 the state legislature created the North Snohomish-Island-Skagit (NSIS) Consortium to expand educational access for residents of all communities in Everett's service district. Ultimately the legislature determined the goals of the NSIS Consortium would be most effectively met using a university center delivery model centered on a community college campus.[7] From 2005 to 2014 EvCC managed the University Center, most recently from facilities in Gray Wolf Hall. In 2014 Washington State University assumed the role of manager, a role that included developing a new stand-alone facility on EvCC's East Campus directly adjacent to the preferred site for the Baker Hall Replacement. The new facility, opened in 2018, supports EvCC students pursuing bachelor's and master's degrees at four universities operating in Washington State (Eastern Washington University, UW Bothell, WSU, and Western Washington University). WSU Everett's own offerings at the new facility currently include seven-degree programs, in Data Analytics, Electrical Engineering, Hospitality Business Management, Integrated Strategic Communication, Mechanical Engineering, Organic Agriculture Systems, and Software Engineering. WSU Everett chose these programs due to their high demand and soon intends to offer a business administration degree, which will have the effect of increasing EvCC student transfer opportunities. WSU Everett will offer a Business Administration program beginning in Fall 2021 – siting the Baker Hall Replacement next to WSU's facility will thus provide EvCC Business students the opportunity for heightened collaboration between programs.
    - The Baker Hall Replacement Black Box theatre will be EvCC's primary event space for hosting performances and exhibits of outside cultural organizations, public lectures, and similar events. The college has no current facility capable of hosting such events.
- *Resource Stewardship*. A central premise of this core theme is that EvCC will invest in physical facilities to enhance the learning environment. The Baker Hall Replacement will also promote environmental stewardship by being designed and constructed to meet LEED Silver certification or higher, and using best practices in its operation that model good stewardship of public resources. A new facility will further EvCC's ability to meet the environmental commitments embodied in its Climate Action Plan (see Appendix E).
- *Innovation and Leadership*. The Baker Hall Replacement will be a center for instructional innovation. The project will greatly enhance the ability of faculty to employ non-traditional instruction at varying scales. This has been particularly difficult for classes housed in the current Baker Hall, given its utter lack of instructional support spaces and rudimentary technological integration.
- *Cultural Pluralism and Global Readiness*. The Baker Hall Replacement will employ technology for online and other kinds of mediated instruction, thus connecting EvCC students to their peers around the world. The new facility will create a learning environment in which students from all

[7] http://apps.leg.wa.gov/documents/billdocs/2005-06/Htm/Bill%20Reports/House/3113.HBR.htm

countries and backgrounds feel welcome, especially through its promotion of small group informal and collaborative learning.

D. SOLVING THE PROBLEM: THE BAKER HALL REPLACEMENT

An all-new facility offers the opportunity to create a dynamic interactive learning environment that promotes critical thinking, decision-making, communication, and teamwork. Doing this effectively will enhance the quality of EvCC student training and prepare them for success in an increasingly competitive, highly interdependent, and collaborative global economy. It will be an important resource for regional employers in business, computer information, and theatre fields. It will also be a partner with WSU Everett as the university develops its business programs in Everett, thus enabling EvCC students to earn bachelor's degrees at less expense and personal disruption than is presently available to them.

The Baker Hall Replacement will contain primary instructional classrooms, instructional support spaces, general-use collaboration rooms, faculty offices, administrative offices for the Business Department, and multi-use informal gathering spaces. These will be student-focused environments able to support many ways of learning and usable by a broad range of programs. Spaces will be generous in size, finishes will be simple but robust, furnishings will be easily reconfigurable, and support infrastructure will support a broad range of uses. It will also be designed to be easily modified without major capital expenditures as needs and technologies change. Labs will mimic environments found in industry (e.g. its CSI Server and Equipment rooms and Network Lab) to assure EvCC graduates are prepared for real-world employment.

To replace the existing auditorium EvCC proposes a Black Box theatre capable of serving multiple roles. It will be a resource not just to the college and its housed programs, but to the Everett community. The Black Box will serve a plethora of needs from theatre and music performance venue to instructional lab to event center. Unlike the formal fixed-seat sloped-floor auditorium it replaces, the flat-floor Black Box theatre will be easily reconfigurable and will be supported by the backstage facilities necessary for its success. Conveniently accessed from North Broadway and with adjacent parking, the Baker Hall Replacement Black Box theatre will be far more visible and convenient than the current Baker Hall auditorium and the college's other public event space (the Jackson Center), an important consideration for those investing in public events.

The Baker Hall Replacement directly addresses three shortages identified in EvCC's 2017 Capital Asset Management (CAM) report: (1) Basic Skills classrooms, (2) drama space, and (3) auditorium space. It also responds in spirit to the CAM's determination that EvCC has an excess of classrooms and labs, since the college intends to provide fewer individual classroom/labs spaces than presently exist in Baker Hall. These classrooms/labs, on the other hand, will be larger and far more capable than the spaces they replace and thus will position EvCC for long-term flexibility.

The Baker Hall Replacement will feature:

- (8) flexible classrooms/labs for General Business, Accounting, Economics, and Business Technology instruction. These classrooms will be identically outfitted, proportioned to accept varied furnishing/equipment layouts, scaled for large class sizes, and thus capable of accommodating multiple programs as college needs change.
- (1) Salon classroom, which simulates the salon work environment.
- (1) Salon shared classroom for general use.
- (1) Salon lab with (72) workstations, (10) shampoo stations, (9) pedicure stations, (14) manicure stations, (11) facial/waxing stations. The salon is a real working environment with a reception desk, waiting area, retail sales display, a salon dispensary workroom and storage.
- (1) classroom/lab for Theatre instruction. This will be similar to the general business classrooms, but will feature improved acoustic isolation and a break-out space for group rehearsals. It will also be convenient to the Black Box theatre, which the program will utilize for performances.

- (1) general-access computer lab, for students in need of networked computers.
- (1) flat-floored Black Box theatre, with overhead catwalk and pipe grid and movable audience seating to support a variety of uses.
- back-of-house spaces for the Black Box theatre, including dressing rooms, costume storage, green room, and scene studio. These are not only considered essential for a rounded educational experience, but will encourage use of the Black Box by community organizations.
- administrative offices for the Business Department.
- (26) faculty offices.
- collaborative spaces for work projects and learning experiences shared by all programs, to foster interdisciplinary learning that is critical to succeed in industry.
- informal peer-led study spaces, in recognition that much learning occurs beyond the walls of classrooms and labs;
- flexible IT infrastructure to support current instructional technologies (including the needs of CIS), with easily accessible infrastructure pathways for the introduction of future technologies.
- consistent A/V interfaces in each teaching space, to improve teaching quality and outcomes and to promote flexible scheduling.

EvCC's ultimate project goal is to create a dynamic and integrated learning environment that supports collaboration among complementary disciplines, maximizes program space through flexible design and shared utilization of resources, and prepares students for satisfying and remunerative employment. The Baker Hall Replacement offers the physical setting needed to foster interdisciplinary collaboration and support community involvement. While the primary instruction space count is less than in the existing Baker Hall (14 as opposed to 16), most rooms will be capable of serving multiple programs and at higher capacities. This provides EvCC the capacity to support program growth.

Instruction for the Business and Theatre programs is currently distributed throughout the campus, albeit concentrated in Olympus Hall (Business) and Baker Hall (Theatre). The Cosmetology program is currently located in Marysville, 5.8 miles from the EvCC campus. The salon space is located in a strip mall and held under a lease, which will not be renewed. When relocated to the Baker Hall Replacement, vacated spaces in Olympus Hall will serve other college needs. Remodels necessary in this process will be funded as minor works projects at no cost to this project.

E. RELEVANT HISTORY

Everett Community College occupies a 53-acre main campus containing 805,715 gross square feet of built space. The campus was first developed in 1958, and Baker Hall was constructed in 1961 with a mix of offices and classrooms. The building was converted to solely classroom/lab use in a 1974 remodel, and again reconfigured in 1987, but the essential aesthetic sensibility of the building remains rooted in 1961.

In response to the state's commitment twenty years ago to invest at a large scale in capital improvements at its community and technical colleges, Everett Community College embarked on a program to replace or modernize its earliest facilities. Major projects completed during this time include Whitehorse Hall, Gray Wolf Hall, Liberty Hall, AMTEC, the Student Fitness Center, and Parks Student Union. A new Learning Resource Center (LRC) is currently in development with construction funding expected in 2021.

A prior roadblock to development of the East Campus has been the general perception that crossing seven-lane-wide North Broadway is unpleasant and unsafe. A more specific objection to expanding the campus comes from the very practical observation that the current class schedule does not allow adequate time between classes to reach widely dispersed buildings. Several steps are being taken to address these concerns:

- The City of Everett is planning to construct a pedestrian bridge across North Broadway. The timeline for funding and construction has not yet been established.
- Until a pedestrian bridge is in place, the college will operate a shuttle service between the historic campus and East Campus upon completion of the Learning Resource Center.
- The college is developing a new class schedule that includes additional time between classes.

F. PRIOR PLANNING AND HISTORY

The college identified replacement of Baker Hall as a mid-term priority in its 2014 Facilities Master Plan, and submitted the project for inclusion in the SBCTC's capital project pipeline – successfully – in December 2017. The Board of Trustees in 2018 identified the Baker Hall Replacement as instrumental in effectively developing the East Campus. Predesign funding of $275,000 was appropriated in the 2019-2021 Supplemental Capital Budget (Engrossed Substitute Senate Bill 6248). Project funding totaling $31,167,000 is included in the proposed SBCTC 2021-2023 capital budget.

Figure 4: EvCC campus signage on North Broadway

SECTION 3 - ANALYSIS OF ALTERNATIVES

A. ALTERNATIVES CONSIDERED

1. Preferred Alternative: Construct New Freestanding Facility on the East Campus

Everett Community College would accrue the greatest benefit by constructing an all-new 49,000 gsf Baker Hall Replacement on an existing surface parking lot on the East Campus. In this location the new facility would be immediately adjacent to the WSU Everett facility and EvCC's own Learning Resource Center. This would satisfy direction from the Board of Trustees in 2018 that the Learning Resource Center and Baker Hall Replacement facilities be located east of North Broadway on the former College Plaza shopping center site. As an added benefit of this location, the building would help visually enclose a major new landscaped outdoor space.

The advantages of this preferred option include:

- Close proximity to the Learning Resource Center will allow the college to create additional green and open space on the west side of campus, in support of Facilities Master Plan (2018 update) goals.
- New construction allows for all-new, technologically-advanced, highly flexible spaces designed specifically to support Business, Cosmetology, and Theatre instruction, yet flexible for additional uses.
- Supports expansion of the campus footprint to meet the needs of a growing student population.
- Close proximity to WSU Everett business program.
- Easy public access to Black Box theatre.
- New forward-looking image to the Everett community.
- Construction will have minimal impact on campus operations.

- Site is unoccupied, easily developable, and allows for future expansion.

The disadvantages of this option include:

- Locating the building on the East Campus requires the building to contain faculty offices and administrative offices for the Business Department. These are presently located in Olympus Hall, adjacent to the existing Baker Hall.
- At present North Broadway is a significant barrier between the west and east sides of campus. The college and City of Everett are developing short- and long-term solutions to this issue.

2. Alternative 2: Do Nothing

The first alternative to the preferred project is "Do Nothing." This alternative leaves all Business, Cosmetology, and Theatre classes in their existing locations (primarily in Baker and Olympus halls and at Cosmetology's leased Marysville space), assumes upcoming programs (e.g. bachelor's degree business programs in cooperation with WSU Everett) will operate from existing facilities, and provides no informal support spaces. In so doing all major constraints, including EvCC's inabilities to (1) expand programs for lack of space, (2) provide teaching environments aligned with current best practices, and (3) development of support spaces shared by all programs, remain unresolved. The 'Do Nothing' approach does not recognize that the futures of EvCC's Business, Cosmetology, and Theatre programs rely heavily on their abilities to adapt to emerging technologies. Without the Baker Hall Replacement, EvCC cannot expect these programs to successfully compete. Either EvCC will lose students to other colleges and programs, or Everett-area residents will not have the opportunity to improve their futures.

The primary advantages of the "Do Nothing" option include:

- Zero first cost.
- No need for program relocations.
- No short-term disruptions resulting from construction activity.

There will be significant negative consequences to "Do Nothing." Specifically:

- Existing facilities do not provide an instructional environment that supports student achievement – and potentially accreditation – requirements.
- Existing buildings do not provide the support spaces necessary to meet Best Practices for modern academic facilities, nor to adequately simulate employment environments.
- Accessibility and pedestrian safety issues would not be addressed.
- EvCC would miss the opportunity to increase FTEs and expand its Business, Cosmetology, and Theatre programs.

To "Do Nothing" is not a realistic alternative and is not recommended. The consequences of doing nothing would severely hamper EvCC's effort to meet its mission of delivering quality education, training, and support focused on student success in an evolving economy. While it is difficult to calculate the lost opportunity costs from unrealized FTE, the negative impact on the workforce and local economy would likely be severe.

3. Alternative 3: Lease Space Off Campus

This option investigates leasing one or more facilities to house Business, Cosmetology (for proper comparison this would be a space other than its current inadequate leased space), and Theatre programs. For consistency with program need our analysis assumes a need for roughly 49,000 sf leased space (Appendix F), but actual need will be influenced by space configuration. The core predesign committee researched properties currently available within the City of Everett and selected two for further research:

- A 50,000 sf space in the Latitude Business Park on Riverside Road
- A 38,001 sf space in Seaway Business Center at Industry Street

While the total number of available properties in Everett is considerable very few have enough space to house all programmed space in a single location, and most that are large enough – including the two properties studied in detail – are more suited for industrial use and may carry restrictions against institutional use. In developing expected costs, we used a $16.00/sf/year lease rate based on the $9-$21/sf/year lease rate range found among suitable for-lease properties and analyzed the lease cost over a minimum 30 years, the minimum lease duration the state permits.

The advantages of pursuing this option include:

- First Cost. This alternative has the advantage of having a low first cost. This cost may be still lower if the lease terms include a significant landlord contribution to the necessary tenant improvements.
- Maintenance and Repair: The costs for maintenance and repair of a leased facility will be borne by the landlord (but will factor into the rental cost).

There are, however, very significant downsides to leasing space:

- The cost to prepare and operate leased space for use by all Baker Hall Replacement programs would not only include facility rental and utility costs but remodeling of interior spaces for specialized use (i.e. classroom/labs), additional office and IT equipment necessary for operating at a remote location, transportation and installation of existing equipment, additional security costs, and parking costs.
- Constraints from working within existing buildings may result in less-than-optimal teaching environments, with less flexibility to adapt to changing needs.
- Facilities not on the Everett campus may be less attractive to other programs, thus not supporting the objective of increased classroom utilization.
- Leasing space is considered an operating expense, which complicates project funding.
- Students in all housed programs will still need regular access to the main EvCC campus for some classes.
- A longer timeframe will be needed to locate properties, execute leases, and develop and execute tenant improvements.
- To provide equivalent assigned area in lease spaces may require more gross area, potentially in multiple locations.
- If multiple facilities are required to meet space requirements, this would increase the already considerable inefficiencies resulting from operating at remote (off campus) locations and may decrease the appeal of EvCC for students and instructors.
- Accessibility may be limited for students reliant on public transit.
- Access to other campus support (counseling, library, tutoring, financial aid, etc.) would be difficult.
- 30-year timeframe is not directly comparable to the expected 50-year life of an all-new owned facility.

EvCC has experience operating remote facilities and its culture does not necessarily preclude doing the same as a replacement for Baker Hall. However, its current remote facilities – The Corporate and Continuing Education Center in south Everett, the East County Campus in Monroe, the School of Cosmetology in Marysville, the Aviation Maintenance Technology program at Paine Field, and several other locations in north and east Snohomish County, are either dedicated to a single program or meet a specific local demand. Students of the Business and Theatre programs, by contrast, tend to be more embedded in and reliant upon the Everett campus community. To have limited access to that community would constitute a significant detriment to the quality of their education. For these particular programs the college strongly prefers the program facilities be located on the north Everett campus. While Cosmetology students, who already use the campus for their preparatory classes, have demonstrated that reliance on multiple locations for instruction is possible, it is far from ideal.

4. Alternative 4: New Freestanding Facility as Intended in the PRR

It its 2017 Project Request Report, the college recommended that the Baker Hall Replacement be constructed at the site of the existing Baker Hall and Monte Cristo Hall. This decision came from two sources, (1) preference for proximity to the Learning Resource Center, then planned for the adjacent Index Hall site, and (2) the lack of consensus on developing the Campus Plaza site, which at the time had just one EvCC facility (AMTEC). The Board of Trustees voted in 2018 to site both the LRC and Baker Hall Replacement on the East Campus. In response the 2014 Facilities Master Plan was revised to reflect this change in policy. While the predesign core committee has no intent to recommend a change in institutional policy, the predesign process offered an opportunity to investigate the impacts of the Board of Trustees' decision as it relates to Baker Hall. As such the original premise was reconsidered and costs developed.

The advantages of this option include:

- No impact on existing campus parking capacity.
- No impact on campus utility network (other than demolition of the utility tunnel currently serving Baker).
- Adjacency to Olympus Hall allows its continued use for faculty and administrative offices.

The disadvantages of this option include:

- Longer construction timeline, as demolition of Baker Hall becomes a precondition of construction. (For the sake of analysis we have assumed one additional month will be required).
- Demolition of Baker Hall requires partial demolition of the campus utility network (utilidor) to clear land for new construction.
- Construction would be more disruptive to campus operations and construction access is more difficult (thus more expensive).
- Potential added cost of temporary facilities should existing facilities not be sufficient to absorb functions lost by the demolition of Baker Hall.
- Inability to add to campus green space.
- Lost opportunity for Business programs to be adjacent to WSU Everett Business Administration program.
- Does not support expansion of campus footprint to meet demands of growing student population.
- Limited room for future expansion.
- Lost opportunity to visually engage the Black Box theatre in the community.

The program and operational synergies gained by siting the Baker Hall Replacement adjacent to the LRC and WSU Everett are both cost neutral and overwhelmingly beneficial for the housed programs.

B. COST ESTIMATES FOR EACH ALTERNATIVE

The following table provides a summary comparison of the studied alternatives using un-escalated costs:

Alternative/Description		Initial Cost	Total Cost
1	Preferred Alternative	$ 31,258,568	$ 31,258,568
2	Do Nothing	$ 0	$ 0
3	Lease Off-Campus – 30 Years	$ 15,978,948	$ 39,498,948
4	Construct Facility at Baker Hall Site	$ 31,088,550	$ 31,088,550*

*Does not include costs for temporary facilities, if needed.

LCCMs for each alternative are included in the cost estimates in Appendix B.

1. Preferred Alternative

See C-100 and detailed estimate provided in Appendix B.1.
Do Nothing

The direct capital cost to do nothing is $0, however the lost opportunity costs from the impacts from unrealized FTE increase and the impact on the workforce and local manufacturing economy would be considerable.

3. Lease Space Off Campus

At $16/sf/year and assuming 2.38% annual escalation, the escalated cost of leasing equivalent space (48,000 sf) would be $1,586,659 in the first biennium of the lease and total $33,769,119 at the end of 30 years. Leasing will also require tenant improvements to create appropriate instructional environments, which for the sake of this analysis we assume to equal $15,978,948 un-escalated, or $16,855,000 escalated (Appendix B.3). Tenant improvement costs may vary greatly based upon lease terms and the specific existing building(s) chosen for the lease. Of the spaces available for lease within the City of Everett, only a handful meet the minimum size criteria, suggesting Everett is experiencing a seller's market in which favorable terms may be difficult to achieve.

In addition to the lease cost analysis and tenant improvements estimate, Appendix B.2 includes the real estate listings for the two potential properties available in Everett that form the basis for this analysis.

4. Renovation of East and West Buildings

See C-100 and detailed estimate provided in Appendix B.3

C. SCHEDULE ESTIMATES FOR EACH ALTERNATIVE

Each alternative has a unique schedule with a unique date for first classes.

1. Construct New freestanding Facility on the East Campus (the Preferred Alternative)

- Predesign: October 1, 2020 – February 1, 2021
- Design/Construction: July 1, 2021 – January 1, 2023
- Substantial Completion: January 1, 2023
- Completion and Occupancy: January 2 – March 1, 2023
- First Classes: Spring Quarter 2023
- Warranty/Performance Period: January 1, 2023 – December 31, 2023
- Baker Hall Demolition: April 1, 2023 – May 1, 2023

2. Do Nothing

This alternative assumes no action thus no schedule applies.

3. Lease Space Off Campus

Given the current market for suitable space in Everett, we estimate that identifying a suitable property or properties would require 3-6 months. We assume the start of the lease process will require legislative action and thus cannot begin before July 2021. Following successful negotiation of terms, we anticipate that design and construction of tenant improvements would require an additional 16-18-months. Using worst case scenarios for duration:

- Lease: July 1, 2021 – December 31, 2021
- Design/Construction: January 1, 2022 – July 1, 2023
- Substantial Completion: July 1, 2023
- Completion and Occupancy: July 2 – September 1, 2023

- First Classes: Fall Quarter 2023
- Warranty/Performance Period: July 1, 2023 – June 31, 2024
- Baker Hall Demolition: September 1, 2023 – October 1, 2023

4. New Freestanding Facility as Intended in the PRR

Due to the need to demolish the existing Baker Hall as a precondition to construction, this alternative would require the longest duration. Assuming the start of construction in late 2021, we estimate that this alternative would require 19 months with the new building ready for the start of the Summer Quarter 2023.

- Predesign: October 1, 2020 – February 1, 2021
- Design/Construction: July 1, 2021 – February 1, 2023
- Substantial Completion: February 1, 2023
- Completion and Occupancy: February 2 – April 1, 2023
- First Classes: Summer Quarter 2023
- Warranty/Performance Period: February 1, 2023 – January 31, 2024
- Baker Hall Demolition: October 1, 2021 – November 1, 2021

Figure 5: View to site from WSU Everett's SW entrance.

SECTION 4 - DETAILED ANALYSIS OF PREFERRED ALTERNATIVE

A. GENERAL DESCRIPTION

1. Nature of Space

The EvCC Baker Hall Replacement contains the following general space types:

Space Type	Quantity	% of Net	Total ASF
Classroom/Lab – Very Large (72 students)	1	18.6%	5,500
Classroom/Lab – Large (40 students)	10	37.4%	11,000
Classroom/Lab – Medium (24 students)	1	3.1%	930
Classroom/Lab – Small (4 students)	3	2.0%	600
Theatre (150 occupants)	1	9.3%	2,750
Theatre Support	-	9.8%	2,900
General-Use Computer Lab	1	1.8%	525
Unscheduled Collaboration	-	6.6%	1,950
Faculty Office	26	10.6%	3,120

Faculty Workroom	2	0.8%	250
	Subtotal Net Area:	100%	29,525
Unassigned Space @ 60.3% efficiency			19,475
	Total Gross Area:		**49,000**

2. Occupancy

The primary driver behind this project is to provide more suitable facilities for Business, Cosmetology, and Theatre instruction than presently exist. Cosmetology primary lab will be sized for up to 72 students. General-use classroom/lab spaces will be sized to accommodate 40 students, in support of Business EvCC policy. These latter spaces, which are 60 percent larger than the average classroom/lab space in the existing Baker Hall, will allow for flexible furnishings and support lessons learned from COVID-19 (i.e. the need for greater distance between occupants, and improved ventilation/filtration). In support of the instruction, the building will also include offices for faculty and department administration.

Classroom/labs, beauty salons, and office spaces are considered Business (B) occupancies by the International Building Code, but Assembly (A-3) may apply to higher capacity instructional spaces.

The building will also contain a Black Box theatre, which is considered an Assembly (A-3, or potentially A-1) occupancy.

3. Basic Configuration

The 49,000 gsf building will be comprised of two wings, one three-story and the other two-story. An accessible roof deck on the two-story wing will allow for exterior gathering. See Appendix H for site and floor plan diagrams.

4. Space Needs Assessment

See Appendix F for full space tabulation by program.

B. SITE ANALYSIS

1. Site Studies

Environmental Assessment: There are no known hazardous materials or other environmental hazards on site. Should suspicious materials be discovered during further site assessments or during construction, work in the immediate area will be halted and the college will arrange for testing and remediation.

Survey: A survey that includes the Baker Hall Replacement site was performed as part of the Learning Resource Center project, which is now in design. Site plans presented in Appendix H are based on site plans provided by the LRC design team (Mithūn).

Geotechnical Investigation: A preliminary geotechnical investigation of the likely development area was performed as part of this predesign study. See Appendix J.

2. Site Location

The project is located on EvCC's 53-acre campus in the City of Everett, Washington, at the College Plaza shopping center parcel acquired in 2009. The site is accessed from multiple driveways along North Broadway.

3. Site Plans

See Appendix H for site and floor plan diagrams.

4. Building Footprint and Relationship to Adjacent Facilities and Site Features

The Baker Hall Replacement will be a freestanding structure, constructed on a surface parking lot of a former shopping center, College Plaza, obtained by the college in 2009 (now East Campus). The closest existing

campus facility, the AMTEC Building, is located to northeast of the proposed site. WSU Facility operates a major academic facility directly northeast of the site. The Learning Resource Center, presently in design with intent to begin construction in Summer 2021, is due southwest of the site.

The East Campus lies to the east of North Broadway. The original EvCC campus and an earlier expansion parcel lie to the west of North Broadway.

5. Stormwater Requirements

The City of Everett's Stormwater Management Manual, which equates to the current Washington State Department of Ecology Stormwater Management Manual for Western Washington, dictates the design of stormwater management systems. The existing parking lot on which the Baker Hall Replacement will be sited has a stormwater collection system connected to a combined (sanitary and storm) sewer main to the south. Due to extent of existing surface parking its impervious surface exceeds 90 percent. Work will include reconfiguring the existing storm system to adapt to its new configuration, and the addition of new pipes, connections, and catch basins for the building and site. The site lies within the city's combined sewer basin and as such new stormwater systems do not require water quality treatment and detention. Nonetheless efforts will be made to reduce the amount of impervious surface from the base condition and to reduce flow rate volume through adoption of Low Impact Development (LID) practices, but the impact may be diluted by the impervious nature of site soils.

6. Ownership

The State of Washington owns EvCC's Everett campus including the project site. No acquisition is required to enable this project.

7. Easement and Setback Requirements

No easement or setback restrictions are believed to apply to the Baker Hall Replacement site.

8. Neighborhood Issues

The project site falls within the busy multi-use commercial district of North Broadway. To the east of the Baker Hall Replacement site is a privately owned low-rise apartment complex, and beyond that the Snohomish County Juvenile Court/Denney Juvenile Justice Center. The City of Everett's requirements – including noise restrictions – are well-articulated and well-understood, and neighborhood issues are not expected to be a source of added cost. During design of the Baker Hall Replacement the college will provide opportunities for input by campus neighbors.

9. Utility Extension or Relocation Issues

Facilities on the East Campus are powered from an underground electrical loop that passes along the south edge of the Baker Hall Replacement site (see Appendix H). From a vault at this location, an underground ductbank passing below the BHR footprint serves WSU Everett facility. The LRC includes construction of a new electrical ductback along the south elevation of the building and terminating at its southeast corner. The BHR project will include extension of this ductbank to a vault along the southwest face of the AMTEC building, which will allow selective removal of electrical loop in conflict with the building permit. A vault along this extension will be used to tap power for the BHR. A second vault installed on a segment of the loop extending from AMTEC to North Broadway will allow re-routing of the WSU Everett feeder. The costs of this campus utility work is included in the project budget.

10. Potential Environmental Impacts

As a result of prior development the project site is well understood. We foresee no environmental impacts associated with the proposed project.

11. Parking and Access Issues

Both EvCC and the City of Everett support provision of the minimum feasible number of parking stalls (approximately 0.5 stalls per student FTE) to encourage use of public transit, carpools, and other alternate modes of transportation. Development of the on-campus College Station Transit Center represented a significant achievement in offering choices for accessing campus. Still, students, staff, and faculty park on site in excess of the 0.5 stall factor and the lack of adequate parking is a significant campus and neighborhood concern. A parking study performed at the time of the 2014 Facilities Master Plan suggest a campus-wide deficit of approximately 293 stalls. The college and the city have agreed that development of the LRC project will be parking stall-neutral. This is a target objective of the Baker Hall Replacement as well. Since the facility will be constructed on an active parking lot, the site plans shown in Appendix H includes layout revisions to the existing parking lot surrounding the facility. If achieved as shown, the project will result in a net gain of 21 parking stalls over the existing condition. In addition, the college is considering – separate from this project – acquisition of land to further boost parking capacity.

Being conveniently located off North Broadway, the project site is easily accessible by automobile.

12. Impacts of Construction Lay-Down Areas and Phasing

Laydown areas will be restricted to the project site. The contractor will be required to install signage and barriers to separate vehicles and pedestrians, including the general public, from construction activities. Because the site and its environs is an active parking lot, temporary loss of parking should be anticipated and mitigation put in place.

The Baker Hall Replacement will be constructed in a single phase.

C. CONSISTENCY WITH LONG-TERM PLANS

Acquisition of College Plaza in 2009 provided space for a major expansion of the campus. The college views expansion a critical response to projected enrollment increases.

D. CONSISTENCY WITH LAWS AND REGULATIONS

1. High Performance Public Buildings

Everett Community College is committed to creating high performance facilities that will ensure the optimal health and productivity of occupants and building users. The college will register the project with the U.S. Green Building Council under version LEED Version 4. The project will achieve at minimum LEED Silver certification from the United States Green Building Council (USGBC) in accordance with Chapter 39.35d RCW "High Performance Public Buildings." The LEED checklist found in Appendix D identifies readily achievable as well as potentially achievable credits, with focus on practical and cost-effective approaches to certification rather than bleeding edge solutions.

2. Greenhouse Gas Emissions Reduction Policy

EvCC's Climate Action Plan (dated January 1, 2011) includes a clear description of the college's commitment to sustainability, taken from the American College and University Presidents' Climate Commitment statement signed by then-EvCC president Dr. David Beyer on June 13, 2008:

> *We, the undersigned presidents and chancellors of colleges and universities, are deeply concerned about the unprecedented scale and speed of global warming and its potential for large-scale, adverse health, social, economic and ecological effects. We recognize the scientific consensus that global warming is real and is largely being caused by humans. We further recognize the need to reduce the global emission of greenhouse gases by 80% by mid-century at the latest, in order to avert the worst impacts of global warming and to reestablish the more stable climatic conditions that have made human progress over the last 10,000 years possible.*

The Baker Hall Replacement will be designed in accordance with the plan's principles. Strategies to consider include HVAC system efficiency in excess of code; post-occupancy commissioning; interconnectivity of room scheduling with HVAC controls; lighting controls based on time-of-day, daylight quantity, and occupancy;

high solar reflectivity of roofing and site paving materials; and landscape plantings selected for shading potential; and accommodation for non-automobile commuters.

3. Archaeology and Cultural Resources

During preparation of the 2019-21 Project Request Report EvCC initiated Department of Archaeology & Historic Preservation review of this project as required by Executive Order 05-05. As part of this pre-design study Schreiber Starling Whitehead Architects requested re-review of the project by DAHP using updated criteria. DAHP responded with concerns about the potential historic value of Baker Hall and the need for the college to *"develop a Memorandum of Understanding which when implemented would serve to mitigate the adverse impact on the property."* See Appendix C for DAHP's letter.

The college will work with DAHP to assure a satisfactory result, and has made prior efforts to assess Baker Hall from a cultural resources perspective. A prior DAHP Level II Mitigation Documentation report extensively documented the building, as well as Glacier Hall, the Maintenance Building, Monte Cristo Hall, Pilchuck Hall, and the Index Quad. This report concluded that Baker Hall "not (be) recommended as eligible for listing to the National Register of Historic Places due to the lack of individual distinction and extent of previous alterations." The report noted that Everett Community College's early buildings (including Baker Hall) were "designed quickly" and that as a result "the building designs do not reflect the permanence typical of university campuses." It should be noted that since the report was published most of the Index Quad has been demolished, and Monte Cristo Hall will be demolished as part of the LRC construction. It should also be noted that locating the Baker Hall Replacement at its preferred site on the East Campus does not require demolition of Baker Hall, should the result of further historic review dictate that the building remain extant. Excerpts from the Level II report specific to Baker Hall are also included in Appendix C.

EvCC also reached out to local tribes to assure they have knowledge of the project and opportunity to comment (Appendix C).

4. Americans with Disabilities Act Implementation

The design will be required to comply with Chapter 11 of the IBC – Accessibility will meet all the requirements of ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities. To the maximum extent possible the tenets of Universal Design will be applied. The detailed design will be reviewed by the State Facility Accessibility Committee (SFAC).

5. Compliance with Planning Under Chapter 36.70A RCW (RCW 43.88.0301)

In obtaining its Land Use Permit from the City of Everett, this project will demonstrate GMA Compliance as required under RCW 36.70A.

6. Information Required by RCW 43.88.0301(1)

Q: Is the proposed project identified in the City of Everett comprehensive plan?
A: *Yes. In 2007 the City of Everett adopted EvCC's institutional master plan as part of the city's Comprehensive Plan, and later informally adopted the 2014 Facilities Master Plan and its 2018 update.*

Q: Is the proposed project is located within an adopted urban growth area?
A: *No.*

Q: If located within an Urban Growth Area, does the project facilitate, accommodate, or attract planned population and employment growth?
A: *Not Applicable.*

Q: Was there regional coordination during project development?
A: *Yes, e.g. coordination with the City of Everett Planning Department and the SBCTC.*

Q: Is the project leveraged with local and or additional funds?
A: *No.*

Q: Have environmental outcomes and the reduction of adverse environmental impacts been examined?
A: *Yes. They will be further developed through the SEPA process.*

7. Other Codes or Regulations

Design and construction shall also adhere to the applicable codes in effect at the time of permit application, unless stated otherwise. General applicable codes include:

- 2018 International Building Code
- 2018 International Fire Code
- 2018 International Mechanical Code
- 2018 Uniform Plumbing Code
- 2017 Washington Cities Electrical Code (Revised 2019)
- 2018 International Fuel Gas Code
- ANSI A17.1-2016 - Safety Code for Elevators and Escalators
- ICC/ANSI A117.1-2017 Accessible and Usable Buildings and Facilities
- Washington State Building Code (WAC 51-20-3100, Chapter 31, Accessibility)
- 2018 Washington State Energy Code (Chapter 51-11 WAC)

Where applicable, State of Washington amendments and City of Everett amendments apply.

E. PROBLEMS REQUIRING FURTHER STUDY

Project funding includes relocation of existing campus utilities (power and telecommunications), and development of a new fire lane. As they impact the entire East Campus they merit considerable attention during design to avoid outages and conflicts with campus operations.

Maintaining a parking stall count acceptable to the city will require reconfiguration of the existing parking surrounding the project site. This predesign study assumes that the perimeter of the lot can be regularized so as to maximize stall count. This perimeter is irregular in part due to an abrupt change in elevation between the college and adjacent properties. Rockeries or retaining walls may be necessary to assure maximum parking capacity, but this was not considered during predesign and requires further study.

F. SIGNIFICANT OR DISTINGUISHABLE COMPONENTS

The concept behind instruction spaces Baker Hall Replacement is based on flexibility. Except for the Cosmetology lab spaces, classroom/labs will be usable by not just the foreseen programs, but by any other college program not requiring specialized facilities. The AV/IT interfaces in each space will be identical and intuitive to facilitate this objective. This assures the Baker Hall Replacement will be everything that the current Baker Hall is not, an asset for the entire campus community.

The Cosmetology salon will add a significant opportunity for collaboration with the student body, faculty, and the greater community. The salon operates M/T/W/Th/F with 75-100 percent of students typically working with a client at any given time.

The Black Box theatre is the Baker Hall Replacement's most distinguishable component. Not only will it be useful to every housed program and the campus community, but it will be available to the broader community for any manner of events. The building will be sited to assure the Black Box is visible, and parking will be convenient. This is in distinct contrast to the Jackson Center and the Baker Hall auditorium, EvCC's current facilities available for campus and public events.

G. IT SYSTEMS

This project is a teaching facility located on a campus with existing IT systems. It will have a robust IT and telecommunications network internal to the building and interconnected to, and capable of, interfacing with the campus main data center. Costs for the proposed systems are identified in the budget documents

included herein and will be further reported in detail per RCW 43.88.030 as the project progresses. The proposed project is not classified as a major information technology project per RCW 43.88.092. None of the proposed IT systems apply to business and administrative applications nor are they enterprise-wide and thus are not subject to RCW 43.105.205.

H. COMMISSIONING

Commissioning services is required per the Washington State Energy Code. A third-party Commissioning authority (Owner's Representative) will be engaged to complete the enhanced commissioning requirements for LEED Version 4. The Commissioning Authority (or Owner's Representative) will review design documents and make recommendations during the design phase, construction phase, acceptance phase, and post acceptance phase. Tasks will include installation verification, functional testing, and performance period measurement and verification. Commissioning documents will be provided with design, process, verification, and operation and maintenance documents.

I. FUTURE PHASES

The project will be constructed in a single phase. Based on its compatibility with EvCC's 2014 Facilities Master Plan, the Baker Hall Replacement produces no known impacts on planned future campus development.

J. PROJECT DELIVERY METHOD

The core committee evaluated three methods of project delivery, (1) General Contractor/Construction Manager (GCCM), (2) Design-Build (D-B), and (3) Design-Bid-Build (DBB). EvCC's 2019-21 Project Request Report proposed this project be delivered through Design-Bid-Build on the expectation it would result in least cost and maximum program input. However, on further review the college – due to high change order costs and contentious relationships with low bid contractors on some past projects – prefers the Baker Hall Replacement be a collaborative effort with each party motivated to assure the project's success. The college administration subsequently requested and received DES' approval (in August 2020) to pursue the Baker Hall Replacement using Design-Build delivery. After due consideration of all options, the core committee concurs with college administration that Design-Build is the available delivery method most likely to result in collaboration and cooperation between all parties. DES's letter of approval (see Appendix G) identified several benefits of Design-Build:

- Design-Build is an effective means of lowering owner risks (e.g. change orders, delays, and claims). While transferring risks to the contractor comes at higher cost, and thus has to potential to drive down project scope, it also motivates the design-builder to be actively engaged in a positive outcome.
- Design-Build allows the contractor's cost expertise to be deployed earlier in design, allowing proactive management of project costs.
- Design-Build encourages performance-based thinking in response to jurisdictional requirements.
- Design-Build projects can be delivered in less time than the other delivery methods. While speed of completion is not necessarily a college priority, it positively influences design-build team performance and may generate savings.

Added costs associated with Design-Build include the contractor's pre-construction costs during design, and the total control over the contractor's construction contingency written into DES' D-B contracts. These are partially offset by the speed of the delivery process, and by construction cost savings achieved through team integration. Nonetheless the college, as part of its decision-making process, accepts that its desire for a collaborative team effort will result in less built scope than is potentially available through Design-Bid-Build.

Another concern raised during preparation of the PRR was that the need to accommodate the input of multiple departments could make Design-Build impractical, since timely and decisive input is critical for D-B success. Since the PRR was written the state has adopted Progressive Design-Build. Unlike traditional Design-Build, wherein critical project decisions must be made at the outset, Progressive Design-Build

provides the opportunity for the design process to evolve over a longer period of time and as such may be preferable for the Baker Hall Replacement. Performing the predesign study as a precursor to the RFQ/RFP process, as the college has done, also helps assure that stakeholders have had an opportunity to make positive contributions to the project.

K. AGENCY MANAGEMENT

The core predesign committee anticipates that DES will provide direct management of this project from D-B team procurement through the end of the one-year performance guarantee/warranty period. Everett Community College will be represented in the process by its Vice President of College Services and Senior Director of Facilities and, at direction of the Director, by Facilities/Maintenance staff. The existing EvCC team and DES have successfully provided management and oversight for EvCC projects including the current Learning Resource Center.

Roles and responsibilities will be:

1. Programming

- EvCC Facilities Team:
  - Assists in B-B team selection
  - Coordinates stakeholder participation
  - Participates in detailed programming
  - Reviews and approves detailed programming and budget
- DES Project Manager:
  - Directs D-B team selection
  - Manages D-B team contract
  - Assists agency in review and approval of programming and budgets
- D-B Team:
  - Provides programming and predesign services per agreement

2. Design

- EvCC Facilities Team:
  - Participates in periodic design meetings
  - Provides design decisions including program adjustments to achieve budget
  - Approves design and estimates at SD, DD, and CD
- DES Project Manager:
  - Manages D-B team contract
  - Assists agency in review and approval of budgets
- D-B Team:
  - Provides design and preconstruction services per agreement
  - Procures subcontractors and suppliers
  - Provides Guaranteed Maximum Price (GMP) at 40% design completion

3. Construction

- EvCC Facilities Team:
  - Participates in periodic construction meetings
  - Provides construction decisions including field adjustments and change orders
- DES Project Manager:
  - Manages D-B team contract
  - Monitors quality and schedule

- Advises agency in all matters related to the construction

D-B Team:

- Provides construction and construction administration services per agreement

4. Commissioning

- EvCC Facilities Team:
  - Participates in system commissioning
  - Attends operator training sessions
- DES Project Manager:
  - Coordinates selection and contracting of commissioning agent
  - Monitors both commissioning agent and D-B team
  - Advises agency in all matters related to acceptance of systems
- D-B Team:
  - Provides support to the commissioning agent services per agreement

5. Warranty

- EvCC Facilities Team:
  - Identifies warranty issues
  - Notifies D-B team of needed warranty repairs
- DES Project Manager:
  - Assists in obtaining warranty repairs
- D-B Team:
  - Performs needed warranty repairs

L. SCHEDULE

1. Milestone Schedule

▪ Predesign:	October 1, 2020 – February 1, 2021
▪ Design/Construction:	July 1, 2021 – January 1, 2023
▪ Substantial Completion:	January 1, 2023
▪ Completion and Occupancy:	January 2 – March 1, 2023
▪ First Classes:	Spring Quarter 2023
▪ Warranty/Performance Period:	January 1, 2023 – December 31, 2023

2. Value Engineering and Constructability Review

In compliance with RCW 43.88.110 (5) (c), value engineering and constructability reviews will be conducted integral to the Design-Build process. Value engineering will occur mid-way through the Design Development phase at approximately 35 percent design completion. This will maximize its impact being just prior to establishment of the GMP at 40 percent design completion. The constructability review will occur at the 90 percent completion level as bid packages.

3. Delay Factors

We consider the potential for project delay from site or jurisdictional factors to be low. In part this is due to D-B project delivery, which includes extensive preconstruction services during which potential delays factors may be mitigated, and partly due to the good working relationship the college has enjoyed with the City of Everett. Recent Progressive Design Build projects wherein funding of design and construction have been separated by a biennium have faced delays due to the inability to provide 100 percent design and preconstruction services within available design funding. This issue appears to be

resolved with this project, as the SBCTC's proposed 2021-2023 capital budget assumes a single appropriation for the Baker Hall Replacement.

The more likely greatest risk to the Baker Hall Replacement is that project funding will not be appropriated by the legislature in the 2021-2023 biennium. In addition to not serving the best interests of EvCC students, this would have the effect of driving up project costs.

4. Schedule Impacts from Permitting, Ordinances, or Neighborhood Issues

The college maintains a good and constructive working relationship with the City of Everett. This is evident in the current permitting efforts for the Learning Resource Center, and anticipated to continue with the Baker Hall Replacement. The city has long been aware of the project, the college's master plan is imbedded with the city's Comprehensive Plan, and as such we foresee no obstacles arising from permitting, ordinances, or neighborhood issues. To assure this remains the case the BHR project team will actively seek city input beginning early in design.

5. Jurisdiction and Stakeholder Outreach

As noted above, this project has long been anticipated both by the college and the city.

Predesign core committee discussions included planning for stakeholder outreach, including workshops and open house events for both the EvCC and Everett communities, beginning in Schematic Design.

Figure 6 – Site of future landscaped "quadrangle" as viewed from the Baker Hall Replacement site.

SECTION 5 - PROJECT BUDGET ANALYSIS

A. COST ESTIMATE

1. Major Assumptions

The Baker Hall Replacement will be of permanent construction and meet current codes and standards. Materials and systems will be selected for durability, ease of maintenance, compliance with campus standards, LEED credit opportunities, applicability to a broad range of program needs, appropriateness for a collaborative learning environment, and initial cost. The building will have a projected life span exceeding 50 years and will be constructed to achieve a minimum LEED v4 Silver sustainability rating.

The budgeting of the proposed Baker Hall Replacement was prepared by measurement of approximate quantities based on the site plan and floor plan diagrams found in Appendix H. The following narrative describes the major building components assumed for the project for the purpose of preparing cost estimates. See Appendix B for full elaboration of the basis of cost for all alternatives.

Site:

- Current Condition: The site is currently a parking lot with asphalt paving and small landscaped islands. WSU Everett's new facility, completed in 2018, is located northwest of the proposed building footprint, and the EvCC AMTEC facility is to the northeast. The Learning Resources Center, set for construction to begin in 2021, will be directly to the west. Further west of the LRC, the site is bounded by North Broadway with the rest of the EvCC campus beyond. To the south and east of the building footprint are asphalt-paved parking lots and, off campus property, a private low-rise apartment complex. A former shopping center also south of the building footprint will be demolished during construction of the LRC and replaced with additional surface parking.

- Site Demolition: The project will require demolition of asphalt paving, associated storm sewer piping and catch basins, curbs, landscaped islands, an electrical utility vault, and electrical ductbank.
- Soils: See Appendix K for a preliminary Geotechnical Report performed in support of this pre-design study. Based on this report we anticipate the need to replace approximately five feet of material (loose fill, topsoil, asphalt, etc.) from prior site uses below the building footprint. An historic ravine east of the building may require removal of additional fill on the easternmost portions of the building. For the cost estimate we have conservatively assumed the depth of unusable material in this zone totals 13 feet, based information available to us from a nearby site boring east of the building in no groundwater issues are expected. Native soils have a very low infiltration capacity, which will impact stormwater design. They are also moisture sensitive, which may complicate construction activities. Nonetheless, they can support conventional footings with a 6,000 psf allowable bearing pressure. For bearing on structural fill the geotechnical report recommends this be lowered to 3,000 psf.
- Topography: The site is relatively flat, varying in elevation by just three feet across the building footprint. We do not foresee any constructability issues arising from slopes, but depending on site layout occasional ramps may be necessary to assure accessible paths of travel.
- Potable Water: Water is furnished to campus through the City of Everett municipal water system. Water will be drawn from an on-campus loop by tapping an existing main running along the south edge of the proposed building footprint. This main will have been partially rebuilt as part of the LRC project and thus is assumed to be in good condition. The tap will be both for domestic use and fire protection.
- Fire Protection: Existing fire truck access to all buildings on the East Campus is achieved through an on-campus fire lane co-located on asphalt driveways connecting the various parking areas. This fire lane will be partially reconfigured during development of the LRC, but an unrelated segment will conflict with the footprint of the Baker Hall Replacement and must be reconfigured. As shown in the site plan found in Appendix H, the new fire lane will also serve as the north-south pedestrian sidewalk along the west face of the new building. This sidewalk will be at minimum 12 feet wide and the concrete will be thickened and reinforced to withstand fire equipment loads.

  In addition to the fire lane, fire hydrants must be located within 150 feet of all points on the building. Because of the Baker Hall Replacement's location between the LRC and WSU Everett facilities, coupled with existing hydrants from prior site developments, we expect the need for additional hydrants to be minimal.
- Sanitary Sewer: Sanitary sewer service is furnished to campus through the City of Everett municipal sewer system. New sanitary service for the Baker Hall Replacement may be obtained on-campus from either an existing sanitary sewer main due south of the proposed building or from a second existing line found west and east of the AMTEC facility. There appears to be adequate slope for sanitary lines to be gravity fed.
- Gas: Natural gas is available from existing on-campus piping due south of the proposed building. Gas service to the WSU Everett connects to this source and passes beneath the proposed footprint of the Baker Hall Replacement. Costs for its relocation have been included in the project budget.
- Stormwater: The City of Everett's Stormwater Management Manual, which equates to the current Washington State Department of Ecology Stormwater Management Manual for Western Washington, dictates the design of stormwater management systems. The existing parking lot on which the Baker Hall Replacement will be sited has a stormwater collection system connected to a combined (sanitary and storm) sewer main to the south. Due to extent of existing surface parking its impervious surface exceeds 90 percent.

Work will include reconfiguring the existing storm system to adapt to its new configuration, and the addition of new pipes, connections, and catch basins for the building and site. The site lies within the city's combined sewer basin and as such new stormwater systems do not require water quality treatment and detention. Nonetheless efforts will be made to reduce the amount of impervious surface from the base condition and to reduce flow rate volume through adoption of Low Impact Development (LID) practices, but the impact may be diluted by the impervious nature of site soils.

- Site Electrical: This project will require the reconfiguration of vaults and ductbanks associated with the electrical loop serving all East Campus buildings. New ductbank will connect a new electrical vault at the southeast corner of the LRC (to be constructed in 2021) to an existing vault adjacent to the AMTEC building. From this ductbank, new vaults and additional ductbank will connect the WSU Everett facility and Baker Hall Replacement to the re-established electrical loop.
- Road Access: Access to the East Campus exists from multiple locations along North Broadway, with internal driveways accessing the various parking areas. Driveways will be adapted to fit the Baker Hall Replacement and its associated landscaping.
- Parking: Since almost all space on the East Campus not occupied by buildings is devoted to surface parking, it is not possible to develop the Baker Hall Replacement without impacting parking capacity. The building and parking layout shown on the site plan in Appendix H was partially selected because it resulted in the least loss of existing parking stalls of all the site layout options considered during this pre-design. Site work includes restriping existing paved areas to accommodate more vehicles. Independent of this project, the college has obtained a property with potential to fully accommodate the net lost stalls. As stated in the preliminary geotechnical report (Appendix J) paving for light vehicles will likely be three inches of hot mix asphalt (HMA) over four inches of crushed rock, and for heavier vehicles four inches of hot mix asphalt (HMA) over six inches of crushed rock.
- Paving: Paving for pedestrians will consist of minimum 4-inch-thick concrete over prepared subgrade. An entry plaza suitable for the scale of the building will be provided at the primary entrance(s), and 6-foot-wide walkways will be provided at secondary entrances. The sidewalk along the west elevation of the building will also function as a fire lane; it will be at minimum 6-inch-thick over 6 inches crushed rock and 12 feet wide. Other paving may be thickened to support manlifts used for window cleaning and other operation and maintenance activities.
- Waste Collection: Waste and recyclables will be collected in containers located in a paved service yard. This yard will be screened with site walls and metal gates.
- TESC: Erosion and sedimentation control measures will comply with the City of Everett's Stormwater Management Manual. Sediment-laden water will be prevented from leaving the site. Best Management Practices are required for erosion control, perimeter protection, and sedimentation control. A Stormwater Pollution Prevention Plan (SWPPP) is required for the National Pollution Discharge Elimination System (NPDES) permit. The SWPPP will include a description of the site and construction activities, an explanation of the project's Best Management Practices, and a description of the pollution prevention team. A Notice of Intent (NOI) will be submitted to the Washington State Department of Ecology. Typical erosion control consists of delineating clearing limits, covering disturbed areas, and controlling surface water. A filter fabric fence will provide perimeter protection. A sedimentation pond or Baker tanks will provide sedimentation control.

  Landscape: Landscape improvements include grass, ground covers, low shrubs, and trees. Because of poor infiltration, soils in planting areas will be modified to improve plant health and moisture-sensitive plants will be avoided. The project scope includes landscape improvements to the site currently occupied by Baker Hall following its demolition. The college intends that

these improvements harmonize with landscape improvements at the adjacent Monte Cristo Hall site, which will be demolished during the LRC project. The predesign team coordinated with Nakano Associates, landscape architect for LRC, to develop design intent and to assure costs for this work are understood and included in the project budget. See Appendix H for the landscape restoration plan developed during this process.

Architectural:

- Foundations: Provide continuous footing drain along building perimeter. Coat exterior below-grade surfaces of stem walls with bituminous dampproofing; at interior face provide rigid insulation board.
- Exterior Walls: Exterior wall materials for the building will be appropriate for a significant public building in the City of Everett, and compatible with the existing campus context (and in particular the adjacent WSU Everett and Learning Resource Center). Potential materials include brick and metal wall panels supported by light gauge metal studs. Walls will be insulated to satisfy the Washington State Energy Code.
- Exterior Openings: Windows, storefront, curtain wall and/or skylights will use thermally broken aluminum frames with anodized or Kynar finish. Glazing will consist of clear or lightly tinted insulating glazing units with hard coat low emissivity (Low-E) coating. Abundant natural light will be brought into the building in support of project sustainability goals. Approximately 30 percent of the exterior vertical envelope will be glazed, as limited by the Washington State Energy Code.
- Roofing: The majority of the roof area will be low-slope with single-ply PVC membrane installed over rigid insulation attached to a noncombustible deck. In order to ensure positive slope to drains, the low-slope roofing structure will be pitched at minimum 1/4 inch-per-foot with insulation drainage crickets provided at all penetrations and between drains. The color of the roofing will be grey, or white if necessary to achieve project LEED requirements. A limited area of roof will be used as an outdoor terrace including a combination of pavers, plant containers, green roofing, and furnishings. Roof top mechanical equipment will be visually screened by metal panels on steel frames.
- Interior Walls: Interior bearing walls will typically be metal stud with sound batt insulation and 5/8-inch Type X gypsum wallboard (GWB) both sides. All walls will be full height to structure. Due to the high level of natural light intended inside the building, gypsum wallboard will be provided with a Level 5 finish. In corridors, lobbies, and other high-use public areas, walls below 8' elevation will be enhanced against damage through use of veneer plaster on gypsum base, abuse-resistant gypsum wallboard, or other products or devices. Gypsum wallboard in classrooms, labs, conference rooms, and general-access collaboration rooms will be protected with a continuous chair rail.
- Interior Openings: Frames for doors and relights will be hollow metal. Doors will be solid-core wood except hollow metal will be used at utility rooms. Door frames for classrooms, labs, conference rooms, general-access collaboration rooms, and offices will have a full-height sidelight.
- Interior Finishes: All interior finishes will be durable and follow campus standards. In primary public spaces (e.g. lobbies) finishes will be chosen to reflect the public importance of the building.
    - Flooring: The primary lobby will receive terrazzo or tile flooring; classrooms, conference rooms, general-access collaboration rooms, and offices will receive high-recycled-content carpet tile; Cosmetology spaces will receive non-PVC resilient sheet flooring with welded seams; toilet and shower rooms will receive ceramic tile; corridors, storage, and administration work rooms receive non-PVC resilient flooring or

polished concrete; service and utility rooms will receive sealed concrete. The Black Box theatre floor will be polished concrete with integral black pigment.

- Walls: All walls will be painted. Custodial closets will receive a continuous FRP wainscot to eight feet high. Wall base will be rubber except ceramic tile in toilet rooms.
- Ceilings: All spaces unless otherwise noted will receive suspended acoustic tile ceilings. In the primary lobby the suspended acoustic tile ceiling will receive upgraded materials (e.g. wood, metal). Service and utility rooms will have exposed structure, painted. The Black Box theatre will have exposed structure with acoustical panels, all painted black, with suspended pipe grids for hanging adjustable lighting, props, curtains, etc.

- Acoustics:
  - Classrooms, labs, conference rooms, and offices will be sound-insulated to a minimum STC = 45 to corridors, and STC = 50 between spaces.
  - Toilet rooms will be sound-insulated to a minimum STC = 53.
  - All spaces associated with the Theatre program will be sound insulated to a minimum STC = 60. Doors will be acoustically rated and have full perimeter sound seals.
  - Primary acoustical attenuation in the building will be provided by acoustical ceilings and carpeting. Noise transmission in open areas, the Black Box, and instructional spaces with hard finishes, will be mitigated through use of wall-mounted or overhead acoustical panels or acoustical decking.
  - An acoustical consultant will be engaged to complete a sound and vibration isolation analysis of key architectural spaces and the mechanical system. This consultant will review design documents and provide recommendations for the project to meet Owner needs and possible LEED credits.
- Energy Conservation: The project will make use of available energy through passive design features, conservation measures including low-flow fixtures and high-efficiency equipment, and a tight well-insulated building envelope. Passive energy features include the use of entry vestibules at primary entrances, and orientation of the building to maximize daylight and minimize exposure to prevailing winds. Windows will use thermally broken frames and low-e insulating glazing units.
- Specialties: The building will have the following specialties:
  - Whiteboards and tackboards: In all instructional spaces, conference rooms, collaboration rooms, and administrative work rooms.
  - Signage: At exterior and interior, following college standards and IBC.
  - Toilet partitions: Ceiling hung, HDPE.
  - Toilet accessories: College standards, including high speed hand dryers.
  - Corner guards: at outside corners in corridors.
  - Fire extinguishers and cabinets: Recessed style, per code.
- Furnishings: The building will have the following permanently installed furnishings:
  - Window shades: All windows in occupied spaces will receive roller shades with non-PVC shadecloth.
  - Casework: Casework will be wood with plastic laminate finish. Countertops will be solid surface.
  - Floor mats and grilles: All public entrances will receive recessed floor grilles and carpet mats in support of LEED credit.
- Elevator: Each publicly accessed floor of the building will be served by a hydraulic elevator fully compliant with all requirements of the Washington State L&I Elevator Division and other

authorities having jurisdiction. Redundant service will be provided if supported by the project budget.

Structural:

- Loads
  - Floor Live Loads:
    - Corridors and stairs: 100 psf
    - Offices: 50 psf + 20 psf for partitions
    - Classrooms: 100 psf
  - Roof Live Loads: 20 psf + 25 psf (snow)
  - Lateral Loads: Seismic Category III; Design Category D, E, F
  - Wind Loads: Exposure Category B; Basic Wind Speed = 100 mph
- Foundations: Conventional spread and continuous concrete footings, bearing directly on undisturbed native soil or compacted structural fill. Per the geotechnical report (Appendix J) we anticipate minimum soil bearing capacity is 6,000 psf (native) or 3,000 psf (fill).
- Stem Walls: Minimum 8 inches thick, and full width for cavity walls.
- Slab-on-grade: Reinforced concrete on 10 mil vapor barrier over free-draining gravel. Recess slabs at entrance grilles and mats. Typical slab will be 4 inches thick, but additional thickness may be required at Black Box and support spaces if vehicle loads are anticipated.
- Primary Superstructure: The primary structural system will likely be either steel braced frame or concrete frame. Mass timber construction will be evaluated as means to achieve sustainability objectives.
- Seismic Resistance: Braced frames and/or concrete shear walls will provide lateral force resistance. Frames or walls will be installed in strategic locations to maximize efficiency.

Mechanical:

- Codes and Standards: In addition to those identified in Section 4-D-7, the following codes and standards apply:
  - National Fire Protection Association (NFPA), Codes, Standards, Recommended Practices, Manuals and Guides.
  - Department of Labor, OSHA, Occupational Safety and Health Standards.
  - ASHRAE Standard 90.1-2019 – Energy Standard for Buildings Except Low-Rise Residential Buildings.
  - ASHRAE Standard 62.1-2019 – Ventilation for Acceptable Indoor Air Quality.
  - ASHRAE Standard 55-2017 – Thermal Environmental Conditions for Human Occupancy.
- Mechanical Systems – General:
  - A minimum of four feet of clearance will be provided around all mechanical equipment wherever possible. As a bare minimum, clearance will be provided on one side of each air handling unit for maintenance access and coil removal.
  - Noise, vibration and seismic control will be provided. Sound attenuation will be provided as an integral part of the air handling equipment supply and return fan systems described below. Additional noise and vibration controls will be provided as determined by the acoustical consultant.
  - Identification of ductwork, piping, valves and equipment will be provided.
  - Insulation of mechanical systems will include domestic hot water/cold water/hot water circulation piping, non-potable water piping, refrigerant piping, storm drain

piping, chilled water piping, secondary chilled water piping, condenser water piping, condensate piping, heating water piping, steam piping, outside air ductwork, and supply ductwork. The insulation will be in accordance with the current Washington State Energy Code.

- Fiberglass duct liner will be used for thermal insulation and sound control as directed by the acoustical consultant. The air handling unit casing will be fiberglass lined with an acoustical perforated metal liner. Sound lining will be used on toilet exhaust ductwork and on short, low velocity transfer ducts to control cross talk between rooms.
- Testing and Balancing (TAB) of the air and water systems will be accomplished by an agency certified by the Associated Air Balance Council or the National Environmental Balancing Bureau specializing in air and water system balancing. The TAB contractor will be hired by the general contractor.

- Sustainability Goals and Strategies: The building performance criteria for LEED v4 EA Credit "Optimize Energy Performance" will include whole building simulation achieving an energy cost savings goal of 25 percent when compared to ASHRAE 90.1 baseline building.
- Plumbing:
  - Potable water piping will provide water service to fixtures and equipment.
  - Electric water coolers will be provided with bottle fillers.
  - Water closets and urinals will be provided with hard wired sensor operated low flow flush valves. Flush valves for water closets shall be 1.28 gpf and urinals shall be 0.125 gpf.
  - Lavatories will utilize hard wired sensor-operated faucets with a low-flow aerator delivering 0.5 gpm.
  - Floor drains will be provided in toilet rooms and in the mechanical rooms and other locations as indicated on the drawings.
  - Hot water re-circulation will be provided on the domestic hot water system to ensure prompt delivery of hot water at all fixtures.
- Heating, Ventilating and Air Conditioning (HVAC): The building heating and cooling system will be selected in consultation with EvCC's Facilities/Maintenance staff. To fully explore pathways to reducing energy use, systems to be considered during the initial LCCA process may include:
  - High-efficiency variable air volume (VAV). A rooftop VAV air handling unit utilizing a DX cooling coil and a hot water preheat coil would provide tempered air to each zone.
  - VRF systems that uses refrigerant fan coil heat pumps that allow for energy recovery with dedicated outdoor air ventilation system.
  - Four-pipe fan coil unit system that uses air-to-water heat pumps to supply chilled and heating water to the FCUs. Mechanical ventilation will be provided by a rooftop DOAS unit with a hot water preheat coil to provide tempered air to each zone.
- Mechanical Control System: For the purposes of this pre-design the DDC building management system will be open protocol BACnet compatible with the college's existing Alerton system.
- Commissioning is required by the Washington State Energy Code. Enhanced commissioning services will be provided to achieve LEED credits. The commissioning agent for this project will be hired by the owner. Systems to be commissioned include HVAC, controls, plumbing and piping, fire alarm, and electrical.

Fire Sprinkler System:

- A fire sprinkler system will be provided. It will comply with the 2018 International Fire Code with Washington State and any local amendments.

- A new double check valve assembly will be provided in a sprinkler closet accessible from the building exterior.
- An automatic, wet pipe sprinkler system will be provided to serve the entire building. Sprinkler protection will not be provided in non-accessible, non-combustible concealed spaces per NFPA-13.
- An automatic dry-type sprinkler system will be provided to serve any exterior overhangs.

Electrical:

- Codes and Standards: In addition to those identified in Section 4-D-7, the following codes and standards apply:
  - NFPA 70 – National Electrical Code, 2020.
  - NFPA 72 – National Fire Alarm Code, 2019.
  - TIA 568 Commercial Building Telecommunications Wiring Standard.
  - Underwriter's Laboratory requirements.
  - Laws, Rules, & Regulations for Installing Electric Wires & Equipment, WAC 296-46.
  - IES Lighting Handbook.
  - Electronic Industries Association (EIA) Standards.
- Design Electrical Capacity: The following is the minimum power density for the building:
  - Lighting: 2.0 watts per SF
  - Receptacles: 3.0 watts per SF
  - Appliance Plug Load: 2.0 watts per SF
  - HVAC: 15.0 watts per SF
  - Basic Minimum Load Capacity: 20 watts per SF
- Electrical Service:
  - Power to the Baker Hall Replacement will be drawn from the existing underground electrical loop reconfigured as part of this project. Work will include a new underground vault and ductbank to switchgear in the facility's main electrical room.
- Building Power:
  - 480 volt, 3 phase: Motors 1/2 hp and larger
  - 480 volt, 3 phase: Equipment 10 kW and larger
  - 277 volt, 1 phase: General lighting
  - 120 volt, 1 phase: Convenience receptacles
- Power Distribution:
  - Power distribution equipment will be sized for 20 watts per square foot of building area. The actual feeder, panelboard and branch circuit wiring will be sized in accordance with National Electrical Code plus 20 percent spare capacity. Distribution equipment shall be circuit breaker type consisting of distribution panels and branch circuit panelboards.
  - Panelboards feeding equipment, lighting, and receptacles will be located in electrical rooms, electrical closets, or recessed in corridor walls. Panelboards will be provided on each floor of the facility and feed equipment located on the same floor with the exception of roof top equipment. Panelboards will be door-in-door type with molded case bolt-on circuit breakers and copper bussing.
  - Transformers for 480:208Y/120 volt systems will be dry type, 115 degree C rise, 220° C rated insulation, suitable for indoor use. Transformers will meet the TP-1 energy

efficiency requirements. Transformers will be located adjacent to the 208Y/120 volt panelboards they serve.
    - Energy metering will be provided on the main switchboards and panelboards connected to the building energy management system.
- Grounding System:
    - A grounding system will be provided to comply with Article 250 of National Electric Code and Washington State Electrical Safety Standards, Chapter 296-46B WAC.
    - Electrical main service equipment shall be grounded to made electrodes consisting of 5/8 x 8' driven copper-clad ground rods, connected to the building's structural steel or rebar. Separately derived systems from distribution transformers will be similarly grounded.
    - All electrical outlets and equipment will be positively grounded by equipment grounding system integral with the power wiring.
    - Telecommunication rooms shall be provided with a solid copper grounding bus bar, connected to the building grounding system.
- Emergency Power:
    - Emergency power systems will supply only designated emergency equipment in compliance with Article 700 of the National Electrical Code.
    - The emergency system will supply egress lighting, illuminated exit identification signs and the fire alarm system. Additionally, UL 924 battery backup drivers or an inverter will be provided that instantaneously apply emergency power to the emergency lighting upon failure of the normal power source.
- Surge Protection: Surge Protection Devices (SPD) will be provided to reduce possible damage to sensitive electronic equipment resulting from momentary excessive voltage surges. Electronic SPD equipment shall be provided at the main switchboard and each 120/208-volt panelboard serving receptacle outlets that supply computers and other sensitive equipment.
- Wiring Methods:
    - Wiring systems power and lighting are to be installed in conduit. Electrical Metallic Tubing and MC Cable shall be used for indoor/dry locations. Underground conduit shall be PVC schedule 40 with Galvanized Rigid Steel bends. Exposed exterior conduit shall be Galvanized Intermediate Steel and/or Electrical Metallic Tubing.
    - Spare conduits are to be installed from each panelboard to the ceiling space for future equipment.
    - Outlet devices and wiring junctions are to be installed in galvanized steel outlet boxes, sized for equipment and wire-fill.
    - Wire for power and lighting shall be type THHN/THWN, 75°C 600-volt rated, thermoplastic insulation, copper conductor, solid & stranded.
    - Wiring in finished areas shall be installed concealed. Exposed wiring in conduit may be provided in mechanical equipment rooms and utility areas.
- Lighting:
    - General lighting throughout the building will utilize LED lamps with correlated color temperature (CCT) of 4000 Kelvin and a lamp life of 60,000 hours. Solid State drivers for all LED fixtures will be provided with 7-year warranty.
    - Emergency/egress and exit lighting will be via UL 924 battery backup drivers or an inverter.
    - Lighting systems are to be energy efficient and comply with the current Washington State Energy Code.

- Lighting control will be automatic by central switching equipment, occupancy sensors and light level sensors in areas with daylight contribution.
- Illumination levels will be designed to comply with the recommendations of the Illuminating Engineering Society of North America. All stated illumination levels are average maintained levels, calculated at the work surface using an 80 percent maintenance factor.
- Fixtures will be pendant- or cable-mounted and feature both direct and indirect illumination, in proportions based on the application. Direct-only fixtures are prohibited.
- Average illumination levels will be:
  - Offices & classrooms: 50 foot-candles.
  - Conference rooms: 50 foot-candles.
  - Labs: 50 foot-candles average and high vertical foot-candle levels.
  - Restrooms: 20 foot-candles.
  - Corridors and stairways: 25 foot-candles.
  - Service rooms (e.g. mechanical, electrical, communications, custodial, and storage rooms): 15 foot-candles.
- Conference rooms will be provided with selective lighting control and/or dimming.
- Stairwell fixtures will be easily maintained on landings.
- Service room fixtures will be industrial grade fixtures with wire guards.
- Under-counter light fixtures will be provided for performing tasks.
- Illuminated exit identification signs will be provided to identify egress pathways in accordance with building codes.
- Exterior Lighting will be LED fixtures with 100 percent cutoff to be "Dark Sky" compliant. Pedestrian pathways will be provided with LED lamp sources, and will match or complement existing campus pathway lighting fixtures.

- Lighting Control: General lighting throughout the building and exterior will be routed through a Lighting Control Panel (LCP). The LCP will utilize an astronomical clock with a touch screen interface and 20 amp mechanically held relays. Schedules for the lighting will be updated based on date and geographical position, which also automatically updates daylight saving times. Both parking and pathway lighting will be diminished in intensity at 50 percent at a predetermined time via the LCP. The interior general lighting will also provide after hour sweeps to conserve energy. Classrooms will be provided with individual controls for lighting which include daylight sensors, vacancy sensors and switched receptacles per the Washington State Energy Code.
- Energy Conservation: Lighting and transformers shall be high efficiency to achieve increasing levels of energy performance above the baseline in the prerequisite standards and reduce environmental and economic impacts associated with excessive energy use. Equipment selection and design performance shall be specified to optimize energy performance and LEED v4 credit points to include EA Credit "Optimize Energy Performance" and IEQ Credit "Interior Lighting."
- Security:
  - Magnetic door contacts will be provided on all exterior doors. Contacts are to be connected to the access control system for continuous monitoring in the security office.
  - Video surveillance cameras will be located in corridors, building entrances, exterior circulation areas, lobbies and select rooms and parking lot lighting fixtures matching

campus standards. Cameras will connect to a digital video multiplex recorder (DVMR) located in the information technology terminal equipment room. DVMR will record video only when motion is sensed by cameras. DVMR will have capacity to save video information from all cameras for a 2-week time period. DVMR will connect to the campus data network for remote access by authorized persons.

- Access Control System: Card reader/access security system will be provided at all exterior doors and selected interior doors. Each location will include provisions for a card reader, electric door strike, request to exit sensor and door position monitoring. Devices shall be connected to a local control panel/s that interconnects to the existing campus access control system. System will interlock with automatic door operators for proper operational sequence. Office and classrooms that are not included in the initial installation will be roughed out for future access control devices.
- Fire Alarm, Detection and Communications:
  - An addressable fire alarm (FA) system matching the existing campus standard will be provided. Each device will be provided a unique address and be polled every few seconds. The fire alarm system will consist of manual pull stations, strobes and combination horn/strobes, smoke and heat detectors, door holders/closers, tamper and water flow switches, and control relays. Devices will comply with the National Fire Alarm Code.
  - A remote annunciator shall be installed in a location as required by the Fire Department. Annunciator shall indicate source and location of each alarm.
  - The fire alarm system will monitor and control such systems as, but not be limited to, elevator recall, elevator shunt-trip, HVAC fan shutdown, and sprinkler system water flow and tamper.
- Voice and Data Communications:
  - Site development will include replacement of the deep communications vault at the southwest corner of the Baker Hall Replacement site, and excavation and installation of new conduit and vaults for voice/data/video as well as low-voltage signals including HVAC controls and fire alarm.
  - The MDF and IDF rooms will connect to the existing campus underground fiber optic and copper system via the infrastructure. IDFs will be connected to the MDF via 100 pair copper, single-mode and multi-mode fiber. Rooms will be equipped with industry standard 19-inch mounting racks which will house the electronic equipment and wire and cable termination hardware. Uninterruptible power supplies will be provided in each communications room to support the data electronic equipment. Each room will be environmentally controlled for temperature and humidity.
  - Outlets for voice and data communications shall be installed throughout the facility. Outlets shall interconnect to a conduit and cable tray wiring system infrastructure. Wireless access points will be located in selected area for wireless connectivity.
  - In rooms with accessible ceilings, conduits will be provided from the outlets to above ceiling spaces. In rooms without ceilings, conduits shall be installed from the outlets to the cable tray system.
  - The cable tray system, consisting of basket type cable tray shall be routed throughout the building and terminate in IDF rooms.
  - Wiring will comply with Cat-6A data standards and will be installed from each data outlet to rack mounted patch panels located in IDF rooms. Telecommunications network equipment is to be provided by the owner.

- In classrooms with numerous data outlets located on walls, a divided Wiremold 3000 or approved equal surface metal raceway will be provided for both power and data above counters. This will give the owner the adaptability for adding additional devices as the room changes.

- Mass Notification System: A notification system will be provided throughout the building integrated with building fire alarm system.
- Audiovisual System: Classrooms, labs, conference rooms, break-out rooms, and informal collaboration spaces will contain electrical power outlets, data outlets and rough-in raceway system to support AV system projector, speaker, input panel, control panel, AV equipment rack, teaching podium and wireless system. AV equipment wiring will contain fiber, copper, and data line connects to the campus main AV equipment room. AV system infrastructure will be planned to support intercampus teleconferencing and telepresence.

2. Summary of Costs

Major Uniformat Costs for construction may be found in the C-100 form in Appendix B.1.

3. C-100

The preferred alternative C-100 provided in Appendix B.1 identifies total escalated project costs of $32,554,000 broken down as follows:

Acquisition	$0.00	
Consultant Services	$3,721,069	
Construction Costs	$ 25,755,353	
FF & E	$ 2,134,639	
Artwork	$ 161,959	
Agency Project Management:	$ 225,924	
Other Costs	$ 554,909	
TOTAL PROJECT	**$ 32,554,000**	*(rounded)*

Please note that the C-100 summary sheet identifies the building gross square feet area as 49,000, or 1,000 gsf less than the 50,000 gsf facility described in EvCC's 2019-21 Project Request Report submitted in December 2017. This is in direct response to an in-depth analysis of cost escalation since 2017, which has been higher than PRR calculations projected, and uncertainty surrounding construction pricing as a result of the COVID-19 pandemic. High escalation is the result of the unusually robust construction market currently enjoyed in the Puget Sound region and is well outside EvCC's ability to control. To assure alignment of scope and budget within this context, this predesign study included multiple workshops with the programming team, administrators, and instructors. As identified in the space tabulation presented in Appendix F, housed program needs are somewhat less than foreseen in 2017. This is a result of an evolving program mix, and the college's willingness to share functions with the adjacent Learning Resources Center. We concluded that all program needs may be reasonably accommodated in 49,000 gsf while assuring the facility is effective, robust, and follows Best Practices for flexible learning spaces as identified by the SBCTC.[1]

B. PROPOSED FUNDING

1. Fund Sources and Expected Receipt

Everett Community College requests 100 percent state appropriation for this public project. State

[1] https://www.sbctc.edu/resources/documents/colleges-staff/programs-services/capital-budget/BestPracticesforDesignofFlexibleandAdaptableLearningSpaces19Dec13.pdf

funding of $32,554,000 was identified in the 2019-2021 Supplemental Capital Budget. A lower amount of $31,442,000 is proposed in the SBCTC's 2021-2023 Capital Budget request, stemming from several factors including revisions to escalation rates. Either amount is sufficient to assure legislative intent is satisfied. To assure best results from design-build project delivery, the SBCTC requests that funding be appropriated in a single biennium rather than relying on the typical practice of funding design and construction in separate biennia.

2. Alternative Financing

Our analysis demonstrates that this project is viable within its proposed scope and budget. No alternative financing is required.

C. OPERATION AND MAINTENANCE

1. Operating Budget Impacts:

With 49,000 gsf of new construction and 23,710 gsf of existing facilities demolished, this project has a net +25,290 gsf impact on EvCC's campus facility inventory. This will increase operating and maintenance costs for the institution even though the building will be robust and highly efficient. The new building will be designed as an energy efficient facility following the USGBC's "Leadership in Energy & Environmental Design" (LEED v4) standards and achieving at minimum LEED Silver certification, which will temper utility costs, but the Baker Hall Replacement will also be much more capable and complex than the facilities currently used by the intended occupants.

Utilities

EvCC's overall operating and maintenance costs related to utilities will increase as influenced by three factors:

- The new building will increase the total campus gross area by 25,290 gsf.
- The new building will support significantly increased student FTEs, and hours of operation will likely increase over operating hours in existing facilities.
- The new facilities will provide housed programs with capabilities far beyond those currently available. These programs employ highly specialized electronic equipment, light manufacturing tools, and computers.

Security

Due to its location near to major arterial (North Broadway) and major programmatic elements attractive beyond the campus community (the Black Box theatre) the Baker Hall Replacement will likely see use by the general public as well as by EvCC programs. Design of the Baker Hall Replacement will centralize public functions and separate them from program spaces, with intent to simplify security operations, present a positive image to the community, and minimize program disturbances. Campus security is performed by EvCC's Campus Safety, Security and Emergency Management department. Because of the incorporation of devices (e.g. cameras and door sensors) into the new facility, the Baker Hall Replacement will generate additional equipment cost but not require additional state employee FTE.

Grounds

The existing landscape on site is restricted to established planted islands within a sea of asphalt and requires very little maintenance. Landscape expectations for the Baker Hall Replacement, both as a major new facility and as a public face of the institution, will be significant and will require steady maintenance. Demolition of the existing Baker Hall will add an additional 25,000 sf of landscape. We project landscape maintenance costs will increase considerably over the present as a result of this project, including addition of 0.10 FTE.

Technology / Voice Data Video

We expect these costs to increase due to the expectation of significant instructional media equipment because (a) the facility is being constructed in a tech-savvy community, (b) the nature of the housed

programs demands a high degree of technology integration, and (c) the Black Box theatre will require regular set-up of A/V equipment. This project will require an additional 0.25 FTE for IT technicians.

Custodial:
Custodial costs are typically based on custodians serving approximately 30,000 gsf per day. However, greater custodial effort will be required due to the Baker Hall Replacement's Black Box theatre. In addition, custodial obligations have increased in response to COVID-19 and this additional effort will like become a baseline expectation as the pandemic abates. We estimate this project will result in 2.0 FTE increased custodial effort.

Capital Maintenance, General Repair
With complexity and capability comes increased maintenance costs for EvCC. Facilities/Maintenance staff are typically responsible for maintaining approximately 75,000 gsf per day, although the national average is 50,000 gsf.[2] New staff will be required to maintain and operate the new equipment, and existing staff will require training and refresher courses to assure the Baker Hall Replacement's systems are maintained for optimal performance. Viewed in terms of all maintenance categories, the building will require an additional 0.70 FTE for capital maintenance and general repair.

We estimate total operations and maintenance costs for the added space associated with the Baker Hall Replacement will $255,429 annually or $10.10 per square foot, expressed in 2023-25 dollars, the first year of operation. Costs will include 2.05 additional FTE. Project impacts on the college's annual operating budget are as follows:

O & M Category	***FTEs***	***Annual Cost/Unit***	***Quantity***	***/ Unit***	***Est. Annual O & M Cost (2023-25)***
Janitorial	2.00	$2.35	25,290	/ gsf	$59,432
Utilities	0	$1.83	25,290	/ gsf	$46,281
Technology (Infra. & Tech. Support)	0.25	$2.37	25,290	/ gsf	$59,937
Capital Maintenance & Repairs	0.70	$2.43	25,290	/ gsf	$61,455
Roads and Grounds	0.10	$0.62	25,290	/ gsf	$15,680
Security	0	$0.40	25,290	/ gsf	$10,116
Administration	0	$0.68	25,290	/ gsf	$17,197
			TOTAL ANNUAL O & M COSTS		**$270,098**
TOTAL UNIT O & M COSTS	**3.05**			**$10.68**	**per GSF**

[2] https://www.facilitiesnet.com/facilitiesmanagement/article/Facility-Staffing-Levels-Maintenance-Custodial-and-Grounds-Care--17471#

2. 10-year Capital and Operating Costs

With the building coming online in January 2023, the 10-year forecast of operations and maintenance costs for the Baker Hall Replacement are as follows:

	Biennium				
O & M Category	***2023-25***	***2025-27***	***2027-29***	***2029-31***	***2031-33***
Janitorial	$ 118,863	$ 126,542	$ 134,719	$ 143,420	$ 152,691
Utilities	$ 92,561	$ 98,540	$ 104,909	$ 111,684	$ 118,904
Technology (Infra. & Tech. Support)	$ 119,875	$ 127,619	$ 135,866	$ 144,641	$ 153,991
Capital Maintenance & Repairs	$ 122,909	$ 130,849	$ 139,305	$ 148,302	$ 157,889
Roads & Grounds	$ 31,360	$ 33,386	$ 35,543	$ 37,839	$ 40,285
Security	$ 20,232	$ 21,539	$ 22,931	$ 24,412	$ 25,990
Administration	$ 34,394	$ 36,616	$ 38,982	$ 41,500	$ 44,183
O & M COSTS PER BIENNIUM:	**$ 540,194**	**$ 575,091**	**$ 612,256**	**$ 651,798**	**$ 693,933**

This forecast is based on the annual estimates for the new space noted above escalated at 3.18% per year.

D. FF&E COSTS

1. Equipment

To ensure that Business, Cosmetology, and Theatre department students have real-world training and experience, the C-100 budget includes $588,000 (un-escalated and without sales tax) for new and replacement general equipment, and $490,000 for information technology (i.e. IT) and instructional media (i.e. A/V) equipment in classrooms, labs, and informal learning spaces.

2. Furnishings

Existing furnishings serving Business, Cosmetology, and Theatre department programs are aged and in need of replacement. Those with remaining service life will be distributed where needed at existing campus facilities. The existing Baker Hall auditorium is fixed and not appropriate for a Black Box theatre and will be returned to the state as surplus. Accordingly, the C-100 budget includes $784,000 (un-escalated and without sales tax) for classroom, lab, office, Black Box theatre, and shared study/support space furnishings.

APPENDIX A
Predesign Checklist

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

APPENDIX A PREDESIGN CHECKLIST

- ☒ Executive Summary

- ☒ Problem Statement, Opportunity or Program Requirement
  - ☑ Identify problem, opportunity or program requirement, and how it will be accomplished
  - ☑ Statutory or other requirements
  - ☑ Connection between agency's mission, goals and objectives; statutory requirements; and the problem, opportunity, or program requirements
  - ☑ What is needed to solve the problem
  - ☑ Relevant history
  - ☑ Prior planning and history

- ☒ Analysis of Alternatives (including preferred alternative)
  - ☑ Description of all alternatives
    - ☑ No action alternative
    - ☑ Advantages and disadvantages (w/ summary table)
    - ☑ Cost estimates for each alternative
      - ☑ General understanding
      - ☑ Life Cycle Cost Model
    - ☑ Schedule estimates

- ☒ Detailed Analysis of Preferred Alternative
    - ☑ Nature of space
    - ☑ Occupancy numbers
    - ☑ Basic configuration of building
    - ☑ Space needs assessment; identify guidelines used
  - ☑ Site analysis
    - ☑ Site studies
    - ☑ Location
    - ☑ Building footprint and relationship to adjacent facilities and site features
    - ☑ Stormwater requirements
    - ☑ Ownership
    - ☑ Easements and setback requirements
    - ☑ Neighborhood issues
    - ☑ Utility extension or relocation issues
    - ☑ Potential environmental impacts
    - ☑ Parking and access
    - ☑ Impacts of construction lay-down areas and phasing
  - ☑ Consistency with long-term plans

- ☑ Consistency with other laws and regulations
  - ☑ High-performance public buildings
  - ☑ Greenhouse gas emissions reduction policy (RCW70.235.070)
  - ☑ Archaeological and cultural resources (Exec Order 05-05; Section 106 National Historic Preservation Act of 1966)
  - ☑ Americans with Disabilities Act implementation (Exec Order 96-04)
  - ☑ Compliance with planning under Chapter 36.70A RCW (RCW 43.88.0301)
  - ☑ Information required by RCW 43.88.0301(1)
  - ☑ Other codes or regulations
- ☑ Problems requiring further study
- ☑ Significant or distinguishable components
- ☑ IT systems
- ☑ Commissioning
- ☑ Future phases
- ☑ Project delivery method
- ☑ Agency management
- ☑ Schedule
  - ☑ High-level milestone schedule
  - ☑ Value engineering and constructability review
  - ☑ Delay factors
  - ☑ Schedule impacts from permitting, ordinances, or neighborhood issues
  - ☑ Jurisdiction and stakeholder outreach

☒ Project Budget Analysis for the Preferred Alternative

- ☑ Cost Estimate
  - ☑ Major assumptions
  - ☑ Summary table (Uniformat Level II)
  - ☑ C-100
- ☑ Proposed funding
  - ☑ Fund sources and expected receipt
  - ☑ Alternative financing
- ☑ Operations and maintenance
  - ☑ Impact on operating budget
  - ☑ 10-year projections
- ☑ FF&E

☒ Appendix

- ☑ LCCM
- ☑ Letter from DAHP

APPENDIX B.1

Alternative No. 1 - Preferred Concept: Cost Estimate – C-100

Detailed Estimate

LCCM

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

C-100(2020)

Updated June 2020

Quick Start Guide

GENERAL INFORMATION

1) The C-100(2020) tool was created to align with the estimating application in the Capital Budgeting System (CBS). The intended use is to enable project managers to communicate their project cost estimates to budget officers in the standard format required for capital project budget requests/submittals to OFM.

2) This workbook is protected so that the worksheets within it cannot be moved or deleted in the usual manner. This protection is necessary to ensure that the cost estimate details and formulas align with the estimating application in the Capital Budgeting System.

3) The estimating format to develop the maximum allowable construction cost (MACC) is presented in Uniformat II.

4) Form-calculated costs such as A/E Basic Design Service fees and Agency Project Management costs are dependent on other estimated project costs such as Acquisition, MACC, Equipment, etc.

5) Project estimates generated with this tool are not sufficient for budget request submittals to OFM. Use the Capital Budgeting System to submit capital project budget requests.

6) Contact your assigned OFM Capital Budget Analyst with questions.

OFM Capital Budget Analyst

INSTRUCTIONS

1) Only green cells are available for data entry.

2) Fill in all known cells in the 'Summary' tab prior to moving on to the cost entry tabs A-G.

3) It is recommended, but not required, to fill out cost entry tabs in the following order:

A. Acquisition, C. Construction Contracts, D. Equipment, G. Other Costs, B. Consultant Services, F. Project Management, then E. Artwork.

4) If additional rows are inserted to capture additional project costs, a description must be provided in the Notes column or within Tab H. Additional Notes. Be particularly detailed for additional costs estimated for contingencies and project management.

FORM-CALCULATED COSTS (FEE CALCULATIONS)

1) A/E Basic Design Services: AE Fee % (x) (MACC + Contingency)

2) Design Services Contingency: Contingency % (x) Consultant Services Subtotal

3) Construction Contingency: Contingency % (x) MACC

4) Artwork: 0.5% (x) Total Project Cost

5) Agency Project Management (Greater than $1million): (AE Fee % - 4%) (x) (Acquisition Total + Consultant Services Total + MACC + Construction Contingency + Other Costs)

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College
Project Name	Baker Hall Replacement - Alternative No. 1 (Preferred)
OFM Project Number	40000190

Contact Information	
Name	Ross Whitehead / Schreiber Starling Whitehead Architects
Phone Number	206-498-9960
Email	whitehead@sswarchitects.com

Statistics			
Gross Square Feet	49,000	MACC per Square Foot	$438
Usable Square Feet	29,525	Escalated MACC per Square Foot	$456
Space Efficiency	60.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.12%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower St, Everett WA 98201
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A10077 (Baker)
Project Administered By	DES		

Schedule			
Predesign Start	May-20	Predesign End	December-20
Design Start	July-21	Design End	January-23
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	**$31,258,568**	Total Project Escalated	**$32,553,853**
		Rounded Escalated Total	**$32,554,000**

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College
Project Name	Baker Hall Replacement - Alternative No. 1 (Preferred)
OFM Project Number	40000190

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$243,429		
A/E Basic Design Services	$1,129,962		
Extra Services	$1,244,793		
Other Services	$778,141		
Design Services Contingency	$171,840		
Consultant Services Subtotal	**$3,568,165**	**Consultant Services Subtotal Escalated**	**$3,721,069**

Construction			
GC/CM Risk Contingency	$0		
GC/CM or D/B Costs	$0		
Construction Contingencies	$1,072,367	Construction Contingencies Escalated	$1,119,659
Maximum Allowable Construction Cost (MACC)	$21,447,337	Maximum Allowable Construction Cost (MACC) Escalated	$22,336,946
Sales Tax	$2,206,931	Sales Tax Escalated	$2,298,748
Construction Subtotal	**$24,726,635**	**Construction Subtotal Escalated**	**$25,755,353**

Equipment			
Equipment	$1,862,000		
Sales Tax	$182,476		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,044,476**	**Equipment Subtotal Escalated**	**$2,134,639**

Artwork			
Artwork Subtotal	**$161,959**	**Artwork Subtotal Escalated**	**$161,959**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$216,381**	**Project Administation Subtotal Escalated**	**$225,924**

Other Costs			
Other Costs Subtotal	**$540,952**	**Other Costs Subtotal Escalated**	**$554,909**

Project Cost Estimate

Total Project	**$31,258,568**	Total Project Escalated	**$32,553,853**
		Rounded Escalated Total	**$32,554,000**

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**	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Programming/Site Analysis	$27,048			
Environmental Analysis				
Predesign Study	$216,381			
Other				
Insert Row Here				
Sub TOTAL	**$243,429**	**1.0258**	**$249,710**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$1,106,348			69% of A/E Basic Services
Adjustment to A/E fee for infrastructure	$23,614			
Insert Row Here				
Sub TOTAL	**$1,129,962**	**1.0441**	**$1,179,794**	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	$112,000			
Geotechnical Investigation	$54,095			
Commissioning	$27,048			
Site Survey	$81,143			
Testing	$54,095			
LEED Services	$82,000			
Voice/Data Consultant	$37,867			
Value Engineering	$48,686			
Constructability Review	$48,686			
Environmental Mitigation (EIS)	$10,000			
Landscape Consultant	$64,914			
ELCCA	$54,095			
LCCT	$81,143			
Reimburseables incl Reprographics prior to bid	$27,048			
Advertising	$2,163			
Traffic analysis	$27,048			
Envelope Consultant	$43,276			
Interior Design	$10,819			
Acoustic Design	$43,276			
Security Consultant	$32,457			
Audio Visual Consultant	$54,095			
Cost and Scheduling	$59,505			
Value Engineering Participation	$48,686			
Constructability Review Participation	$43,276			
Environmental Graphics/Signage	$5,410			
Lighting Consultant	$37,867			
Materials/Equip/Lab Consultant	$10,819			
Door Hardware Consultant	$10,819			
SEPA/Land Use	$32,457			
Insert Row Here				
Sub TOTAL	**$1,244,793**	**1.0441**	**$1,299,689**	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	$497,055			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	$108,191			
LEED Reporting and Monitoring	$54,095			
Reimburseables/Reprographics for bid and construction	$27,048			
Construction Materials Testing	$81,143			
Adjustment to A/E fee for infrastructure	$10,609			
Sub TOTAL	**$778,141**	**1.0441**	**$812,457**	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	$169,816			
Adjustment to A/E fee for infrastructure	$2,024			
Insert Row Here				
Sub TOTAL	**$171,840**	**1.0441**	**$179,419**	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	**$3,568,165**		**$3,721,069**	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
G10 - Site Preparation	$1,283,470			
G20 - Site Improvements	$1,021,058			
G30 - Site Mechanical Utilities	$110,817			
G40 - Site Electrical Utilities	$390,740			
G60 - Other Site Construction				
General Conditions	$266,030			
Insert Row Here				
Sub TOTAL	**$3,072,115**	**1.0258**	**$3,151,376**	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0258**	**$0**	
3) Facility Construction				
A10 - Foundations	$1,015,645			
A20 - Basement Construction				
B10 - Superstructure	$2,391,019			
B20 - Exterior Closure	$2,831,782			
B30 - Roofing	$768,411			
C10 - Interior Construction	$1,578,471			
C20 - Stairs	$216,445			
C30 - Interior Finishes	$1,543,538			
D10 - Conveying	$202,521			
D20 - Plumbing Systems	$620,222			
D30 - HVAC Systems	$2,790,999			
D40 - Fire Protection Systems	$341,122			
D50 - Electrical Systems	$2,055,490			
F10 - Special Construction	$17,531			
F20 - Selective Demolition	$410,821			
General Conditions	$1,591,205			
Insert Row Here				
Insert Row Here				
Sub TOTAL	**$18,375,222**	**1.0441**	**$19,185,570**	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$21,447,337**		**$22,336,946**	

5) GCCM Risk Contingency				
GCCM Risk Contingency				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0441**	**$0**	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0441**	**$0**	
7) Construction Contingency				
Allowance for Change Orders	$1,072,367			
Other				
Insert Row Here				
Sub TOTAL	**$1,072,367**	**1.0441**	**$1,119,659**	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0441**	**$0**	
Sales Tax				
Sub TOTAL	**$2,206,931**		**$2,298,748**	
CONSTRUCTION CONTRACTS TOTAL	**$24,726,635**		**$25,755,353**	

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
E10 - Equipment	$588,000			
E20 - Furnishings	$784,000			
F10 - Special Construction				
IT Equip/computers/printers/theater	$490,000			
Insert Row Here				
Sub TOTAL	**$1,862,000**	**1.0441**	**$1,944,115**	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0441**	**$0**	
Sales Tax				
Sub TOTAL	**$182,476**		**$190,524**	
EQUIPMENT TOTAL	**$2,044,476**		**$2,134,639**	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$161,959				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	**$161,959**		**NA**	**$161,959**	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Agency Project Management	$0				
Additional Services					
EvCC Facilities Management	$216,381				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	**$216,381**		**1.0441**	**$225,924**	

Green cells must be filled in by user

Cost Estimate Details

Other Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
Permit and Plan Review Fees	$540,952			
Insert Row Here				
OTHER COSTS TOTAL	**$540,952**	**1.0258**	**$554,909**	

Green cells must be filled in by user

C-100(2020)
Additional Notes

Tab A. Acquisition
Insert Row Here

Tab B. Consultant Services
Insert Row Here

Tab C. Construction Contracts
Insert Row Here

Tab D. Equipment
Insert Row Here

Tab E. Artwork
Insert Row Here

Tab F. Project Management
Insert Row Here

Tab G. Other Costs
Insert Row Here

CONCEPTUAL ESTIMATE DECEMBER 2020 REV01

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

Revised to include Baker Hall site restoration costs prepared by Nakano Associates - May 27, 2022

Prepared For

SSW Architects

Submitted On

08 January 2021

Prepared By

RLB.com

Our Ref

1

Project Number

SEA21326

RLB Rider Levett Bucknall

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

PROJECT DETAILS

Basis of estimate

The project consists of building a three floor structure with surrounding site renovation.

Items specifically included

ESTIMATE PRICING:

.Pricing is based on Construction Costs as of Dec 2020.

.Margins and Adjustments are included in the estimate.

.Items included or excluded are detailed in the estimate. Other assumptions, inclusions and exclusions are listed below.

Gross Floor Area Building: 49,000 SF

The following assumptions have been made in the preparation of this estimate:

.The works will be carried out during normal working hours.

.The Contractor will be required to pay prevailing wage rates.

.Resources are available locally.

ITEMS SPECIFICALLY INCLUDED:

.Please note where allowances have been made, we would request the Design Team and Owner to review the sum to ensure the allowance meets their intent.

.Sub-Contractors Overheads and Profit are included in the unit rates.

The following items have been specifically included in Margins and Adjustments:

.General Conditions

.Design Contingency

. Insurance & Bonds

. Overhead & Profit

. Escalation (excluded)

. WA sales tax (excluded)

Items specifically excluded

ITEMS SPECIFICALLY EXCLUDED:

.Items marked as "Excl." in the estimate.

.Shiftwork or overtime working or acceleration.

.Double handling or materials due to site access restrictions.

.Delays or working restrictions on the Contractor.

.Assumes disposal of materials to a local dump only.

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

PROJECT DETAILS

.Allow for improvements to existing site, other than that shown in estimate.
.Loose furniture, FF&E & equipment, besides that included in estimate.
.The affects of potential unfair Contract Conditions which may affect bid pricing.
.All Building Certification costs.
.Statutory Authorities' charges, contributions (and compliance orders).
.The implications of proposed Construction legislation which may occur during the Construction period.

.Lack of competition amongst Sub-Contractors bidding the Project.
.Escalation beyond that shown in estimate.

- Testing and inspection
- Construction/change order contingency
- Architecture/Engineering fees
- Permits
- Utility company charges
- Builder's risk insurance
- State sales tax

Please carefully note that the impact of the recent COVID-19 (Coronavirus) outbreaks have not been accounted for with regards to material supply, labor availability, General Conditions build-ups, etc., as they are unknown impacts to estimated costs.

Documents

This estimate is based on the documents provided by SSW architecture:

i) Conceptual documents dated 12/15/2020.

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

SUMMARY

GFA: Gross Floor Area
Rates Current At December 2020

Ref	Location		GFA SF	GFA $/SF	Total Cost $
B	Building		49,000	269.41	13,260,040
S	Site				2,216,918
	ESTIMATED NET COST		**49,000**	**315.86**	**15,476,958**
	MARGINS & ADJUSTMENTS				
	General Conditions	12.0%			1,857,235
	Design Contingency	15.0%			2,600,129
	Insurance & Bonds	1.5%			299,015
	Overhead & Profit	6.0%			1,214,000
	Escalation				Excl.
	WA state sales tax (excluded)				Excl.
	ESTIMATED TOTAL COST		**49,000**	**437.70**	**21,447,337**

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

SUMMARY: BUILDING

Gross Floor Area: 49,000 SF
Rates Current at December 2020

Ref	Description	GFA $/SF	Total Cost $
A10	Foundations	16.38	802,400
B10	Superstructure	38.55	1,889,000
B20	Exterior Enclosure	45.66	2,237,220
B30	Roofing	12.39	607,075
C10	Interior Construction	25.45	1,247,055
C20	Stairs	3.49	171,000
C30	Interior Finishes	24.89	1,219,456
D10	Conveying	3.27	160,000
D20	Plumbing	10.00	490,000
D30	HVAC	45.00	2,205,000
D40	Fire Protection	5.50	269,500
D50	Electrical	33.14	1,623,919
E10	Equipment	0.28	13,850
E20	Furnishings	6.62	324,565
	ESTIMATED NET COST	**269.41**	**13,260,040**
	MARGINS & ADJUSTMENTS		
	General Conditions		1,591,205
	Design Contingency		2,227,687
	Insurance & Bonds		256,184
	Overhead & Profit		1,040,107
	Escalation		Excl.
	WA state sales tax (excluded)		Excl.
	ESTIMATED TOTAL COST	**373.34**	**18,375,222**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
B	Building				
A1010	**Standard Foundations**				
1	Standard foundation	SF	20,900.0	25.00	522,500
2	Dewatering/drainge board/insulation/misc, allowance	LS	1.0	50,000.00	50,000
	Standard Foundations			**11.68**	**572,500**
A1030	**Slab on Grade**				
3	Slab on grade, 4" thick, reinforced including, vapor barrier, compacted granular base course, 4" thick	SF	20,900.0	11.00	229,900
	Slab on Grade			**4.69**	**229,900**
B1010	**Floor Construction**				
4	Metal deck/concrete fill, including structural steel columns, beams	SF	27,075.0	42.00	1,137,150
	Floor Construction			**23.21**	**1,137,150**
B1020	**Roof Construction**				
5	Roof, metal deck, including structural steel	SF	20,900.0	34.00	710,600
6	Overhead structure premium at black box	SF	2,750.0	15.00	41,250
	Roof Construction			**15.34**	**751,850**
B2010	**Exterior Walls**				
7	Membrane/sheathing @ parapet wall	SF	3,485.0	12.00	41,820
8	Exterior wall frame assembly	SF	21,300.0	25.00	532,500
9	Metal siding panels with clip system	SF	21,300.0	35.00	745,500
10	Ext wall detail frame/openings	SF	7,375.0	8.00	59,000
11	Misc. trim/flash/caulk/seal-gross exterior envelope	SF	28,700.0	3.50	100,450
	Exterior Walls			**30.19**	**1,479,270**
B2020	**Exterior Windows**				
12	Windows	SF	3,100.0	75.00	232,500
13	Storefronts/curtain wall	SF	4,275.0	110.00	470,250
	Exterior Windows			**14.34**	**702,750**
B2030	**Exterior Doors**				
14	Exterior door, single, frame & hardware	EA	2.0	3,250.00	6,500
15	Exterior door, double frame & hardware	EA	1.0	5,200.00	5,200
16	Storefront door, double frame & hardware	EA	4.0	9,000.00	36,000
17	Misc ADA/ hardware	LS	1.0	7,500.00	7,500
	Exterior Doors			**1.13**	**55,200**

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
B3010	**Roof Coverings**				
18	Membrane roofing system	SF	20,900.0	20.25	423,225
19	Roof deck (concrete pavers)	SF	2,400.0	20.00	48,000
20	Roof accessories/hatch/ladders/fall protection/misc	SF	20,900.0	6.50	135,850
	Roof Coverings			**12.39**	**607,075**
C1010	**Partitions**				
21	Interior partitions assembly	SF	52,075.0	15.00	781,125
	Partitions			**15.94**	**781,125**
C1020	**Interior Doors**				
20	Int storefront/ relite	SF	700.0	65.00	45,500
21	Interior doors frames and hardware	EA	23.0	2,500.00	57,500
22	Interior doors with sidelites, frame & hardware	EA	53.0	2,650.00	140,450
23	Interior double doors frames & hardware	EA	4.0	4,200.00	16,800
24	Interior storefront door, double	EA	4.0	8,400.00	33,600
	Interior Doors			**6.00**	**293,850**
C1030	**Specialties**				
26	Large restroom accessories/misc	EA	6.0	1,200.00	7,200
27	Small restroom accessories/misc	EA	2.0	800.00	1,600
28	Misc signage/ specialties	EA	49,000.0	2.50	122,500
29	Markerboards, allowance	SF	1,664.0	20.00	33,280
30	Ext building signage, allowance	LS	1.0	7,500.00	7,500
	Specialties			**3.51**	**172,080**
C2010	**Stair Construction**				
31	Stairs, steel, pan tread with concrete in-fill, w/rail, and landing (floor to floor)	EA	6.0	28,500.00	171,000
	Stair Construction			**3.49**	**171,000**
C3010	**Wall Finishes**				
32	Wall finish, paint/misc	SF	122,950.0	3.00	368,850
33	Tiling to walls - assume 4' high	SF	2,525.0	22.00	55,550
	Wall Finishes			**8.66**	**424,400**
C3020	**Floor Finishes**				
34	Office area flooring	SF	6,250.0	6.00	37,500
35	General circulation space flooring	SF	11,800.0	7.00	82,600
36	Restroom flooring	SF	2,600.0	24.00	62,400

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
37	Flooring to Screen/Black Box area	SF	6,075.0	15.00	91,125
38	Flooring to Utility/Custodial areas	SF	1,525.0	2.00	3,050
39	Flooring to Business/Network areas	SF	14,125.0	6.00	84,750
40	Flooring to Music/Computer/Collab areas	SF	2,950.0	6.00	17,700
	Floor Finishes			**7.74**	**379,125**
C3030	**Ceiling Finishes**				
41	Ceilings to Screen/Black Box areas	SF	6,075.0	30.00	182,250
42	Ceilings to Utility/Custodial areas	SF	1,525.0	2.25	3,431
43	Ceilings to Business/Network areas	SF	14,125.0	6.00	84,750
44	Ceilings to Music/Computer/Collab areas	SF	2,950.0	6.00	17,700
45	Ceilings to Restroom areas	SF	2,600.0	7.50	19,500
46	Ceilings to General Circulation	SF	11,800.0	6.00	70,800
47	Ceilings to Office areas	SF	6,250.0	6.00	37,500
	Ceiling Finishes			**8.49**	**415,931**
D1010	**Elevators and Lifts**				
48	3-Stop Elevator	EA	1.0	160,000.00	160,000
	Elevators and Lifts			**3.27**	**160,000**
D2010	**Plumbing Fixtures**				
49	Plumbing Fixtures	SF	49,000.0	10.00	490,000
	Plumbing Fixtures			**10.00**	**490,000**
D3090	**Other HVAC Systems and Equipment**				
50	HVAC	SF	49,000.0	45.00	2,205,000
	Other HVAC Systems and Equipment			**45.00**	**2,205,000**
D4010	**Fire Alarm and Detection Systems**				
51	Fire Sprinkler / Alarm	SF	49,000.0	5.50	269,500
	Fire Alarm and Detection Systems			**5.50**	**269,500**
D5010	**Electrical Service & Distribution**				
52	Service & distribution classrooms level 1 & 2	SF	12,200.0	9.00	109,800
53	Service & distribution classrooms level 3	SF	4,200.0	10.25	43,050
54	Service & distribution office	SF	4,575.0	6.50	29,738
55	Service & distribution black box	SF	2,750.0	9.00	24,750
56	Service & distribution circulation	SF	20,100.0	16.00	321,600
	Electrical Service & Distribution			**10.79**	**528,938**

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
D5020	**Lighting & Branch Wiring**				
57	Lighting & control classrooms level 1 & 2	SF	12,200.0	10.00	122,000
58	Lighting & control classrooms level 3	SF	4,200.0	10.00	42,000
59	Lighting & control office	SF	4,575.0	10.00	45,750
60	Lighting & control black box	SF	2,750.0	25.00	68,750
61	Lighting & control circulation	SF	20,100.0	10.00	201,000
62	Power classrooms level 1 & 2	SF	12,200.0	0.55	6,710
63	Power classrooms level 3	SF	4,200.0	0.65	2,730
64	Power office	SF	4,575.0	0.45	2,059
65	Power black box	SF	2,750.0	2.75	7,563
66	Power circulation	SF	20,100.0	2.30	46,230
67	Mechanical classrooms level 1 & 2	SF	12,200.0	0.60	7,320
68	Mechanical classrooms level 3	SF	4,200.0	0.45	1,890
69	Mechanical office	SF	4,575.0	0.45	2,059
70	Mechanical black box	SF	2,750.0	0.60	1,650
71	Mechanical circulation	SF	20,100.0	1.00	20,100
72	Conduit & wire classrooms level 1 & 2	SF	12,200.0	3.25	39,650
73	Conduit & wire classrooms level 3	SF	4,200.0	3.25	13,650
74	Conduit & wire office	SF	4,575.0	3.00	13,725
75	Conduit & wire black box	SF	2,750.0	3.75	10,313
76	Conduit & wire circulation	SF	20,100.0	3.00	60,300
	Lighting & Branch Wiring			**14.60**	**715,448**
D5030	**Communications & Security**				
77	Data classrooms level 1 & 2	SF	12,200.0	2.50	30,500
78	Data classrooms level 3	SF	4,200.0	2.50	10,500
79	Data office	SF	4,575.0	2.25	10,294
80	Data black box	SF	2,750.0	3.00	8,250
81	Data circulation	SF	20,100.0	1.75	35,175
82	A/V classrooms level 1 & 2	SF	12,200.0	5.50	67,100
83	A/V classrooms level 3	SF	4,200.0	5.50	23,100
84	A/V office	SF	4,575.0	1.00	4,575
85	A/V black box	SF	2,750.0	5.00	13,750
86	A/V circulation	SF	20,100.0	1.00	20,100

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
87	Fire Alarm classrooms level 1 & 2	SF	12,200.0	1.10	13,420
88	Fire Alarm classrooms level 3	SF	4,200.0	1.25	5,250
89	Fire Alarm office	SF	4,575.0	0.50	2,288
90	Fire Alarm black box	SF	2,750.0	1.50	4,125
91	Fire Alarm circulation	SF	20,100.0	1.25	25,125
92	Security/CCTV classrooms level 1 & 2	SF	12,200.0	1.25	15,250
93	Security/CCTV classrooms level 3	SF	4,200.0	1.25	5,250
94	Security/CCTV office	SF	4,575.0	0.90	4,118
95	Security/CCTV black box	SF	2,750.0	0.90	2,475
96	Security/CCTV circulation	SF	20,100.0	2.00	40,200
97	Site Security CCTV on building	EA	8.0	4,285.00	34,280
98	Distributed antenna system if >50k	EA	0.0	135,000.00	0
	Communications & Security			**7.66**	**375,124**
D5090	**Other Electrical Services**				
99	Permits & commissioning	SF	44,100.0	0.10	4,410
	Other Electrical Services			**0.09**	**4,410**
E1090	**Other Equipment**				
100	Residential appliances	LS	1.0	6,500.00	6,500
101	Misc equipment	SF	49,000.0	0.15	7,350
	Other Equipment			**0.28**	**13,850**
E2010	**Fixed Furnishings**				
102	Wall cabinet	LF	19.0	160.00	3,040
103	Base cabinet w countertop	LF	9.0	275.00	2,475
104	Division office desk	LF	45.0	450.00	20,250
105	Tall storage (assumption)	LF	246.0	350.00	86,100
106	Misc casework	SF	49,000.0	0.65	31,850
	Fixed Furnishings			**2.93**	**143,715**
E2020	**Moveable Furnishings**				
107	Roller shades, manual	SF	8,275.0	14.00	115,850
108	Tiered seating platform at black box	LS	1.0	65,000.00	65,000
	Moveable Furnishings			**3.69**	**180,850**
	BUILDING			**270.61**	**13,260,040**

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

Gross Floor Area: 0 SF
Rates Current at December 2020

SUMMARY: SITE

Ref	Description	GFA $/SF	Total Cost $
G10	Site Preparations		875,629
G20	Site Improvements		945,039
G30	Site Civil/Mechanical Utilities		87,550
G40	Site Electrical Utilities		308,700
	ESTIMATED NET COST		**2,216,918**
	MARGINS & ADJUSTMENTS		
	General Conditions		266,030
	Design Contingency		372,442
	Insurance & Bonds		42,831
	Overhead & Profit		173,893
	Escalation		Excl.
	WA state sales tax (excluded)		Excl.
	ESTIMATED TOTAL COST		**3,072,114**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

LOCATION UNIFORMAT LEVEL 3 ITEM

S Site

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
S	Site				
G1010	**Site Clearing**				
108	Clearing/ grubbing	SF	167,493.0	0.15	25,124
109	Grading. fine/rough including old Baker site	SF	190,128.0	0.75	142,596
110	TESC, maintenance and monitoring	SF	167,493.0	0.50	83,747
111	Site mobilization/ staking/ layout	Acre	4.47	5,000.00	22,350
	Misc. clearing				3,000
112	Tree protection fencing at old Baker	LF	346.0	4.99	1,727
	Site Clearing				**278,543**
G1020	**Site Demolition & Relocations**				
113	Demo pavement including curbs	SF	167,493.0	1.25	209,366
113A	Demolish Baker Hall/utility tunnel	SF	23,710.0	5.00	118,550
114	Demo/ cap utilities	LS	1.0	5,000.00	5,000
115	Misc demo	LS	1.0	7,500.00	7,500
	Site Demolition & Relocations				**340,416**
G1030	**Site Earthwork**				
116	Import structural fill	CY	2,619.0	48.00	125,712
118	Excavation	CY	2,619.0	10.00	26,190
146	Haul off	CY	3,274.0	32.00	104,768
	Site Earthwork				**256,670**
G2020	**Parking Lots**				
119	Pavement, std duty asphalt with stripping & signage	SF	114,809.0	4.00	459,236
120	Pavement, std duty asphalt with stripping & signage	SF	1,732.0	4.00	6,928
120	Curbs	LF	3,005.0	38.00	114,190
	Parking Lots				**580,354**
G2030	**Pedestrian Paving**				
121	Sidewalk, concrete	SF	11,328.0	10.00	113,280
	Pedestrian Paving				**113,280**
G2050	**Landscaping**				
122	Irrigation	SF	42,631.0	1.50	63,947
	Topsoil	CY	627.0	40.00	25,080
	Green islands	SF	19,992.0	4.00	79,968
	Trees	EA	52.0	650.00	33,800
	Hydroseeding/restoration	SF	772.0	0.50	386
	Meadow hydroseeding	SF	14,424.0	1.00	14,424
123	Trees	EA	52.0	650.00	33,800

	Landscaping				**251,405**
G3010	**Water Supply**				
124	Water line, 8" dip	LF	456.0	80.00	36,480
125	Connection to existing	EA	1.0	3,000.00	3,000
126	Fire hydrant assembly	EA	1.0	3,800.00	3,800

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 1 - Construct New Freestanding Facility at College Plaza

LOCATION UNIFORMAT LEVEL 3 ITEM

S Site (continued) Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
127	Fire dept connection	EA	1.0	3,200.00	3,200
128	Gate valve, 8"	EA	1.0	1,200.00	1,200
	Water Supply				**47,680**
G3020	**Sanitary Sewer**				
129	Sewer line, 6" pvc , allow	LF	154.0	55.00	8,470
130	Connection to existing	EA	1.0	3,000.00	3,000
131	Cleanouts	EA	2.0	600.00	1,200
	Sanitary Sewer				**12,670**
G3030	**Storm Sewer**				
132	Storm line, 8"	LF	434.0	50.00	21,700
133	Connection to existing	EA	1.0	3,000.00	3,000
134	Misc storm sewer	LS	1.0	2,500.00	2,500
	Storm Sewer				**27,200**
G4010	**Electrical Distribution**				
135	Site Power & distribution	EA	1.0	28,000.00	28,000
136	Ductbank - electrical loop re-route	LF	800.0	105.00	84,000
137	Electrical vaults	EA	4.0	7,500.00	30,000
138	Feeder	EA	1,600.0	27.00	43,200
139	Pad-mounted switch	EA	1.0	37,500.00	37,500
	Electrical Distribution				**222,700**
G4020	**Site Lighting**				
140	Site Security CCTV on lighting poles	EA	6.0	7,250.00	43,500
141	Site lighting single & double headed fixtures & poles	EA	1.0	36,000.00	36,000
	Site Lighting				**79,500**
G4030	**Site Communication and Security**				
142	Site Communications & security	EA	1.0	6,500.00	6,500
	Site Communication and Security				**6,500**
	SITE				**2,216,918**

Ownership Option 1 Information Sheet

*	***Requires a user input***	*Green Cell*	*= Value can be entered by user.*	*Yellow Cell*	*= Calculated value.*

*	**Project Description**	Alternative No. 1: Construct new 49,000 gsf 3-story building on the College Plaza site on Everett Community College's Everett campus. Includes classrooms/labs, offices for faculty and department administration, and a black-box theatre with back-of-stage support functions.
*	**Construction or Purchase/Remodel**	Construction
*	**Project Location**	Everett — Market Area = North Seattle/Snohomish

	Statistics	
*	Gross Sq Ft	49,000
*	Usable Sq Ft	29,525
	Space Efficiency	60%
	Estimated Acres Needed	3.00
	MACC Cost per Sq Ft	$437.70
	Estimated Total Project Costs per Sq Ft	$653.24
	Escalated MACC Cost per Sq Ft	$459.14
	Escalated Total Project Costs per Sq Ft	$685.24

*	**Move In Date**	3/1/2023

Interim Lease Information	**Start Date**
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced ($/SF/Year)	
One Time Costs (if double move)	

	Construction Cost Estimates (See Capital Budget System For Detail)			
		Known Costs	Estimated Costs	Cost to Use
	Acquisition Costs Total		$ 750,000	$ 750,000
A & E	**Consultant Services**			
	A & E Fee Percentage (if services not specified)		6.97% Std	6.97%
	Pre-Schematic Design services	$ 243,429		
	Construction Documents	$ 1,129,962		
	Extra Services	$ 1,244,793		
	Other Services	$ 778,141		
	Design Services Contingency	$ 171,840		
	Consultant Services Total	$ 3,568,165	$ 2,680,917	$ 3,568,165
MACC	**Construction Contracts**			
	Site Work	$ 3,072,115		
	Related Project Costs			
	Facility Construction	$ 18,375,222		
	MACC SubTotal	$ 21,447,337	$ 14,700,000	$ 21,447,337
	Construction Contingency (5% default)	$ 1,072,367	$ 1,072,367	$ 1,072,367
	Non Taxable Items			$ -
	Sales Tax	$ 2,206,931		$ 2,206,931
	Construction Additional Items Total	$ 3,279,298	$ 1,072,367	$ 3,279,298
	Equipment			
	Equipment	$ 1,862,000		
	Non Taxable Items			
	Sales Tax	$ 182,476		
	Equipment Total	$ 2,044,476		$ 2,044,476
	Art Work Total	$ 161,959	$ 107,237	$ 161,959
	Other Costs			
	Permits	$ 540,952		
	Other Costs Total	$ 540,952		$ 540,952
	Project Management Total	$ 216,381		$ 216,381
	Grand Total Project Cost	**$ 31,258,568**	**$ 19,310,521**	**$ 32,008,568**

Construction One Time Project Costs			
One Time Costs	Estimate	Calculated	
Moving Vendor and Supplies		$ -	*$205 / Person in FY09*
Other (not covered in construction)			
Total	$ -	$ -	

	Ongoing Building Costs				
Added Services	New Building Operating Costs	Known Cost /GSF/ 2023	Estimated Cost /GSF/ 2023	Total Cost / Year	Cost / Month
☑	Energy (Electricity. Natural Gas)	$ 1.83	$ 1.13	$ 89,670	$ 7,473
☑	Janitorial Services	$ 2.35	$ 1.42	$ 115,150	$ 9,596
☑	Utilities (Water, Sewer, & Garbage)	$ -	$ 0.42	$ 20,489	$ 1,707
☑	Grounds	$ 0.62	$ 0.07	$ 30,380	$ 2,532
☑	Pest Control	$ -	$ 0.09	$ 4,313	$ 359
☑	Security	$ 0.40	$ 0.09	$ 19,600	$ 1,633
☑	Maintenance and Repair	$ 2.43	$ 5.55	$ 119,070	$ 9,923
☑	Management	$ 0.68	$ 0.45	$ 33,320	$ 2,777
☑	Road Clearance	$ -	$ 0.04	$ 2,157	$ 180
☑	Telecom	$ 2.37	$ -	$ 116,130	$ 9,678
	Additional Parking	$ -	$ -	$ -	$ -
	Other	$ -	$ -	$ -	$ -
	Total Operating Costs	**$ 10.68**	**$ 9.25**	**$ 550,279**	**$ 45,857**

APPENDIX B.2

Alternative 3: Lease Space Off-Campus – 30-Year Lease Cost Analysis

Tenant Improvement Cost Estimate

LCCM

Examples of Available Properties

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

Baker Hall Replacement
Alternative 3 - Lease Space Off Campus
Pre-design
February 2, 2021

EVERETT COMMUNITY COLLEGE

Lease Area in SF:	49,000
Lease Rate in $/SF/YR:	16.00
Escalation rate (per OFM) in %:	2.38
Lease Length (minimum):	30

Year	Leased Space (SF)	Annual Lease Cost	Cumulative Cost w/ Escalation	Cumulative Cost w/o Escalation
1	49,000	$ 784,000	$ 784,000	$ 784,000
2	49,000	$ 802,659	$ 1,586,659	$ 1,568,000
3	49,000	$ 821,762	$ 2,408,422	$ 2,352,000
4	49,000	$ 841,320	$ 3,249,742	$ 3,136,000
5	49,000	$ 861,344	$ 4,111,086	$ 3,920,000
6	49,000	$ 881,844	$ 4,992,930	$ 4,704,000
7	49,000	$ 902,832	$ 5,895,762	$ 5,488,000
8	49,000	$ 924,319	$ 6,820,081	$ 6,272,000
9	49,000	$ 946,318	$ 7,766,399	$ 7,056,000
10	49,000	$ 968,840	$ 8,735,239	$ 7,840,000
11	49,000	$ 991,899	$ 9,727,138	$ 8,624,000
12	49,000	$ 1,015,506	$ 10,742,643	$ 9,408,000
13	49,000	$ 1,039,675	$ 11,782,318	$ 10,192,000
14	49,000	$ 1,064,419	$ 12,846,738	$ 10,976,000
15	49,000	$ 1,089,752	$ 13,936,490	$ 11,760,000
16	49,000	$ 1,115,688	$ 15,052,178	$ 12,544,000
17	49,000	$ 1,142,242	$ 16,194,420	$ 13,328,000
18	49,000	$ 1,169,427	$ 17,363,847	$ 14,112,000
19	49,000	$ 1,197,260	$ 18,561,107	$ 14,896,000
20	49,000	$ 1,225,754	$ 19,786,861	$ 15,680,000
21	49,000	$ 1,254,927	$ 21,041,789	$ 16,464,000
22	49,000	$ 1,284,795	$ 22,326,583	$ 17,248,000
23	49,000	$ 1,315,373	$ 23,641,956	$ 18,032,000
24	49,000	$ 1,346,679	$ 24,988,634	$ 18,816,000
25	49,000	$ 1,378,729	$ 26,367,364	$ 19,600,000
26	49,000	$ 1,411,543	$ 27,778,907	$ 20,384,000
27	49,000	$ 1,445,138	$ 29,224,045	$ 21,168,000
28	49,000	$ 1,479,532	$ 30,703,577	$ 21,952,000
29	49,000	$ 1,514,745	$ 32,218,323	$ 22,736,000
30	49,000	$ 1,550,796	$ 33,769,119	$ 23,520,000

C-100(2020)

Updated June 2020

Quick Start Guide

GENERAL INFORMATION

1) The C-100(2020) tool was created to align with the estimating application in the Capital Budgeting System (CBS). The intended use is to enable project managers to communicate their project cost estimates to budget officers in the standard format required for capital project budget requests/submittals to OFM.

2) This workbook is protected so that the worksheets within it cannot be moved or deleted in the usual manner. This protection is necessary to ensure that the cost estimate details and formulas align with the estimating application in the Capital Budgeting System.

3) The estimating format to develop the maximum allowable construction cost (MACC) is presented in Uniformat II.

4) Form-calculated costs such as A/E Basic Design Service fees and Agency Project Management costs are dependent on other estimated project costs such as Acquisition, MACC, Equipment, etc.

5) Project estimates generated with this tool are not sufficient for budget request submittals to OFM. Use the Capital Budgeting System to submit capital project budget requests.

6) Contact your assigned OFM Capital Budget Analyst with questions.

OFM Capital Budget Analyst

INSTRUCTIONS

1) Only green cells are available for data entry.

2) Fill in all known cells in the 'Summary' tab prior to moving on to the cost entry tabs A-G.

3) It is recommended, but not required, to fill out cost entry tabs in the following order:

A. Acquisition, C. Construction Contracts, D. Equipment, G. Other Costs, B. Consultant Services, F. Project Management, then E. Artwork.

4) If additional rows are inserted to capture additional project costs, a description must be provided in the Notes column or within Tab H. Additional Notes. Be particularly detailed for additional costs estimated for contingencies and project management.

FORM-CALCULATED COSTS (FEE CALCULATIONS)

1) A/E Basic Design Services: AE Fee % (x) (MACC + Contingency)

2) Design Services Contingency: Contingency % (x) Consultant Services Subtotal

3) Construction Contingency: Contingency % (x) MACC

4) Artwork: 0.5% (x) Total Project Cost

5) Agency Project Management (Greater than $1million): (AE Fee % - 4%) (x) (Acquisition Total + Consultant Services Total + MACC + Construction Contingency + Other Costs)

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College
Project Name	Baker Hall Replacement - Alternative No. 3
OFM Project Number	40000190

Contact Information	
Name	Ross Whitehead / Schreiber Starling Whitehead Architects
Phone Number	206-498-9960
Email	whitehead@sswarchitects.com

Statistics			
Gross Square Feet	49,000	MACC per Square Foot	$191
Usable Square Feet	29,525	Escalated MACC per Square Foot	$201
Space Efficiency	60.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	8.06%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower St, Everett WA 98201
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A10077 (Baker)
Project Administered By	DES		

Schedule			
Predesign Start	May-20	Predesign End	December-20
Design Start	January-22	Design End	July-23
Construction Start	January-22	Construction End	July-23
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	**$15,978,948**	Total Project Escalated	**$16,854,819**
		Rounded Escalated Total	**$16,855,000**

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College
Project Name	Baker Hall Replacement - Alternative No. 3
OFM Project Number	40000190

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$243,429		
A/E Basic Design Services	$545,792		
Extra Services	$902,317		
Other Services	$515,688		
Design Services Contingency	$110,361		
Consultant Services Subtotal	**$2,317,587**	**Consultant Services Subtotal Escalated**	**$2,443,822**

Construction			
GC/CM Risk Contingency	$0		
GC/CM or D/B Costs	$0		
Construction Contingencies	$467,330	Construction Contingencies Escalated	$493,688
Maximum Allowable Construction Cost (MACC)	$9,346,602	Maximum Allowable Construction Cost (MACC) Escalated	$9,868,118
Sales Tax	$961,765	Sales Tax Escalated	$1,015,457
Construction Subtotal	**$10,775,697**	**Construction Subtotal Escalated**	**$11,377,263**

Equipment			
Equipment	$1,862,000		
Sales Tax	$182,476		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,044,476**	**Equipment Subtotal Escalated**	**$2,159,785**

Artwork			
Artwork Subtotal	**$83,855**	**Artwork Subtotal Escalated**	**$83,855**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$216,381**	**Project Administation Subtotal Escalated**	**$228,585**

Other Costs			
Other Costs Subtotal	**$540,952**	**Other Costs Subtotal Escalated**	**$561,509**

Project Cost Estimate			
Total Project	**$15,978,948**	Total Project Escalated	**$16,854,819**
		Rounded Escalated Total	**$16,855,000**

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**	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Programming/Site Analysis	$27,048			
Environmental Analysis				
Predesign Study	$216,381			
Other				
Insert Row Here				
Sub TOTAL	**$243,429**	**1.0380**	**$252,680**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$545,792			69% of A/E Basic Services
Adjustment to A/E fee for infrastructure	$0			
Insert Row Here				
Sub TOTAL	**$545,792**	**1.0564**	**$576,575**	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	$30,000			
Geotechnical Investigation	$0			
Commissioning	$27,048			
Site Survey	$0			
Testing	$54,095			
LEED Services	$82,000			
Voice/Data Consultant	$37,867			
Value Engineering	$48,686			
Constructability Review	$48,686			
Environmental Mitigation (EIS)	$0			
Landscape Consultant	$20,000			
ELCCA	$54,095			
LCCT	$81,143			
Reimburseables incl Reprographics prior to bid	$27,048			
Advertising	$2,163			
Traffic analysis	$0			
Envelope Consultant	$0			
Interior Design	$10,819			
Acoustic Design	$43,276			
Security Consultant	$32,457			
Audio Visual Consultant	$54,095			
Cost and Scheduling	$59,505			
Value Engineering Participation	$48,686			
Constructability Review Participation	$43,276			
Environmental Graphics/Signage	$5,410			
Lighting Consultant	$37,867			
Materials/Equip/Lab Consultant	$10,819			
Door Hardware Consultant	$10,819			
SEPA/Land Use	$32,457			
Insert Row Here				
Sub TOTAL	**$902,317**	**1.0564**	**$953,208**	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	$245,211			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	$108,191			
LEED Reporting and Monitoring	$54,095			
Reimburseables/Reprographics for bid and construction	$27,048			
Construction Materials Testing	$81,143			
Adjustment to A/E fee for infrastructure	$0			
Sub TOTAL	**$515,688**	**1.0564**	**$544,773**	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	$110,361			
Adjustment to A/E fee for infrastructure	$0			
Insert Row Here				
Sub TOTAL	**$110,361**	**1.0564**	**$116,586**	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	**$2,317,587**		**$2,443,822**	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
G10 - Site Preparation	$210,078			
G20 - Site Improvements	$6,329			
G30 - Site Mechanical Utilities	$0			
G40 - Site Electrical Utilities	$63,288			
G60 - Other Site Construction	$0			
General Conditions	$26,516			
Insert Row Here				
Sub TOTAL	**$306,211**	**1.0380**	**$317,848**	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0380**	**$0**	
3) Facility Construction				
A10 - Foundations	$33,543			
A20 - Basement Construction	$0			
B10 - Superstructure	$58,225			
B20 - Exterior Closure	$50,630			
B30 - Roofing	$31,644			
C10 - Interior Construction	$1,569,358			
C20 - Stairs	$216,445			
C30 - Interior Finishes	$1,543,538			
D10 - Conveying	$0			
D20 - Plumbing Systems	$496,178			
D30 - HVAC Systems	$1,860,666			
D40 - Fire Protection Systems	$248,089			
D50 - Electrical Systems	$1,720,869			
F10 - Special Construction	$17,531			
F20 - Selective Demolition	$410,821			
General Conditions	$782,854			
Insert Row Here				
Insert Row Here				
Sub TOTAL	**$9,040,391**	**1.0564**	**$9,550,270**	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$9,346,602**		**$9,868,118**	

5) GCCM Risk Contingency				
GCCM Risk Contingency				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0564**	**$0**	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0564**	**$0**	
7) Construction Contingency				
Allowance for Change Orders	$467,330			
Other				
Insert Row Here				
Sub TOTAL	**$467,330**	**1.0564**	**$493,688**	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0564**	**$0**	
Sales Tax				
Sub TOTAL	**$961,765**		**$1,015,457**	
CONSTRUCTION CONTRACTS TOTAL	**$10,775,697**		**$11,377,263**	

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
E10 - Equipment	$588,000			
E20 - Furnishings	$784,000			
F10 - Special Construction				
IT Equip/computers/printers/theater	$490,000			
Insert Row Here				
Sub TOTAL	**$1,862,000**	**1.0564**	**$1,967,017**	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0564**	**$0**	
Sales Tax				
Sub TOTAL	**$182,476**		**$192,768**	
EQUIPMENT TOTAL	**$2,044,476**		**$2,159,785**	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$83,855				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	**$83,855**		**NA**	**$83,855**	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Agency Project Management	$0				
Additional Services					
EvCC Facilities Management	$216,381				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	**$216,381**		**1.0564**	**$228,585**	

Green cells must be filled in by user

Cost Estimate Details

Other Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
Permit and Plan Review Fees	$540,952			
Insert Row Here				
OTHER COSTS TOTAL	**$540,952**	**1.0380**	**$561,509**	

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C-100(2020)
Additional Notes

Tab A. Acquisition
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Tab B. Consultant Services
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Tab C. Construction Contracts
Insert Row Here

Tab D. Equipment
Insert Row Here

Tab E. Artwork
Insert Row Here

Tab F. Project Management
Insert Row Here

Tab G. Other Costs
Insert Row Here

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

SUMMARY

GFA: Gross Floor Area
Rates Current At December 2020

Ref	Location		GFA SF	GFA $/SF	Total Cost $
B	Building		49,000	269.41	6,523,781
S	Site				220,970
	ESTIMATED NET COST		**49,000**	**137.65**	**6,744,751**
	MARGINS & ADJUSTMENTS				
	General Conditions	12.0%			809,370
	Design Contingency	15.0%			1,133,118
	Insurance & Bonds	1.5%			130,309
	Overhead & Profit	6.0%			529,053
	Escalation				Excl.
	WA state sales tax (excluded)				Excl.
	ESTIMATED TOTAL COST		**49,000**	**190.75**	**9,346,601**

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

SUMMARY: BUILDING

Gross Floor Area: 49,000 SF
Rates Current at December 2020

Ref	Description	GFA $/SF	Total Cost $
A10	Foundations	0.54	26,500
B10	Superstructure	0.94	46,000
B20	Exterior Enclosure	0.82	40,000
B30	Roofing	0.51	25,000
C10	Interior Construction	25.30	1,239,855
C20	Stairs	3.49	171,000
C30	Interior Finishes	24.89	1,219,456
D10	Conveying	0.00	0
D20	Plumbing	8.00	392,000
D30	HVAC	30.00	1,470,000
D40	Fire Protection	4.00	196,000
D50	Electrical	27.75	1,359,555
E10	Equipment	0.28	13,850
E20	Furnishings	6.62	324,565
	ESTIMATED NET COST	**269.41**	**6,523,781**
	MARGINS & ADJUSTMENTS		
	General Conditions		782,854
	Design Contingency		1,095,995
	Insurance & Bonds		126,039
	Overhead & Profit		511,720
	Escalation		Excl.
	WA state sales tax (excluded)		Excl.
	ESTIMATED TOTAL COST	**373.34**	**9,040,390**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 5000 SF Cost/SF: 269.41

B Building

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
B	Building				
A1010	**Standard Foundations**				
1	Thickened slabs etc.	LS	1.0	10,000.00	10,000
	Standard Foundations			**0.20**	**10,000**
A1030	**Slab on Grade**				
2	Patching as required by plumbing, etc.	SF	1,500.0	11.00	16,500
	Slab on Grade			**0.34**	**16,500**
B1010	**Floor Construction**				
3	Infill and/or openings	SF	500.0	42.00	21,000
	Floor Construction			**0.43**	**21,000**
B1020	**Roof Construction**				
4	Misc framing/blocking for penetrations	LS	1.0	25000.00	25,000
	Roof Construction			**0.51**	**25,000**
B2010	**Exterior Walls**				
5	Incidental improvements	LS	1.0	15,000.00	15,000
	Exterior Walls			**0.31**	**15,000**
B2020	**Exterior Windows**				
6	Add windows where required by program	SF	200.0	75.00	15,000
	Exterior Windows			**0.31**	**15,000**
B2030	**Exterior Doors**				
7	Door work driven by interior improvements	LS	1.0	10,000.00	10,000
	Exterior Doors			**0.20**	**10,000**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
B3010	**Roof Coverings**				
9	Incidental work (penetrations, etc.)	LS	1.0	25,000.00	25,000
	Roof Coverings			**0.51**	**25,000**
C1010	**Partitions**				
10	Interior partitions assembly	SF	52,075.0	15.00	781,125
	Partitions			**15.94**	**781,125**
C1020	**Interior Doors**				
11	Int storefront/ relite	SF	700.0	65.00	45,500
12	Interior doors frames and hardware	EA	23.0	2,500.00	57,500
13	Interior doors with sidelites, frame & hardware	EA	53.0	2,650.00	140,450
14	Interior double doors frames & hardware	EA	4.0	4,200.00	16,800
15	Interior storefront door, double	EA	4.0	8,400.00	33,600
	Interior Doors			**6.00**	**293,850**
C1030	**Specialties**				
16	Small restroom accessories/misc	EA	2.0	800.00	1,600
17	Misc signage/ specialties	EA	49,000.0	2.50	122,500
18	Markerboards, allowance	SF	1,664.0	20.00	33,280
19	Ext building signage, allowance	LS	1.0	7,500.00	7,500
	Specialties			**3.36**	**164,880**
C2010	**Stair Construction**				
20	Assume existing stair arrangement is sufficient	EA	0.0	0.00	0
	Stair Construction			**3.49**	**171,000**
C3010	**Wall Finishes**				
21	Wall finish, paint/misc	SF	122,950.0	3.00	368,850
22	Tiling to walls - assume 4' high	SF	2,525.0	22.00	55,550
	Wall Finishes			**8.66**	**424,400**
C3020	**Floor Finishes**				
23	Office area flooring	SF	6,250.0	6.00	37,500
24	General circulation space flooring	SF	11,800.0	7.00	82,600
25	Restroom flooring	SF	2,600.0	24.00	62,400

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
26	Flooring to Screen/Black Box area	SF	6,075.0	15.00	91,125
27	Flooring to Utility/Custodial areas	SF	1,525.0	2.00	3,050
28	Flooring to Business/Network areas	SF	14,125.0	6.00	84,750
29	Flooring to Music/Computer/Collab areas	SF	2,950.0	6.00	17,700
	Floor Finishes			**7.74**	**379,125**
C3030	**Ceiling Finishes**				
30	Ceilings to Screen/Black Box areas	SF	6,075.0	30.00	182,250
31	Ceilings to Utility/Custodial areas	SF	1,525.0	2.25	3,431
32	Ceilings to Business/Network areas	SF	14,125.0	6.00	84,750
33	Ceilings to Music/Computer/Collab areas	SF	2,950.0	6.00	17,700
34	Ceilings to Restroom areas	SF	2,600.0	7.50	19,500
35	Ceilings to General Circulation	SF	11,800.0	6.00	70,800
36	Ceilings to Office areas	SF	6,250.0	6.00	37,500
	Ceiling Finishes			**8.49**	**415,931**
D1010	**Elevators and Lifts**				
37	3-Stop Elevator	EA	0.0	160,000.00	0
	Elevators and Lifts			**0.00**	**0**
D2010	**Plumbing Fixtures**				
38	Plumbing Fixtures	SF	49,000.0	8.00	392,000
	Plumbing Fixtures			**8.00**	**392,000**
D3090	**Other HVAC Systems and Equipment**				
39	HVAC	SF	49,000.0	30.00	1,470,000
	Other HVAC Systems and Equipment			**30.00**	**1,470,000**
D4010	**Fire Alarm and Detection Systems**				
40	Fire Sprinkler / Alarm	SF	49,000.0	4.00	196,000
	Fire Alarm and Detection Systems			**4.00**	**196,000**
D5010	**Electrical Service & Distribution**				
41	Service & distribution classrooms level 1 & 2	SF	12,200.0	4.50	54,900
42	Service & distribution classrooms level 3	SF	4,200.0	5.15	21,630
43	Service & distribution office	SF	4,575.0	3.25	14,869
44	Service & distribution black box	SF	2,750.0	4.50	12,375
45	Service & distribution circulation	SF	20,100.0	8.00	160,800
	Electrical Service & Distribution			**5.40**	**264,574**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
D5020	**Lighting & Branch Wiring**				
46	Lighting & control classrooms level 1 & 2	SF	12,200.0	10.00	122,000
47	Lighting & control classrooms level 3	SF	4,200.0	10.00	42,000
48	Lighting & control office	SF	4,575.0	10.00	45,750
49	Lighting & control black box	SF	2,750.0	25.00	68,750
50	Lighting & control circulation	SF	20,100.0	10.00	201,000
51	Power classrooms level 1 & 2	SF	12,200.0	0.55	6,710
52	Power classrooms level 3	SF	4,200.0	0.65	2,730
53	Power office	SF	4,575.0	0.45	2,059
54	Power black box	SF	2,750.0	2.75	7,563
55	Power circulation	SF	20,100.0	2.30	46,230
56	Mechanical classrooms level 1 & 2	SF	12,200.0	0.60	7,320
57	Mechanical classrooms level 3	SF	4,200.0	0.45	1,890
58	Mechanical office	SF	4,575.0	0.45	2,059
59	Mechanical black box	SF	2,750.0	0.60	1,650
60	Mechanical circulation	SF	20,100.0	1.00	20,100
61	Conduit & wire classrooms level 1 & 2	SF	12,200.0	3.25	39,650
62	Conduit & wire classrooms level 3	SF	4,200.0	3.25	13,650
63	Conduit & wire office	SF	4,575.0	3.00	13,725
64	Conduit & wire black box	SF	2,750.0	3.75	10,313
65	Conduit & wire circulation	SF	20,100.0	3.00	60,300
	Lighting & Branch Wiring			**14.60**	**715,448**
D5030	**Communications & Security**				
66	Data classrooms level 1 & 2	SF	12,200.0	2.50	30,500
67	Data classrooms level 3	SF	4,200.0	2.50	10,500
68	Data office	SF	4,575.0	2.25	10,294
69	Data black box	SF	2,750.0	3.00	8,250
70	Data circulation	SF	20,100.0	1.75	35,175
71	A/V classrooms level 1 & 2	SF	12,200.0	5.50	67,100
72	A/V classrooms level 3	SF	4,200.0	5.50	23,100
73	A/V office	SF	4,575.0	1.00	4,575
74	A/V black box	SF	2,750.0	5.00	13,750
75	A/V circulation	SF	20,100.0	1.00	20,100

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
76	Fire Alarm classrooms level 1 & 2	SF	12,200.0	1.10	13,420
77	Fire Alarm classrooms level 3	SF	4,200.0	1.25	5,250
78	Fire Alarm office	SF	4,575.0	0.50	2,288
79	Fire Alarm black box	SF	2,750.0	1.50	4,125
80	Fire Alarm circulation	SF	20,100.0	1.25	25,125
81	Security/CCTV classrooms level 1 & 2	SF	12,200.0	1.25	15,250
82	Security/CCTV classrooms level 3	SF	4,200.0	1.25	5,250
83	Security/CCTV office	SF	4,575.0	0.90	4,118
84	Security/CCTV black box	SF	2,750.0	0.90	2,475
85	Security/CCTV circulation	SF	20,100.0	2.00	40,200
86	Site Security CCTV on building	EA	8.0	4,285.00	34,280
87	Distributed antenna system if ≥50k	EA	0.0	135,000.00	0
	Communications & Security			**7.66**	**375,124**
D5090	**Other Electrical Services**				
88	Permits & commissioning	SF	44,100.0	0.10	4,410
	Other Electrical Services			**0.09**	**4,410**
E1090	**Other Equipment**				
89	Residential appliances	LS	1.0	6,500.00	6,500
90	Misc equipment	SF	49,000.0	0.15	7,350
	Other Equipment			**0.28**	**13,850**
E2010	**Fixed Furnishings**				
91	Wall cabinet	LF	19.0	160.00	3,040
92	Base cabinet w countertop	LF	9.0	275.00	2,475
93	Division office desk	LF	45.0	450.00	20,250
94	Tall storage (assumption)	LF	246.0	350.00	86,100
95	Misc casework	SF	49,000.0	0.65	31,850
	Fixed Furnishings			**2.93**	**143,715**
E2020	**Moveable Furnishings**				
96	Roller shades, manual	SF	8,275.0	14.00	115,850
97	Tiered seating platform at black box	LS	1.0	65,000.00	65,000
	Moveable Furnishings			**3.69**	**180,850**
	BUILDING			**133.14**	**6,523,781**

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

SUMMARY: SITE

Gross Floor Area: 0 SF
Rates Current at December 2020

Ref	Description	GFA $/SF	Total Cost $
G10	Site Preparations		165,970
G20	Site Improvements		5,000
G30	Site Civil/Mechanical Utilities		0
G40	Site Electrical Utilities		50,000
	ESTIMATED NET COST		**220,970**
	MARGINS & ADJUSTMENTS		
	General Conditions		26,516
	Design Contingency		37,123
	Insurance & Bonds		4,269
	Overhead & Profit		17,333
	Escalation		Excl.
	WA state sales tax (excluded)		Excl.
	ESTIMATED TOTAL COST		**306,211**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

LOCATION UNIFORMAT LEVEL 3 ITEM

S Site

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
S	Site				
G1010	**Site Clearing**				
98	By Owner	N/A	0.0	0.00	0
	Site Clearing				**0**
G1020	**Site Demolition & Relocations**				
99	Demolish Baker Hall and restore site	SF	23,710.0	7.00	165,970
	Site Demolition & Relocations				**165,970**
G1030	**Site Earthwork**				
100	By Owner	N/A	0.0	0.00	0
	Site Earthwork				**0**
G2020	**Parking Lots**				
101	By Owner	N/A	0.0	0.00	0
	Parking Lots				**0**
G2030	**Pedestrian Paving**				
102	Sidewalk, concrete, incidental	LS	1.0	5,000.00	5,000
	Pedestrian Paving				**5,000**
G2050	**Landscaping**				
103	By Owner	N/A	0.0	0.00	0
	Landscaping				**0**
G3010	**Water Supply**				
104	By Owner	N/A	0.0	0.00	0

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 3 - Lease Space Off-Campus

LOCATION UNIFORMAT LEVEL 3 ITEM

S Site (continued) Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
	Water Supply				**0**
G3020	**Sanitary Sewer**				
105	By Owner	N/A	0.0	0.00	0
	Sanitary Sewer				**0**
G3030	**Storm Sewer**				
106	By Owner	N/A	0.0	0.00	0
	Storm Sewer				**0**
G4010	**Electrical Distribution**				
107	By Owner	N/A	0.0	0.00	0
	Electrical Distribution				**0**
G4020	**Site Lighting**				
108	Site Security CCTV on lighting poles	EA	6.0	7,250.00	43,500
	Site Lighting				**43,500**
G4030	**Site Communication and Security**				
109	Site Communications & security	EA	1.0	6,500.00	6,500
	Site Communication and Security				**6,500**
	SITE				**220,970**

Lease Option 1 Information Sheet

* ***Requires a user input*** | *Green Cell* = *Value can be entered by user.* | *Yellow Cell* = *Calculated value.*

*	**New Lease Option 1 Description**	Alternative No. 3: Lease 49,000 sf of space for use by EvCC Business, CIS, Theatre, and Music programs. Tenant improvement pricing assumes leased space will be core-and-shell. Work includes classrooms/labs, offices for faculty and department administration, and a black-box theatre with back-of-stage support

	New Lease Information		
*	Lease Location	Everett	Market Area: North Seattle/Snohomish
*	Lease Square Feet Type	Gross	
*	New Facility Square Feet	49,000	
*	New Lease Start Date	7/1/2023	
	SF per Person Calculated		

	New Lease Costs	**Years of Term**	**Rate / SF / Year**	**Rate / Month**	**Adjusted to FS Rate**	**Total FS Rate / Month**	**Estimated FSG Market Rate**	**Estimated FSG Rate / Month**	**Real Estate Transaction Fees for Term**
*	Years 1 - 30	30	$ 16.00	$ 65,333	$ 26.68	$ 108,943	$ 53.31	$ 217,677	$ 343,000
	Years								
	Years								
	Years								
	Years								
	Total Length of Lease	30							$ 343,000
	Transaction Fee for first 5 Years	2.50%	*of total rent for first 5 years of term*						
	Transaction Fee for Additional Years	1.25%	*of total rent for term beyond 5 years*						

Note: Real estate transaction fees calculated on base lease - not full service rate including added services and utilities.

Added Services	New Lease Operating Costs (Starting in current year)	Known Cost / SF / Year	Estimated Cost / SF / Year in 2023 - Gross	Total Cost / Year	Cost / Month
☐	Energy (Electricity, Natural Gas)	$ 1.83	$0.00	$ 89,670	$ 7,473
☐	Janitorial Services	$ 2.35	$0.00	$ 115,150	$ 9,596
☐	Utilities (Water, Sewer, & Garbage)	$ -	$0.00	$ -	$ -
☐	Grounds	$ 0.62	$0.00	$ 30,380	$ 2,532
☐	Pest Control	$ -	$0.00	$ -	$ -
☐	Security	$ 0.40	$0.00	$ 19,600	$ 1,633
☐	Maintenance and Repair	$ 2.43	$0.00	$ 119,070	$ 9,923
☐	Management	$ 0.68	$0.00	$ 33,320	$ 2,777
☐	Road Clearance	$ -	$0.00	$ -	$ -
☐	Telecom	$ 2.37	$0.00	$ 116,130	$ 9,678
	Additional Parking	$ -	$ -	$ -	$ -
	Other	$ -	$ -	$ -	$ -
	Total Operating Costs	**$ 10.68**	**$ -**	**$ 523,320**	**$ 43,610**

Escalated to lease start date

	New Lease One Time Costs	Current Estimate	Calculated (for reference)	
*	Real Estate Transaction Fees		$ 343,000	*Per Std %*
*	Tenant Improvements	$ 15,978,948	$ 735,000	*$326.1 per SF*
*	IT Infrastructure		$ -	*$350 per Person*
*	Furniture Costs		$ -	*$500 per Person*
*	Building Security and Access Systems			
*	Moving Vendor and Supplies		$ -	*$205 per Person*
	Other / Incentive			
	Total	$ 15,978,948	$ 1,078,000	

Biennium Budget Impacts for New Lease	Biennium Time Period Start	Finish	Existing Lease Option	New Lease Option 1	Biennium Impact:
19-21 Biennium Lease Expenditure	7/1/2019	6/30/2021	$ -	$ -	$ -
21-23 Biennium Lease Expenditure	7/1/2021	6/30/2023	$ -	$ -	$ -
23-25 Biennium Lease Expenditure	7/1/2023	6/30/2025	$ -	$ 18,593,588	$ 18,593,588
25-27 Biennium Lease Expenditure	7/1/2025	6/30/2027	$ -	$ 2,614,640	$ 2,614,640
27-29 Biennium Lease Expenditure	7/1/2027	6/30/2029	$ -	$ 2,614,640	$ 2,614,640

officespace.com

Tenants Brokers Help Sign up Log in

Everett, WA

Washington > Everett > 98201 > Delta

Latitude Business Park - 600 - 700 Riverside Road, Everett, WA 98201

: 600 - 700 Riverside Road, Everett, WA 98201
Image 1 of 4



For Lease

PRESENTED BY

Help

Bldg B

Available now!

INDUSTRIAL EXECUTIVE SUITE

50,000 - 100,000
SQUARE FEET

$37,500 - $75,000
PER MONTH

This space is an executive suite.

DIVISIBLE TO	50,000 sq. ft.
TIME ON MARKET	over 3 years
LAST UPDATED	Nov 11, 2020
SPACE ID	1312804

OVERVIEW

- Under Construction
- Q2 2021 Delivery
- 82,215 SF Footprint
- Excellent access off I-5 via Marine View Drive (from the South) or SR-529 (from the North)
- Abundant power
- 30’ clear height
- Easy truck maneuverability
- Dock and grade-level loading
- Stunning views of the Cascades
- Prominent visibility from I-5
- Generous parking ratio
- Located within business friendly City of Everett

PRESENTED BY

Broderick Group Inc.
Rawley Holmberg
Al Hodge
Steve Henderson

Request Photos or Floorplans

Property Details

Latitude Business Park, Building B can accommodate manufacturing and distribution companies ranging from 50,000 - 100,000 square feet. Its Everett location, with easy access off I-5 via East Marine View Drive (South 1.5 miles) and via SR-529 (North 2.3 miles), is convenient for an abundant employee base living in North King, Snohomish, and Skagit Counties.
Stunning views of the Cascade Mountains from the west side of Snohomish River make this setting special. Attractive and functional well parked buildings, with generous truck maneuvering and abundant power, maximize efficiency.

• Permit ready
• Excellent access off I-5 via Marine View Drive (from the South) or SR-529 (from the North)
• Stunning views of the Cascades
• Prominent visibility from I-5
• Generous parking ratio
• Abundant power
• 30’ clear height
• Easy truck maneuverability
• Dock and grade-level loading
• Located within business friendly City of Everett

PROPERTY TYPE	Industrial
AMENITIES	• Highway access • Loading docks • Onsite parking
SUBMARKET	Everett/Mukilteo
CONSTRUCTION STATUS	Proposed
TOTAL ACRES	9.6
TOTAL AVAILABLE	100,000RSF
NUMBER OF FLOORS	2
LARGEST CONTIGUOUS	100,000RSF
NUMBER OF BUILDINGS	3
ZONING	M2-Heavy Manufacturing
LAST UPDATED	Nov 11, 2020
PROPERTY ID	1297285

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Everett, WA Lease & Sale Any Use Any Size No Max Pr

Washington > Everett

Seaway Business Center - Bldg H - 1500 Industry St, Everett, WA 98203

er - Bldg H: 1500 Industry St, Everett, WA 98203
Image 1 of 2

Request Photos or Floorplans

Office/Warehouse

Available now!

FLEX SPACE INDUSTRIAL

38,001
SQUARE FEET

$42,581
PER MONTH

LAST UPDATED	Nov 20, 2020
SPACE ID	2037369
OVERVIEW	First Floor: 3,240 SF Office Second Floor: 3,240 SF Office Warehouse: 31,521 SF • 11 Dock High Doors • 3 Grade Level Doors • $1.75 SF Office / $0.75 SF Warehouse
PRESENTED BY	**Broderick Group Inc.** Al Hodge Steve Henderson

Request Photos or Floorplans

Property Details

Building H of a 7 building project.

PROPERTY TYPE	Industrial, Flex Space
SUBMARKET	Everett/Mukilteo
YEAR BUILT	2003
TOTAL BUILDING SIZE	57,772RSF
TOTAL ACRES	4.24
TOTAL AVAILABLE	38,001RSF
NUMBER OF FLOORS	1
LARGEST CONTIGUOUS	38,001RSF
NUMBER OF BUILDINGS	1

ZONING	M-I
LAST UPDATED	Nov 19, 2020
PROPERTY ID	59075

View Tenants

View Lease History

APPENDIX B.3

Alternative 4: Construct Facility at Baker Hall Site – C-100

Detailed Estimate

LCCM

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

C-100(2020)

Updated June 2020

Quick Start Guide

GENERAL INFORMATION

1) The C-100(2020) tool was created to align with the estimating application in the Capital Budgeting System (CBS). The intended use is to enable project managers to communicate their project cost estimates to budget officers in the standard format required for capital project budget requests/submittals to OFM.

2) This workbook is protected so that the worksheets within it cannot be moved or deleted in the usual manner. This protection is necessary to ensure that the cost estimate details and formulas align with the estimating application in the Capital Budgeting System.

3) The estimating format to develop the maximum allowable construction cost (MACC) is presented in Uniformat II.
4) Form-calculated costs such as A/E Basic Design Service fees and Agency Project Management costs are dependent on other estimated project costs such as Acquisition, MACC, Equipment, etc.
5) Project estimates generated with this tool are not sufficient for budget request submittals to OFM. Use the Capital Budgeting System to submit capital project budget requests.
6) Contact your assigned OFM Capital Budget Analyst with questions.
OFM Capital Budget Analyst

INSTRUCTIONS

1) Only green cells are available for data entry.
2) Fill in all known cells in the 'Summary' tab prior to moving on to the cost entry tabs A-G.
3) It is recommended, but not required, to fill out cost entry tabs in the following order:
A. Acquisition, C. Construction Contracts, D. Equipment, G. Other Costs, B. Consultant Services, F. Project Management, then E. Artwork.

4) If additional rows are inserted to capture additional project costs, a description must be provided in the Notes column or within Tab H. Additional Notes. Be particularly detailed for additional costs estimated for contingencies and project management.

FORM-CALCULATED COSTS (FEE CALCULATIONS)

1) A/E Basic Design Services: AE Fee % (x) (MACC + Contingency)
2) Design Services Contingency: Contingency % (x) Consultant Services Subtotal
3) Construction Contingency: Contingency % (x) MACC
4) Artwork: 0.5% (x) Total Project Cost
5) Agency Project Management (Greater than $1million): (AE Fee % - 4%) (x) (Acquisition Total + Consultant Services Total + MACC + Construction Contingency + Other Costs)

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College
Project Name	Baker Hall Replacement - Alternative No. 4
OFM Project Number	40000190

Contact Information	
Name	Ross Whitehead / Schreiber Starling Whitehead Architects
Phone Number	206-498-9960
Email	whitehead@sswarchitects.com

Statistics			
Gross Square Feet	49,000	MACC per Square Foot	$435
Usable Square Feet	29,525	Escalated MACC per Square Foot	$453
Space Efficiency	60.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.12%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower St, Everett WA 98201
Contingency Rate	5%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	to demolish A10077 (Baker)
Project Administered By	DES		

Schedule			
Predesign Start	May-20	Predesign End	December-20
Design Start	July-21	Design End	February-23
Construction Start	July-21	Construction End	February-23
Construction Duration	19 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	**$31,088,550**	Total Project Escalated	**$32,413,005**
		Rounded Escalated Total	**$32,413,000**

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Everett Community College
Project Name	Baker Hall Replacement - Alternative No. 4
OFM Project Number	40000190

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$243,429		
A/E Basic Design Services	$1,122,869		
Extra Services	$1,244,793		
Other Services	$774,954		
Design Services Contingency	$171,326		
Consultant Services Subtotal	**$3,557,372**	**Consultant Services Subtotal Escalated**	**$3,713,114**

Construction			
GC/CM Risk Contingency	$0		
GC/CM or D/B Costs	$0		
Construction Contingencies	$1,065,492	Construction Contingencies Escalated	$1,113,546
Maximum Allowable Construction Cost (MACC)	$21,309,837	Maximum Allowable Construction Cost (MACC) Escalated	$22,220,607
Sales Tax	$2,192,782	Sales Tax Escalated	$2,286,747
Construction Subtotal	**$24,568,111**	**Construction Subtotal Escalated**	**$25,620,900**

Equipment			
Equipment	$1,862,000		
Sales Tax	$182,476		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,044,476**	**Equipment Subtotal Escalated**	**$2,136,683**

Artwork			
Artwork Subtotal	**$161,259**	**Artwork Subtotal Escalated**	**$161,259**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$216,381**	**Project Administation Subtotal Escalated**	**$226,140**

Other Costs			
Other Costs Subtotal	**$540,952**	**Other Costs Subtotal Escalated**	**$554,909**

Project Cost Estimate

Total Project	**$31,088,550**	Total Project Escalated	**$32,413,005**
		Rounded Escalated Total	**$32,413,000**

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**	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Programming/Site Analysis	$27,048			
Environmental Analysis				
Predesign Study	$216,381			
Other				
Insert Row Here				
Sub TOTAL	**$243,429**	**1.0258**	**$249,710**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$1,099,255			69% of A/E Basic Services
Adjustment to A/E fee for infrastructure	$23,614			
Insert Row Here				
Sub TOTAL	**$1,122,869**	**1.0451**	**$1,173,511**	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	$112,000			
Geotechnical Investigation	$54,095			
Commissioning	$27,048			
Site Survey	$81,143			
Testing	$54,095			
LEED Services	$82,000			
Voice/Data Consultant	$37,867			
Value Engineering	$48,686			
Constructability Review	$48,686			
Environmental Mitigation (EIS)	$10,000			
Landscape Consultant	$64,914			
ELCCA	$54,095			
LCCT	$81,143			
Reimburseables incl Reprographics prior to bid	$27,048			
Advertising	$2,163			
Traffic analysis	$27,048			
Envelope Consultant	$43,276			
Interior Design	$10,819			
Acoustic Design	$43,276			
Security Consultant	$32,457			
Audio Visual Consultant	$54,095			
Cost and Scheduling	$59,505			
Value Engineering Participation	$48,686			
Constructability Review Participation	$43,276			
Environmental Graphics/Signage	$5,410			
Lighting Consultant	$37,867			
Materials/Equip/Lab Consultant	$10,819			
Door Hardware Consultant	$10,819			
SEPA/Land Use	$32,457			
Insert Row Here				
Sub TOTAL	**$1,244,793**	**1.0451**	**$1,300,934**	Escalated to Mid-Design

4) Other Services				
Bid/Construction/Closeout	$493,868			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	$108,191			
LEED Reporting and Monitoring	$54,095			
Reimburseables/Reprographics for bid and construction	$27,048			
Construction Materials Testing	$81,143			
Adjustment to A/E fee for infrastructure	$10,609			
Sub TOTAL	**$774,954**	**1.0451**	**$809,905**	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	$169,302			
Adjustment to A/E fee for infrastructure	$2,024			
Insert Row Here				
Sub TOTAL	**$171,326**	**1.0451**	**$179,054**	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	**$3,557,372**		**$3,713,114**	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
G10 - Site Preparation	$1,591,372			
G20 - Site Improvements	$416,141			
G30 - Site Mechanical Utilities	$118,055			
G40 - Site Electrical Utilities	$222,211			
G60 - Other Site Construction				
General Conditions	$258,708			
Insert Row Here				
Sub TOTAL	**$2,606,487**	**1.0258**	**$2,673,735**	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0258**	**$0**	
3) Facility Construction				
A10 - Foundations	$1,019,453			
A20 - Basement Construction				
B10 - Superstructure	$2,399,984			
B20 - Exterior Closure	$2,842,399			
B30 - Roofing	$771,292			
C10 - Interior Construction	$1,584,389			
C20 - Stairs	$217,256			
C30 - Interior Finishes	$1,549,325			
D10 - Conveying	$203,281			
D20 - Plumbing Systems	$622,547			
D30 - HVAC Systems	$2,801,463			
D40 - Fire Protection Systems	$342,401			
D50 - Electrical Systems	$2,063,197			
F10 - Special Construction	$17,596			
F20 - Selective Demolition	$412,361			
General Conditions	$1,856,406			
Insert Row Here				
Insert Row Here				
Sub TOTAL	**$18,703,350**	**1.0451**	**$19,546,872**	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$21,309,837**		**$22,220,607**	

5) GCCM Risk Contingency				
GCCM Risk Contingency				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0451**	**$0**	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0451**	**$0**	
7) Construction Contingency				
Allowance for Change Orders	$1,065,492			
Other				
Insert Row Here				
Sub TOTAL	**$1,065,492**	**1.0451**	**$1,113,546**	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0451**	**$0**	
Sales Tax				
Sub TOTAL	**$2,192,782**		**$2,286,747**	
CONSTRUCTION CONTRACTS TOTAL	**$24,568,111**		**$25,620,900**	

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
E10 - Equipment	$588,000			
E20 - Furnishings	$784,000			
F10 - Special Construction				
IT Equip/computers/printers/theater	$490,000			
Insert Row Here				
Sub TOTAL	**$1,862,000**	**1.0451**	**$1,945,977**	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.0451**	**$0**	
Sales Tax				
Sub TOTAL	**$182,476**		**$190,706**	
EQUIPMENT TOTAL	**$2,044,476**		**$2,136,683**	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$161,259				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	**$161,259**		**NA**	**$161,259**	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Agency Project Management	$0				
Additional Services					
EvCC Facilities Management	$216,381				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	**$216,381**		**1.0451**	**$226,140**	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Permit and Plan Review Fees	$540,952				
Insert Row Here					
OTHER COSTS TOTAL	**$540,952**		**1.0258**	**$554,909**	

Green cells must be filled in by user

C-100(2020)
Additional Notes

Tab A. Acquisition
Insert Row Here

Tab B. Consultant Services
Insert Row Here

Tab C. Construction Contracts
Insert Row Here

Tab D. Equipment
Insert Row Here

Tab E. Artwork
Insert Row Here

Tab F. Project Management
Insert Row Here

Tab G. Other Costs
Insert Row Here

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

GFA: Gross Floor Area
Rates Current At December 2020

SUMMARY

Ref	Location		GFA SF	GFA $/SF	Total Cost $
B	Building		49,000	269.41	13,260,040
S	Site				1,847,911
	ESTIMATED NET COST		**49,000**	**308.33**	**15,107,951**
	MARGINS & ADJUSTMENTS				
	General Conditions	14.0%			2,115,113
	Design Contingency	15.0%			2,583,460
	Insurance & Bonds	1.5%			297,098
	Overhead & Profit	6.0%			1,206,217
	Escalation				Excl.
	WA state sales tax (excluded)				Excl.
	ESTIMATED TOTAL COST		**49,000**	**434.89**	**21,309,839**

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

Gross Floor Area: 49,000 SF
Rates Current at December 2020

SUMMARY: BUILDING

Ref	Description	GFA $/SF	Total Cost $
A10	Foundations	16.38	802,400
B10	Superstructure	38.55	1,889,000
B20	Exterior Enclosure	45.66	2,237,220
B30	Roofing	12.39	607,075
C10	Interior Construction	25.45	1,247,055
C20	Stairs	3.49	171,000
C30	Interior Finishes	24.89	1,219,456
D10	Conveying	3.27	160,000
D20	Plumbing	10.00	490,000
D30	HVAC	45.00	2,205,000
D40	Fire Protection	5.50	269,500
D50	Electrical	33.14	1,623,919
E10	Equipment	0.28	13,850
E20	Furnishings	6.62	324,565
	ESTIMATED NET COST	**269.41**	**13,260,040**
	MARGINS & ADJUSTMENTS		
	General Conditions		1,856,406
	Design Contingency		2,267,467
	Insurance & Bonds		260,759
	Overhead & Profit		1,058,680
	Escalation		Excl.
	WA state sales tax (excluded)		Excl.
	ESTIMATED TOTAL COST	**373.34**	**18,703,351**

EVERETT COMMUNITY COLLEGE BAKER HALL
CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
B	Building				
A1010	**Standard Foundations**				
1	Standard foundation	SF	20,900.0	25.00	522,500
2	Dewatering/drainge board/insulation/misc, allowance	LS	1.0	50,000.00	50,000
	Standard Foundations			**11.68**	**572,500**
A1030	**Slab on Grade**				
3	Slab on grade, 4" thick, reinforced including, vapor barrier, compacted granular base course, 4" thick	SF	20,900.0	11.00	229,900
	Slab on Grade			**4.69**	**229,900**
B1010	**Floor Construction**				
4	Metal deck/concrete fill, including structural steel columns, beams	SF	27,075.0	42.00	1,137,150
	Floor Construction			**23.21**	**1,137,150**
B1020	**Roof Construction**				
5	Roof, metal deck, including structural steel	SF	20,900.0	34.00	710,600
6	Overhead structure premium at black box	SF	2,750.0	15.00	41,250
	Roof Construction			**15.34**	**751,850**
B2010	**Exterior Walls**				
7	Membrane/sheathing @ parapet wall	SF	3,485.0	12.00	41,820
8	Exterior wall frame assembly	SF	21,300.0	25.00	532,500
9	Metal siding panels with clip system	SF	21,300.0	35.00	745,500
10	Ext wall detail frame/openings	SF	7,375.0	8.00	59,000
11	Misc. trim/flash/caulk/seal-gross exterior envelope	SF	28,700.0	3.50	100,450
	Exterior Walls			**30.19**	**1,479,270**
B2020	**Exterior Windows**				
12	Windows	SF	3,100.0	75.00	232,500
13	Storefronts/curtain wall	SF	4,275.0	110.00	470,250
	Exterior Windows			**14.34**	**702,750**
B2030	**Exterior Doors**				
14	Exterior door, single, frame & hardware	EA	2.0	3,250.00	6,500
15	Exterior door, double frame & hardware	EA	1.0	5,200.00	5,200
16	Storefront door, double frame & hardware	EA	4.0	9,000.00	36,000
17	Misc ADA/ hardware	LS	1.0	7,500.00	7,500
	Exterior Doors			**1.13**	**55,200**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
B3010	**Roof Coverings**				
18	Membrane roofing system	SF	20,900.0	20.25	423,225
19	Roof deck (concrete pavers)	SF	2,400.0	20.00	48,000
20	Roof accessories/hatch/ladders/fall protection/misc	SF	20,900.0	6.50	135,850
	Roof Coverings			**12.39**	**607,075**
C1010	**Partitions**				
21	Interior partitions assembly	SF	52,075.0	15.00	781,125
	Partitions			**15.94**	**781,125**
C1020	**Interior Doors**				
22	Int storefront/ relite	SF	700.0	65.00	45,500
23	Interior doors frames and hardware	EA	23.0	2,500.00	57,500
24	Interior doors with sidelites, frame & hardware	EA	53.0	2,650.00	140,450
25	Interior double doors frames & hardware	EA	4.0	4,200.00	16,800
25	Interior storefront door, double	EA	4.0	8,400.00	33,600
	Interior Doors			**6.00**	**293,850**
C1030	**Specialties**				
26	Large restroom accessories/misc	EA	6.0	1,200.00	7,200
27	Small restroom accessories/misc	EA	2.0	800.00	1,600
28	Misc signage/ specialties	EA	49,000.0	2.50	122,500
29	Markerboards, allowance	SF	1,664.0	20.00	33,280
30	Ext building signage, allowance	LS	1.0	7,500.00	7,500
	Specialties			**3.51**	**172,080**
C2010	**Stair Construction**				
31	Stairs, steel, pan tread with concrete in-fill, w/rail, and landing (floor to floor)	EA	6.0	28,500.00	171,000
	Stair Construction			**3.49**	**171,000**
C3010	**Wall Finishes**				
32	Wall finish, paint/misc	SF	122,950.0	3.00	368,850
33	Tiling to walls - assume 4' high	SF	2,525.0	22.00	55,550
	Wall Finishes			**8.66**	**424,400**
C3020	**Floor Finishes**				
34	Office area flooring	SF	6,250.0	6.00	37,500
35	General circulation space flooring	SF	11,800.0	7.00	82,600
36	Restroom flooring	SF	2,600.0	24.00	62,400

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
37	Flooring to Screen/Black Box area	SF	6,075.0	15.00	91,125
38	Flooring to Utility/Custodial areas	SF	1,525.0	2.00	3,050
39	Flooring to Business/Network areas	SF	14,125.0	6.00	84,750
40	Flooring to Music/Computer/Collab areas	SF	2,950.0	6.00	17,700
	Floor Finishes			**7.74**	**379,125**
C3030	**Ceiling Finishes**				
41	Ceilings to Screen/Black Box areas	SF	6,075.0	30.00	182,250
42	Ceilings to Utility/Custodial areas	SF	1,525.0	2.25	3,431
43	Ceilings to Business/Network areas	SF	14,125.0	6.00	84,750
44	Ceilings to Music/Computer/Collab areas	SF	2,950.0	6.00	17,700
45	Ceilings to Restroom areas	SF	2,600.0	7.50	19,500
46	Ceilings to General Circulation	SF	11,800.0	6.00	70,800
47	Ceilings to Office areas	SF	6,250.0	6.00	37,500
	Ceiling Finishes			**8.49**	**415,931**
D1010	**Elevators and Lifts**				
48	3-Stop Elevator	EA	1.0	160,000.00	160,000
	Elevators and Lifts			**3.27**	**160,000**
D2010	**Plumbing Fixtures**				
49	Plumbing Fixtures	SF	49,000.0	10.00	490,000
	Plumbing Fixtures			**10.00**	**490,000**
D3090	**Other HVAC Systems and Equipment**				
50	HVAC	SF	49,000.0	45.00	2,205,000
	Other HVAC Systems and Equipment			**45.00**	**2,205,000**
D4010	**Fire Alarm and Detection Systems**				
51	Fire Sprinkler / Alarm	SF	49,000.0	5.50	269,500
	Fire Alarm and Detection Systems			**5.50**	**269,500**
D5010	**Electrical Service & Distribution**				
52	Service & distribution classrooms level 1 & 2	SF	12,200.0	9.00	109,800
53	Service & distribution classrooms level 3	SF	4,200.0	10.25	43,050
54	Service & distribution office	SF	4,575.0	6.50	29,738
55	Service & distribution black box	SF	2,750.0	9.00	24,750
56	Service & distribution circulation	SF	20,100.0	16.00	321,600
	Electrical Service & Distribution			**10.79**	**528,938**

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
D5020	**Lighting & Branch Wiring**				
57	Lighting & control classrooms level 1 & 2	SF	12,200.0	10.00	122,000
58	Lighting & control classrooms level 3	SF	4,200.0	10.00	42,000
59	Lighting & control office	SF	4,575.0	10.00	45,750
60	Lighting & control black box	SF	2,750.0	25.00	68,750
61	Lighting & control circulation	SF	20,100.0	10.00	201,000
62	Power classrooms level 1 & 2	SF	12,200.0	0.55	6,710
63	Power classrooms level 3	SF	4,200.0	0.65	2,730
64	Power office	SF	4,575.0	0.45	2,059
65	Power black box	SF	2,750.0	2.75	7,563
66	Power circulation	SF	20,100.0	2.30	46,230
67	Mechanical classrooms level 1 & 2	SF	12,200.0	0.60	7,320
68	Mechanical classrooms level 3	SF	4,200.0	0.45	1,890
69	Mechanical office	SF	4,575.0	0.45	2,059
70	Mechanical black box	SF	2,750.0	0.60	1,650
71	Mechanical circulation	SF	20,100.0	1.00	20,100
72	Conduit & wire classrooms level 1 & 2	SF	12,200.0	3.25	39,650
73	Conduit & wire classrooms level 3	SF	4,200.0	3.25	13,650
74	Conduit & wire office	SF	4,575.0	3.00	13,725
75	Conduit & wire black box	SF	2,750.0	3.75	10,313
76	Conduit & wire circulation	SF	20,100.0	3.00	60,300
	Lighting & Branch Wiring			**14.60**	**715,448**
D5030	**Communications & Security**				
77	Data classrooms level 1 & 2	SF	12,200.0	2.50	30,500
78	Data classrooms level 3	SF	4,200.0	2.50	10,500
79	Data office	SF	4,575.0	2.25	10,294
80	Data black box	SF	2,750.0	3.00	8,250
81	Data circulation	SF	20,100.0	1.75	35,175
82	A/V classrooms level 1 & 2	SF	12,200.0	5.50	67,100
83	A/V classrooms level 3	SF	4,200.0	5.50	23,100
84	A/V office	SF	4,575.0	1.00	4,575
85	A/V black box	SF	2,750.0	5.00	13,750
86	A/V circulation	SF	20,100.0	1.00	20,100

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

LOCATION UNIFORMAT LEVEL 3 ITEM

GFA: 50,339 SF Cost/SF: 269.41

B Building (continued)

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
87	Fire Alarm classrooms level 1 & 2	SF	12,200.0	1.10	13,420
88	Fire Alarm classrooms level 3	SF	4,200.0	1.25	5,250
89	Fire Alarm office	SF	4,575.0	0.50	2,288
90	Fire Alarm black box	SF	2,750.0	1.50	4,125
91	Fire Alarm circulation	SF	20,100.0	1.25	25,125
92	Security/CCTV classrooms level 1 & 2	SF	12,200.0	1.25	15,250
93	Security/CCTV classrooms level 3	SF	4,200.0	1.25	5,250
94	Security/CCTV office	SF	4,575.0	0.90	4,118
95	Security/CCTV black box	SF	2,750.0	0.90	2,475
96	Security/CCTV circulation	SF	20,100.0	2.00	40,200
97	Site Security CCTV on building	EA	8.0	4,285.00	34,280
98	Distributed antenna system if ≥50k	EA	0.0	135,000.00	0
	Communications & Security			**7.66**	**375,124**
D5090	**Other Electrical Services**				
99	Permits & commissioning	SF	44,100.0	0.10	4,410
	Other Electrical Services			**0.09**	**4,410**
E1090	**Other Equipment**				
100	Residential appliances	LS	1.0	6,500.00	6,500
101	Misc equipment	SF	49,000.0	0.15	7,350
	Other Equipment			**0.28**	**13,850**
E2010	**Fixed Furnishings**				
102	Wall cabinet	LF	19.0	160.00	3,040
103	Base cabinet w countertop	LF	9.0	275.00	2,475
104	Division office desk	LF	45.0	450.00	20,250
105	Tall storage (assumption)	LF	246.0	350.00	86,100
106	Misc casework	SF	49,000.0	0.65	31,850
	Fixed Furnishings			**2.93**	**143,715**
E2020	**Moveable Furnishings**				
107	Roller shades, manual	SF	8,275.0	14.00	115,850
108	Tiered seating platform at black box	LS	1.0	65,000.00	65,000
	Moveable Furnishings			**3.69**	**180,850**
	BUILDING			**270.61**	**13,260,040**

EVERETT COMMUNITY COLLEGE BAKER HALL REPLACEMENT

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

Gross Floor Area: 0 SF
Rates Current at December 2020

SUMMARY: SITE

Ref	Description	GFA $/SF	Total Cost $
G10	Site Preparations		1,252,551
G20	Site Improvements		327,540
G30	Site Civil/Mechanical Utilities		92,920
G40	Site Electrical Utilities		174,900
	ESTIMATED NET COST		**1,847,911**
	MARGINS & ADJUSTMENTS		
	General Conditions		258,708
	Design Contingency		315,993
	Insurance & Bonds		36,339
	Overhead & Profit		147,537
	Escalation		Excl.
	WA state sales tax (excluded)		Excl.
	ESTIMATED TOTAL COST		**2,606,488**

EVERETT COMMUNITY COLLEGE BAKER HALL

CONCEPTUAL ESTIMATE DECEMBER 2020

Alternate No. 4 - Construct New Freestanding Facility as Intended in the PRR

LOCATION UNIFORMAT LEVEL 3 ITEM

S Site

Rates Current At December 2020

Ref	Description	Unit	Qty	Rate $	Total Cost $
S	Site				
G1010	**Site Clearing**				
109	Clearing/ grubbing	SF	16,290.0	0.15	2,444
110	Grading. fine/rough	SF	26,290.0	1.25	32,863
111	TESC, maintenance and monitoring	SF	50,000.0	0.50	25,000
112	Site mobilization/ staking/ layout	Acre	1.15	5,000.00	5,750
113	Demo surfacing above utilidor	SF	5,900.00	2.75	16,225
114	Demo utilidor concrete walls/slab/lid	LF	590.00	350.00	206,500
115	Import fill at utilidor	CY	1,818.00	35.00	63,630
116	Misc siteworks	LS	1.0	15,000.00	15,000
	Site Clearing				**367,411**
G1020	**Site Demolition & Relocations**				
117	Demo pavement including curbs	SF	10,000.0	1.35	13,500
118	Demolish Baker Hall and restore site	SF	23,710.0	7.00	165,970
119	Demo/ cap utilities	LS	1.0	5,000.00	5,000
120	Misc demo	LS	1.0	7,500.00	7,500
	Site Demolition & Relocations				**191,970**
G1030	**Site Earthwork**				
121	Import structural fill	CY	2,619.0	48.00	125,712
122	Excavation	CY	2,619.0	10.00	26,190
123	Haul off	CY	3,274.0	32.00	104,768
124	Site restoration	SF	29,100.0	15.00	436,500
	Site Earthwork				**693,170**
G2020	**Parking Lots**				
125	Pavement, std duty asphalt with stripping & signage	SF	10,000.0	4.00	40,000
126	Curbs	LF	600.0	38.00	22,800
	Parking Lots				**62,800**
G2030	**Pedestrian Paving**				
127	Sidewalk, concrete	SF	11,124.0	10.00	111,240
	Pedestrian Paving				**111,240**
G2050	**Landscaping**				
128	Landscaping - general	SF	26,290.0	5.00	131,450
129	Trees	EA	49.0	450.00	22,050

	Landscaping				**153,500**
G3010	**Water Supply**				
130	Water line, 8" dip	LF	590.0	80.00	47,200
131	Connection to existing	EA	1.0	3,000.00	3,000
132	Fire hydrant assembly	EA	3.0	3,800.00	11,400
133	Fire dept connection	EA	1.0	3,200.00	3,200
134	Gate valve, 8"	EA	1.0	1,200.00	1,200
	Water Supply				**66,000**
G3020	**Sanitary Sewer**				
135	Sewer line, 6" pvc , allow	LF	154.0	55.00	8,470
136	Connection to existing	EA	1.0	3,000.00	3,000
137	Cleanouts	EA	2.0	600.00	1,200
	Sanitary Sewer				**12,670**
G3030	**Storm Sewer**				
138	Storm line, 8"	LF	175.0	50.00	8,750
139	Connection to existing	EA	1.0	3,000.00	3,000
140	Misc storm sewer	LS	1.0	2,500.00	2,500
	Storm Sewer				**14,250**
G4010	**Electrical Distribution**				
141	Site Power & distribution	EA	1.0	28,000.00	28,000
142	Ductbank - electrical loop re-route	LF	100.0	105.00	10,500
143	Electrical vaults	EA	1.0	7,500.00	7,500
144	Feeder	EA	200.0	27.00	5,400
145	Pad-mounted switch	EA	1.0	37,500.00	37,500
	Electrical Distribution				**88,900**
G4020	**Site Lighting**				
146	Site Security CCTV on lighting poles	EA	6.0	7,250.00	43,500
147	Site lighting single & double headed fixtures & poles	EA	1.0	36,000.00	36,000
	Site Lighting				**79,500**
G4030	**Site Communication and Security**				
148	Site Communications & security	EA	1.0	6,500.00	6,500
	Site Communication and Security				**6,500**
	SITE				**1,847,911**

Ownership Option 2 Information Sheet

*	***Requires a user input***	*Green Cell*	*= Value can be entered by user.*	*Yellow Cell*	*= Calculated value.*

*	**Project Description**	Alternative No. 4: Construct new 49,000 gsf 3-story building on the existing site of Baker Hall on Everett Community College's Everett campus. Includes classrooms/labs, offices for faculty and department administration, and a black-box theatre with back-of-stage support functions.
*	**Construction or Purchase/Remodel**	Construction
*	**Project Location**	Everett — Market Area = Snohomish

	Statistics	
*	Gross Sq Ft	49,000
*	Usable Sq Ft	29,525
	Space Efficiency	60%
	Estimated Acres Needed	3.00
	MACC Cost per Sq Ft	$434.89
	Estimated Total Project Costs per Sq Ft	$624.16
	Escalated MACC Cost per Sq Ft	$461.43
	Escalated Total Project Costs per Sq Ft	$662.25

*	**Move In Date**	4/1/2023

Interim Lease Information	**Start Date**
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced ($/SF/Year)	
One Time Costs (if double move)	

	Construction Cost Estimates (See Capital Budget System For Detail)			
		Known Costs	Estimated Costs	Cost to Use
	Acquisition Costs Total		$ 750,000	$ 750,000
A & E	**Consultant Services**			
	A & E Fee Percentage (if services not specified)		6.98% Std	6.98%
	Pre-Schematic Design services	$ 243,429		
	Construction Documents	$ 1,122,869		
	Extra Services	$ 1,244,793		
	Other Services	$ 774,954		
	Design Services Contingency	$ 171,326		
	Consultant Services Total	$ 3,557,371	$ 1,486,602	$ 3,557,371
MACC	**Construction Contracts**			
	Site Work	$ 2,606,487		
	Related Project Costs			
	Facility Construction	$ 18,703,350		
	MACC SubTotal	$ 21,309,837	$ 14,700,000	$ 21,309,837
	Construction Contingency (5% default)	$ 1,065,492	$ 1,065,492	$ 1,065,492
	Non Taxable Items			$ -
	Sales Tax	$ 2,192,782		$ 2,192,782
	Construction Additional Items Total	$ 3,258,274	$ 3,258,274	$ 3,258,274
	Equipment			
	Equipment	$ 1,862,000		
	Non Taxable Items			
	Sales Tax	$ 182,476		
	Equipment Total	$ 2,044,476		$ 2,044,476
	Art Work Total	$ 161,259	$ 106,549	$ 161,259
	Other Costs			
		$ 540,952		
	Other Costs Total	$ 540,952		$ 540,952
	Project Management Total	$ 216,381		$ 216,381
	Grand Total Project Cost		**$ -**	**$ 31,838,550**

Construction One Time Project Costs			
One Time Costs	Estimate	Calculated	
Moving Vendor and Supplies		$ -	*$205 / Person in FY09*
Other (not covered in construction)			
Total	$ -	$ -	

	Ongoing Building Costs				
Added Services	New Building Operating Costs	Known Cost /GSF/ 2023	Estimated Cost /GSF/ 2023	Total Cost / Year	Cost / Month
☑	**Energy (Electricity. Natural Gas)**	$ 1.83	$ 1.29	$ 89,670	$ 7,473
☑	**Janitorial Services**	$ 2.35	$ 1.49	$ 115,150	$ 9,596
☑	**Utilities (Water, Sewer, & Garbage)**	$ -	$ 0.56	$ 27,530	$ 2,294
☑	**Grounds**	$ 0.62	$ 0.14	$ 30,380	$ 2,532
☑	**Pest Control**	$ -	$ 0.05	$ 2,606	$ 217
☑	**Security**	$ 0.40	$ 0.13	$ 19,600	$ 1,633
☑	**Maintenance and Repair**	$ 2.43	$ 6.28	$ 119,070	$ 9,923
☑	**Management**	$ 0.68	$ 0.74	$ 33,320	$ 2,777
☑	**Road Clearance**	$ -	$ 0.10	$ 4,677	$ 390
☑	**Telecom**	$ 2.37	$ -	$ 116,130	$ 9,678
	Additional Parking	$ -	$ -	$ -	$ -
	Other	$ -	$ -	$ -	$ -
	Total Operating Costs	**$ 10.68**	**$ 10.77**	**$ 558,133**	**$ 46,511**

APPENDIX C

Cultural Resources

Letter from DAHP

Excerpts from DAHP Level II Mitigation Documentation

Tribe Outreach

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

February 16, 2021

Mr. Patrick Sisneros
Vice President, College Services
Everett Community College
2000 Tower Street
Everett, WA 98201

In future correspondence please refer to:
Project Tracking Code: 2017-11-07968
Re: Everett Community College Baker Hall and Monte Cristo Hall replacement

Dear Mr. Sisneros:

The Washington State Department of Archaeology and Historic Preservation (DAHP) has been contacted on your behalf by Schreiber Sterling Whitehead Architects regarding demolition and replacement of Property ID: 675278 Everett Community College - Baker Hall, which is eligible for listing in the National Register of Historic Places.

As a result of our review, it is our opinion that the project as proposed will have an adverse impact on this historic property. We understand that this project is in the early planning phases and that design is still being developed. We highly encourage you to consider rehabilitation and expansion of Property ID: 675278 Everett Community College - Baker Hall as an alternative to complete demolition.

Should demolition be selected as the path forward, we look forward to further consultation and the development of a Memorandum of Understanding (MOU). The MOU shall identify specific measures that when implemented will serve to mitigate the adverse impact on the property.

We would appreciate the opportunity to review and comment upon design of the proposed replacement building as design progresses, and look forward to working with you on avoiding, minimizing, or mitigating for adverse impacts.

In addition to working with us on your proposed design, we highly recommend you to develop an Inadvertent Discovery Plan for any ground disturbing activities. If any archaeological resources are uncovered during construction, please halt work immediately in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

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) 890-0174
holly.borth@dahp.wa.gov

cc: Wayne Doty, SBCTC
Steve Lewandowski, SBTCT
Brenda Misel, SSW Architects
Ross Whitehead, SSW Architects

EVERETT COMMUNITY COLLEGE

Glacier Hall (Arts Building)
Maintenance Building (Heating-Maintenance Building)
Monte Cristo Hall (Science Building)
Pilchuck Hall (Technical Building)
Baker Hall
Index Quad (Index and Liberty Halls)

2000 Tower Street
Everett, 98201
Snohomish County
Washington

PHOTOGRAPHS
SCANNED HISTORIC PHOTOGRAPHS
SCANNED ORIGINAL DRAWINGS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

DAHP LEVEL II MITIGATION DOCUMENTATION
Washington State Department of Archaeology and Historic Preservation
1063 South Capitol Way, Suite 106
P.O. Box 48343
Olympia, WA 98504-8343

Baker Hall

Built in 1961, Baker Hall primarily houses classrooms for Everett Community College.[8] This building exhibits the Modern style and is in keeping with the other mid-century buildings extant on campus. Located at the north edge of campus, Baker Hall is due east of Olympus Hall, north of the student union, and west of Monte Cristo Hall. Baker Hall orients to the south, facing the center of campus. A golf course lies to the north of Baker Hall.

The two-story, rectangular plan building rises from a poured concrete foundation. The long sides of the plan stretch east-west; the short east and west facades are mostly solid red brick veneer, except for an emergency exit and two ventilation louvers in the east wall. A flat roof, surrounded by a low parapet, caps the building and slopes gently down from the front (south) towards the rear (north) and the metal gutters attached to the north wall at the roofline. There are no appreciable eave overhangs. Originally, galvanized metal coping topped the parapet on all sides. Galvanized metal also formed the fascia on the south facade. Plywood sheathing and rigid insulation over a thin truss system supported the original built-up roofing.

The building's framing system is a combination of reinforced concrete combined with wide flange steel beams. A structural concrete slab supports the first floor, covered with floor tiles and added layers of carpeting. The second floor features two layers of plywood decking below the floor tile and other added treatments. Cavity masonry walls form the west and east elevations, along with the first floor portion of the south elevation. Red brick veneer clads the east and west ends of the building, wrapping to the north side at the northeast corner. The front (south) facade features a pale yellow brick and stucco at the first floor and contemporary finishes at the rebuilt second floor. The rear (north) facade is clad with glass and stucco panels.

The main entrances to Baker Hall are all located in the south facade, at both floors. There is a single secondary, restricted pedestrian entry in the north facade – a metal door to the Mechanical Room. Typically, the doors in the south facade are single or double contemporary doors, accessing interior hallways and classroom clusters. The restrooms also open onto the south end of the building. There is a pair of double, hollow metal security doors in the east facade, serving as an emergency exit from the lecture hall at that end.

Semi-open stairwells at the west and east ends of the building, consisting of concrete steps and metal pipe handrails with metal mesh balustrades, provide circulation between the two floors. Originally, decorative concrete block screen walls shielded the stairwells on the south side and wrapping the southwest corner, with the current red brick walls to the east/west and north. The concrete block screen walls have been removed and contemporary metal screen panels installed at the southwest corner, at the west stairwell. The added elevator at the southeast corner also accesses both floors.

Most of the original windows are extant on Baker Hall. Along the north facade, horizontal ribbons of metal framed, multi-lite windows extend almost the full length of the building at the first and second floors. Most of the ribbons' lites are fixed, with occasional hopper lites providing ventilation. The wall space below and above the window ribbons is perforated with metal louvers of various sizes and ages. Along the south facade, a shorter height ribbon extends along much of the upper extent of the first floor, exhibiting a combination of fixed and operable metal framed lites. Windows at the south facade's second floor have been replaced with contemporary metal framed, fixed sashes. There are no windows in the east and west facades.

Interior

Originally, the interior spaces typically exhibited suspended T-bar acoustic tile ceilings, except for the exposed glulam beam ceiling in the east end lecture hall. Acoustic tile ceilings are still common throughout the building but a major remodel in 1987 extensively altered interior spatial arrangement and finishes.

8 Original drawings are dated 12/1/1960, by Hall and Dykeman, Architects.

Alterations

Baker Hall retains a moderate level of physical integrity, particularly on the north, east and west facades. The south facade, which is the most visible from campus, is also the most altered. The overall footprint of the building is mostly intact (with the exception of an added elevator shaft and mechanical space, southeast corner), as are most of the original windows. The windows which are present on the north facade as well as at the south facade's first story match the original design drawings and are typical of the 1960s. Windows and walls at the second story's south facade have been replaced. The rebuild of the second floor extended the plan slightly to the south, enclosing the space of the original recessed second floor walkway. This alteration pushed the second floor covered walkway further south, outside the original building footprint and directly over the attached first story covered walkway. A standing seam metal shed roof was added to protect the new extent of the covered walkway at the second story.

The stairwells at the east and west ends of the building have recent tile work and contemporary metal handrails. Few original doors remain.

The following are the known changes, in chronological order:

1974 Remodel project converted select faculty offices to classrooms. Removal and addition of partition walls at first and second floors. Design by Dykeman & Ogden, Architects, dated August 5, 1974.

1987 Extensive remodel project, resulting in extensive interior changes along with moderate exterior alterations. Most interior and exterior doors were removed and replaced with contemporary types. At least half of the interior partition walls removed. All along the south side of the second floor, the existing wood stud walls were removed and new spaces rebuilt with different entry configurations and larger, fixed metal windows. Removed the concrete block screen wall from the open stairwells at the east and west ends of the south facade, at the first and second floors. Tile flooring at stairwells, bathrooms, and select vestibules and hallways changed. Electrical panel(s) relocated. Some louvers added to north and south facades. Along the south edge of the upper covered walkway, new fixed aluminum and glass storefront units installed, interspersed with horizontal aluminum extruded louvers. ING & Associates, architects; Summit Technology, structural engineers; Spurgeon & Associates, mechanical engineers; and, AER Engineers, electrical engineers.

2001 Designs for an added northeast corner storage room and gazebo were never implemented

The third phase of development followed in the mid-1960s. Two buildings from this phase of construction were documented in this survey (although they are now uniformly referred to as one building):

Index Quad (Index and Liberty Halls)

Built in stages between 1966 and ca. 1975, Index Quad primarily houses classrooms, laboratories, and offices for Everett Community College.[9] This building complex includes four distinct structures, or wings. The original two wings (east and west) exhibit the Modern style, in keeping with the other mid-century designs extant on campus. The two later wings (north and south) echo materials employed previously but display different massing and composition. Located at the southeast corner of campus, Index Quad is due east of the library and west of Shuksan Hall. Paved parking areas flank the complex on the north and south sides.

All four of the buildings, referred to as wings, which comprise Index Quad are single story structures set on poured concrete foundations. Cladding consists of brick veneer, concrete panels and pebbledash panels. Breezeways connect the four parts of Index Quad. Two rectangular plan buildings on the west and east sides are oriented towards

9 The original east and west wing original drawings are dated September 1, 1966, by Harold W. Hall, Architect. South and north wing designs dated August, 1974, drawn by Dykeman & Ogden, Architects.

Historic Inventory Report

Location

Field Site No. **DAHP No.**

Historic Name: Baker Hall

Common Name: Baker Hall

Property Address: 2000 Tower St, Everett, WA 98201

Comments:

Tax No./Parcel No. 29051700201800

Plat/Block/Lot

Acreage <1

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T29R05E	17			Snohomish	MARYSVILLE

Coordinate Reference

Easting: 1223003

Northing: 979717

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: Everett Community College DAHP Level II **Date Recorded:** 04/24/2014

Field Recorder: Susan Johnson & Katie Chase, Artifacts Consulting

Owner's Name: Everett Community College

Owner Address: 801 Wetmore Avenue

City: Everett **State:** WA **Zip:** 98201

Classification: Building

Resource Status:	Comments:
Other (HABS, HAER)	DAHP Level II

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Education - College
Current Use: Education - College
Plan: Rectangle
Stories: 2
Structural System: Mixed
Changes to Plan: Slight
Changes to Interior: Extensive
Changes to Original Cladding: Moderate
Changes to Windows: Moderate
Changes to Other: Extensive
Other (specify): doors

Style:	Cladding:	Roof Type:	Roof Material:
Modern	Veneer - Brick Veneer - Stucco Veneer Glass	Flat with Parapet	Unknown

Foundation:	Form/Type:
Concrete - Poured	Other

Narrative

Study Unit	Other
Education Architecture/Landscape Architecture	

Date of Construction:
1961 Built Date
1974 Remodel
1987 Remodel

Builder:

Engineer:

Architect: Hall & Dykeman

Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a potential historic district (National and/or local): Yes - Local
Property potentially contributes to a historic district (National and/or local): Yes

Historic Inventory Report

Statement of Significance:

Baker Hall is recommended as potentially eligible for listing to the National Register of Historic Places at the local level of significance under criteria A and C as a contributing resource to a historic district. The historic district encompasses the buildings from the original master planning and build out of the Everett Community College campus. The district (Glacier, Baker, Maintenance, and Monte Cristo) is recommended as eligible under criteria C as representing a "significant and distinguishable entity whose components may lack individual distinction […]." This group of buildings also represents a major work of a local Everett architect, Harold W. Hall. The district is recommended as eligible united under criteria A as the local response to the community's push to have a higher education facility, and more specifically, community college planning and development. Individually, the building is not recommended as eligible for listing to the National Register of Historic Places due to the lack of individual distinction and extent of previous alterations.

The initial statewide push, between the mid-1950s through the early 1970s, to establish community colleges was in direct response to the post-war population boom and associated pressures on existing higher education institutions. Many of Washington state's earliest community college campuses, including Everett's, were designed quickly with anticipation of growth and change to the built environment, due to projected (and soon realized) increases in enrollment and the expansion of their curriculum to new study areas. Because these community colleges were developing quickly, the building designs do not reflect the permanence typical of university campuses. Rather, they embody the emerging styles and materials of the period, specifically the Modern style. The buildings in this study were all designed with interior spaces and exterior cladding (e.g., pebbledash panels) that would allow for flexibility of layout as well as future expansion and updates. The pace of enrollment growth at community colleges and curriculum development translated to building alterations within only a few decades post construction. Individually, at an architectural and historical significance level, the buildings lack individual distinction. Collectively, as part of a master planned campus that developed as part of this major growth period they convey the restrictions, functional needs, and anticipated growth of community colleges.

Baker Hall was constructed in 1961 to create additional classroom space on the growing Everett Community College campus. As of 2014, the building continues to house primarily classrooms.

Description of Physical Appearance:

Built in 1961, Baker Hall primarily houses classrooms for Everett Community College. This building exhibits the Modern style and is in keeping with the other mid-century buildings extant on campus. Located at the north edge of campus, Baker Hall is due east of Olympus Hall, north of the student union, and west of Monte Cristo Hall. Baker Hall orients to the south, facing the center of campus. A golf course lies to the north of Baker Hall.

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Historic Inventory Report

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DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past, Shape the Future

Historic Inventory Report

Photos

South facade, partial
2014

South facade, partial
2014

West end
2014

Northwest corner
2014

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION
Protect the Past, Shape the Future

Historic Inventory Report

Northeast corner
2014

West end of south facade, showing west stairs
2014

East end of south facade, showing east stairs
2014

Exterior corridor along south facade, second floor level
2014

Historic Inventory Report

Typical interior view
2014

Typical restroom
2014

EVERETT
COMMUNITY COLLEGE

February 2, 2021

Jeromy Sullivan, Chairman
Tribal Council
Port Gamble S'Klallam Tribe
31912 Little Boston Road NE
Kingston, WA 98346

Subject: **Notice of Project – Baker Hall Replacement**
Everett Community College

Dear Mr. Sullivan:

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall, a building from 1962 located on our campus at 2000 Tower Street in Everett. We plan to locate the replacement building at the east end of our campus, on the site once occupied by the College Plaza shopping center. The College is seeking capital funding to begin design of the replacement building in July of 2021, with the hope of beginning construction early 2022.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the Baker Hall's eligibility for listing on the National Register of Historic Places.

In addition, Everett Community College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 425-388-9026 or by e-mail at psisneros@everettcc.edu by February 28, 2021.

Respectfully,

Pat Sisneros
Vice President, College Services

EVERETT
COMMUNITY COLLEGE

February 2, 2021

The Honorable Michael didahalqid Evans, Chair
The Snohomish Tribe of Indians
9792 Edmonds Way Box 267
Edmonds, WA 98020

Subject: **Notice of Project – Baker Hall Replacement**
Everett Community College

Dear Mr. Evans:

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall, a building from 1962 located on our campus at 2000 Tower Street in Everett. We plan to locate the replacement building at the east end of our campus, on the site once occupied by the College Plaza shopping center. The College is seeking capital funding to begin design of the replacement building in July of 2021, with the hope of beginning construction early 2022.

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Respectfully,

Pat Sisneros
Vice President, College Services

EVERETT
COMMUNITY COLLEGE

February 2, 2021

Shawn Yanity, Chairman
Board of Directors
Stillaguamish Tribe of Indians
3322 236th Street NE
Arlington, WA 98223

Subject: **Notice of Project – Baker Hall Replacement**
Everett Community College

Dear Mr. Yanity:

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall, a building from 1962 located on our campus at 2000 Tower Street in Everett. We plan to locate the replacement building at the east end of our campus, on the site once occupied by the College Plaza shopping center. The College is seeking capital funding to begin design of the replacement building in July of 2021, with the hope of beginning construction early 2022.

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Respectfully,

Pat Sisneros
Vice President, College Services

EVERETT
COMMUNITY COLLEGE

February 2, 2021

Steve Edwards, Chairman
Tribal Senate
Swinomish Indian Tribal Community
11404 Moorage Way
La Conner, WA 98257

Subject: **Notice of Project – Baker Hall Replacement**
Everett Community College

Dear Mr. Edwards:

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall, a building from 1962 located on our campus at 2000 Tower Street in Everett. We plan to locate the replacement building at the east end of our campus, on the site once occupied by the College Plaza shopping center. The College is seeking capital funding to begin design of the replacement building in July of 2021, with the hope of beginning construction early 2022.

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Respectfully,

Pat Sisneros
Vice President, College Services

EVERETT
COMMUNITY COLLEGE

February 2, 2021

Teri Gobin, Chairwoman
Tulalip Board of Directors
Tulalip Tribes
6406 Marine View Drive
Tulalip, WA 98271

Subject: **Notice of Project – Baker Hall Replacement**
Everett Community College

Dear Ms. Gobin:

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall, a building from 1962 located on our campus at 2000 Tower Street in Everett. We plan to locate the replacement building at the east end of our campus, on the site once occupied by the College Plaza shopping center. The College is seeking capital funding to begin design of the replacement building in July of 2021, with the hope of beginning construction early 2022.

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Respectfully,

Pat Sisneros
Vice President, College Services

APPENDIX D

Sustainable Design Approach / LEED v4.1 Analysis

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

LEED v4.1 BD+C
Project Checklist

Project Name: EvCC Baker Hall Replacement
Date: January 29, 2021

Y	?	N			
		1	Credit	Integrative Process	1

8	3	21	Location and Transportation		16
		16	Credit	LEED for Neighborhood Development Location	16
	1		Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
3	1	1	Credit	Surrounding Density and Diverse Uses	5
3	1	1	Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Electric Vehicles	1

3	5	2	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1	1	Credit	Protect or Restore Habitat	2
	1		Credit	Open Space	1
1	2		Credit	Rainwater Management	3
	1	1	Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5	4	2	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

15	5	13	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
6	1	11	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
1	1		Credit	Grid Harmonization	2
	3	2	Credit	Renewable Energy	5
1			Credit	Enhanced Refrigerant Management	1

6	5	2	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
1	2	2	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

12	4	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
1	2		Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

4	2	0	Innovation		6
3	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

53	28	41	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

APPENDIX E
EvCC Climate Action Plan

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

Climate Action Plan

January 15, 2011

INTRODUCTION:

"We, the undersigned presidents and chancellors of colleges and universities, are deeply concerned about the unprecedented scale and speed of global warming and its potential for large-scale, adverse health, social, economic and ecological effects. We recognize the scientific consensus that global warming is real and is largely being caused by humans. We further recognize the need to reduce the global emission of greenhouse gases by 80% by mid-century at the latest, in order to avert the worst impacts of global warming and to reestablish the more stable climatic conditions that have made human progress over the last 10,000 years possible." This text introduces the American College and University Presidents' Climate Commitment, which was signed by Dr. David Beyer on June 13, 2008. In signing this commitment, Everett Community College agreed to:

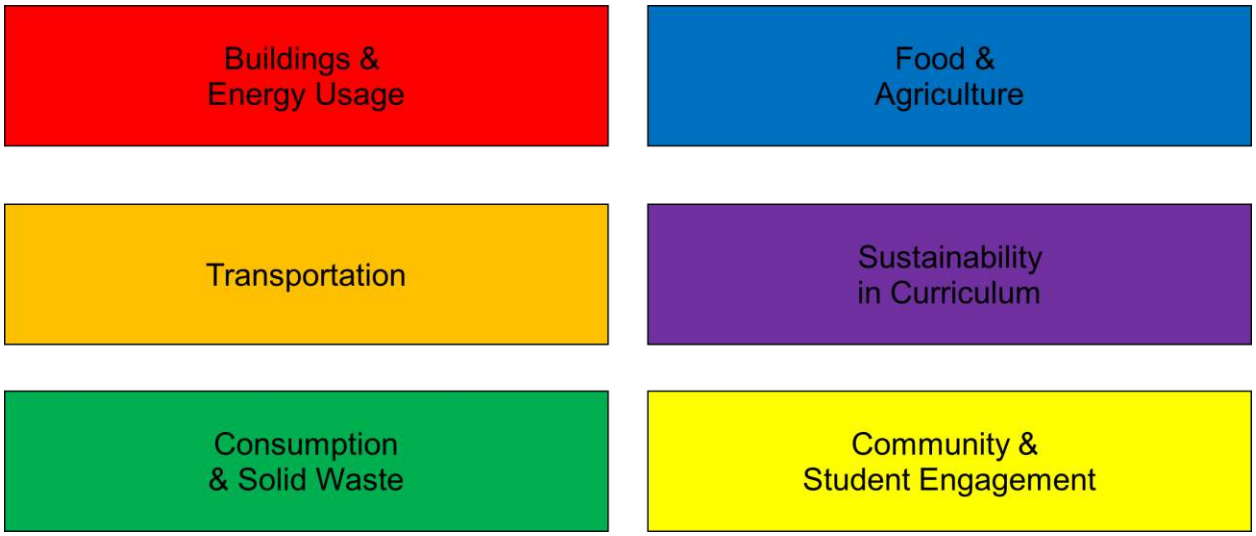
- Complete a green house gas (GHG) emissions inventory.
- Set a target date and interim milestones for becoming climate neutral, within the first two years.
- Take immediate steps to reduce GHG emissions by choosing from a list of short-term actions.
- Integrate sustainability into the curriculum, making it a component of the educational experience.
- Make the GHG inventory, climate action plan and progress reports publicly available.

CLIMATE ACTION PLAN OVERVIEW

Due to increasing enrollment and the opening of new facilities which has increased building square footage on campus, our Climate Action Plan (CAP) puts Everett Community College on a path to maintain our current emissions. We have enacted various strategies to prevent further increase in GHG emissions. Additional actions will need to be identified and implemented, subsequent to this initial plan in order to place the college on a path towards significant emissions reductions. The college will

- report on college emissions annually
- report on major actions outlined in the CAP
- combine long range financial, sustainability and capital projects planning
- identify additional actions in the next 12 months that will begin to reduce overall college emissions
- evaluate existing actions and identify new actions every three years, thereafter
- re-examine the established objectives every five years.

Everett Community College's Climate Action Plan Objectives Map to 6 Core Action Areas:



BACKGROUND

The main campus of Everett Community College occupies 22 acres in north Everett, Washington and consists of 14 classroom and lab buildings plus 6 additional buildings occupying approximately 750,000 square feet. Branch campuses operate at the School of Cosmetology in Marysville, the Aviation Maintenance Technical School at Paine Field and the Applied Technology Training Center in south Everett. As of December 2009, full-time student equivalent enrollment was 11,697 with approximately 19,000 total students attending main and branch campuses, continuing education programs, and distance/e-learning courses.

SOURCES OF CARBON EMISSIONS

Overview

The Green House Gas Inventory baseline for Everett Community College was conducted in Fiscal Year 2009 (FY 2009) and total gross emissions consisted of 11,105.6 metric tons of CO_2. Emissions per full-time enrollment (FTE) were calculated at 0.92 metric tons of CO_2 and 14.85 metric tons of CO_2 per 1000 square feet. (See Figure 1 for emission by category.) Both of these metrics are below the average value of 3.1 metric tons of CO_2 /FTE and 27.38 metric tons of CO_2 / 1000 square feet for institutions designated as Associate's & Tribal Colleges via Carnegie Class. Data for comparison are available at http://acupcc.aashe.org/stats/ghg-scope-stats/ and were accessed on 31 August 2010.

Transportation

Commuting by students, faculty and staff comprises the largest component of Everett Community College's GHG emissions, accounting for 60% of total emissions in the FY09 baseline inventory (See Fig. 1).

Energy

Energy use, including both the purchase of electricity (22%) and the use of natural gas (14%), is the second largest source of Everett Community College's GHG emissions (Fig. 1). Electricity is purchased from the Snohomish County PUD and approximately 80% of this electricity comes from hydropower, with another 5% coming from the Kimberly-Clark co-generation plant.

Natural gas is purchased from Puget Sound Energy. The natural gas that is used on campus powers several boilers, which provide heat to our buildings.

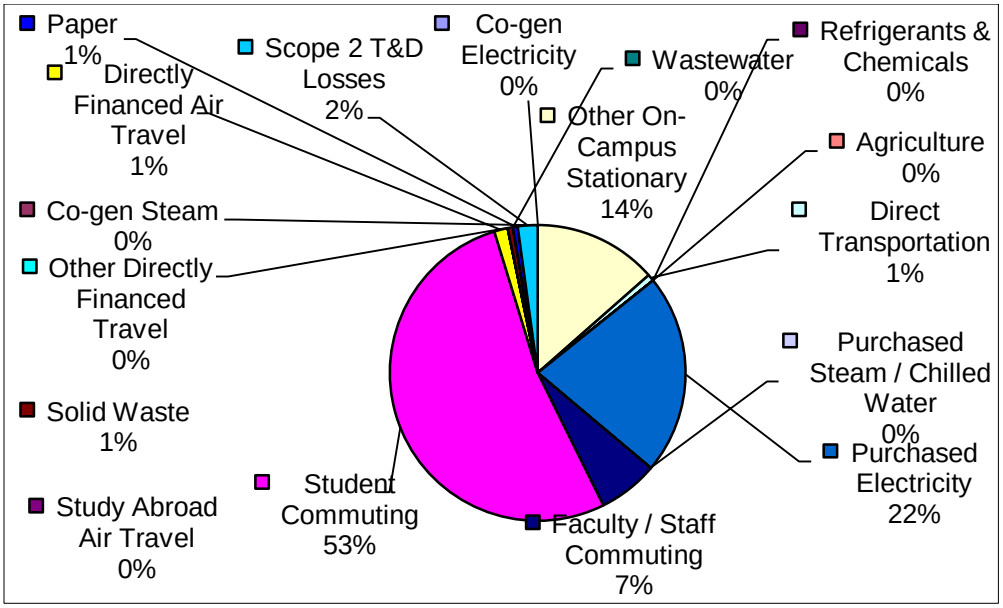


Figure 1. Total GHG Emissions for Everett Community College FY 2009 as calculated by Clean Air-Cool Planet, Campus Carbon Calculator, *©2001-2009 Clean Air-Cool Planet, Inc. All rights reserved.*

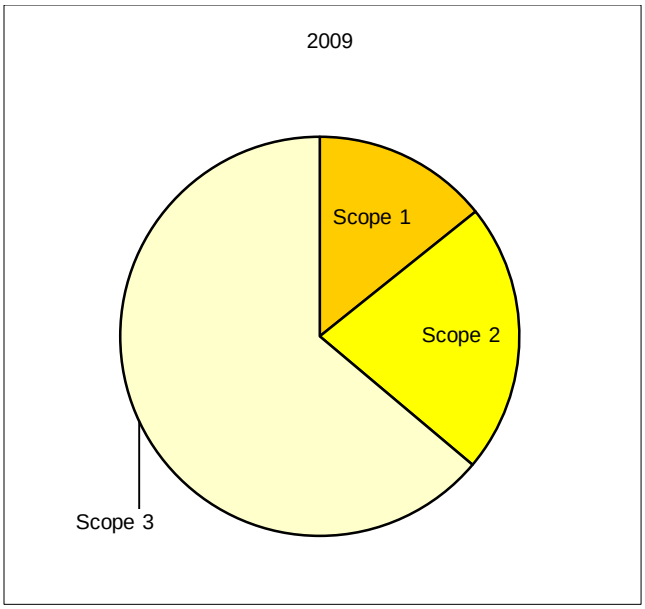


Figure 2. Total Everett Community College Emissions by "Scope" see below for definitions

Scope Definitions

The ACUPCC Implementation Guide classifies greenhouse gas emission sources by various "Scopes" in an effort "to help delineate direct and indirect emission sources, improve transparency, facilitate fair comparisons, and provide utility for different types of organizations and different climate policies and goals[1]". The various scopes are defined as follows:

- **Scope 1:** refers to direct GHG emissions occurring from sources that are owned or controlled by the institution, including: on-campus stationary combustion of fossil fuels; mobile combustion of fossil fuels by institution owned/controlled vehicles; and "fugitive" emissions. Fugitive emissions result from intentional or unintentional releases of GHGs, including the leakage of HFCs from refrigeration and air conditioning equipment as well as the release of CH4 from institution-owned farm animals.
- **Scope 2:** refers to indirect emissions generated in the production of electricity consumed by the institution.
- **Scope 3:** refers to all other indirect emissions - those that are a consequence of the activities of the institution, but occur from sources not owned or controlled by the institution.

BUILDINGS AND ENERGY USAGE

Everett Community College currently has twenty main-campus buildings, five off-campus buildings and the new Fitness Center for which it tracks utility costs. To reduce energy consumption on campus, we need to assess our current usage in greater detail. Currently, campus electricity (Scope 2) is not sub-metered by building, which limits our ability to analyze the Energy Use Index (EUI) for a particular building. New state guidelines also mandate more detailed reporting of energy usage. To address both of these goals (reduction of GHG emissions & state reporting requirements) Everett Community College plans to install a system that will allow sub-metering of electrical usage by building. The proposed campus plan for sub-metering is in development via a Request for Proposal (RFP) with Tetra Tech

Engineering to develop and/or purchase a "dashboard" (PC available) software system which will allow users to access data regarding electrical use by individual buildings. Currently, this project is scheduled for completion in late 2011. Acquisition and analysis of data on building specific energy usage will enable us to identify areas where energy-use reduction strategies can be implemented. These strategies will be implemented as the EUI data for a particular building becomes available.

Natural gas (Scope 1) usage on campus is partially metered for some buildings, but other buildings are collectively metered. Since individualized gas metering of buildings is presently less urgent, a project to sub-meter the gas system is pending funding. Currently, the natural gas is used to power boilers which provide heat to the buildings. Everett Community College Physical Plant has 3 large boilers installed in 1952. Plans to replace our outdated infrastructure with more efficient boiler units will occur as funding from the Washington State Legislature becomes available.

Substantial reduction of GHG emissions and energy savings have already been achieved on campus through extensive re-lamping initiatives carried out over the last several years by the Facilities and Maintenance Personnel. EvCC also participates in PUD's Energy Challenge. Current data gathered via temporary sub metering, reflects a 2.9% decrease in power usage across all facilities for the past quarter and a 2.6% decrease over the most recent 12 months.

Energy Policies

Campus buildings have set guidelines for minimum and maximum room temperatures (heating/cooling) which adhere to American Society of Heating, Refrigeration & Air-Conditioning Engineers (ASHRAE) standards. EvCC has adopted a four day a week schedule in the summer months to further reduce energy usage during the season that offices and classrooms require air conditioning. We are in the process of implementing new guidelines to restrict weekend use of facilities to only one building on campus. This will result in further energy savings.

New Construction

In April 2005, Washington Governor Christine Gregoire signed the high performance green buildings bill into law, which mandates that new public buildings meet "green building" standards of energy efficiency, water conservation and other environmental standards. Due to state law, all new buildings at Everett Community College must be built to Leadership in Energy and Environmental Design (LEED) standards. Gray Wolf Hall, completed in 2009, achieved the LEED Silver Rating. Additional information about this project can be found at: http://www.ga.wa.gov/EAS/green/CaseStudy/GrayWolfHall.pdf. White Horse Hall, which opened in January of 2007, was also built with high energy efficiency standards. The new Fitness Center which is opening January 2011 is also anticipated to achieve a LEED Silver rating.

TRANSPORTATION

Reductions in GHG emissions due to commuting (Scope 3) will be achieved via several new initiatives, including subsidizing ORCA (transit) passes for faculty, staff and students. Approximately 53 faculty/staff have purchased ORCA transit passes as of August 2010. Numbers of student purchases are pending, as Fall Quarter has not yet begun. Additionally, Everett Community College has approximately doubled the

number of carpool parking slots on campus from about 50 to 100 and has decreased the parking fee from $30 (non-carpool full-time student, faculty or staff) to $10.95 for carpool permits per quarter to incentivize students, faculty and staff to carpool to campus.

Current estimates of Single Occupancy Vehicle (SOV) trips to campus are based on a survey by the Washington State Department of Transportation. To gain more campus-specific SOV data, several students in instructor Eric Davishahl's Engineering Project Class of Spring 2010 conducted a five day, car counting survey. Their results are considered preliminary and some improvements need to be made to the methodology, but it is hoped that students in subsequent courses will improve upon this initial project, so that the campus community can gather and analyze its own SOV data.

Other commute reduction approaches include an inclusion of an Everett Community College Ride Connect site on our campus website for students, faculty and staff who wish to form campus carpools: http://www.everettcc.edu/administration/operations/security/rideshare.cfm?id=3444. Additionally, the college built bike lockers to encourage commuting by bike as part of the LEED certification process for Gray Wolf Hall.

CONSUMPTION & SOLID WASTE

Recycling

Currently, solid waste represents less than 1% of Everett Community Colleges total GHG inventory (Fig.1). The campus utilizes a co-mingled recycling program which currently diverts about 13 cubic yards per week and/or about 37% of waste that would otherwise go into the landfill.

Composting Food Waste

Prior to the closure of Dining Services at the end of Spring quarter 2010 due to a remodel, on-campus food waste was composted pre-consumer by the kitchen staff. This effort sent about 2.5 cubic yards of waste per week to Cedar Grove Composting. Also, used fryer oil from the kitchen was donated to a biodiesel company. If the campus is awarded the Washington Campus Compact Northwest Sustainability Initiative sub-grant (described below) we plan to implement post-consumer composting of food waste, and compostable utensils and dinnerware in the cafeteria.

Junk Mail Reduction

Since March of 2008, the campus has continued to participate in a "junk" mail reduction project. When measured in February of 2008, Everett Community College was receiving between 250-300 lbs of unwanted mail daily. As of May 2009, this had been reduced by 150 lbs per day.

Paper Use

At the beginning of Fall Quarter 2009, students were restricted to printing 350 pages per quarter. This was in response to a mandate by the Washington state governor, Christine Gregoire, to reduce paper

use at state agencies by 30%. Currently, the paper that we purchase for use on campus contains 30% recycled fiber (up from 0% recycled fiber) and we are mandated to purchase paper with 100% recycled fiber beginning in 2012.

Household Hazardous Waste

Staff from the Facilities and Maintenance Department also provides collection and disposal of used fluorescent bulbs and used batteries the campus and local community. These items are collected and then taken to a Household Hazardous Waste Materials site managed by Snohomish County.

Future Green Purchasing Policy

Currently, we are studying the logistics required to implement a campus-wide green purchasing system that would enable us to increase the purchase of consumer products produced in a sustainable manner.

FOOD & AGRICULTURE

Everett Community College will be seeking a new food services provider to resume food service on campus for Spring quarter 2011 . Contract language will encourage the purchase of local and organic food products. Currently, some produce is being grown on campus and distributed to local families through the "Gardens to Groceries" program described below in the Community & Student Engagement Section.

SUSTAINABILITY IN CURRICULUM

A campus-wide approach to integration of sustainability topics into Everett Community College curriculum was begun in Winter quarter 2010. A retreat entitled *Sustainability: From Intention to Action – Self, Curriculum, Community* was held at Walla Walla Marine Station, January 29-31, 2010. Approximately 60 faculty, staff and students attended and participated in a variety of workshops directed at understanding sustainability from the perspective of their discipline. Jean MacGregor. Ph.D. of the Washington Center for Improving the Quality of Undergraduate Education at The Evergreen State College and director of the Curriculum for the Bioregion Initiative, was a featured speaker and gave two presentations. The first described the evolution of the term sustainability from its earliest usage and the second was a participatory workshop that engaged faculty with brainstorming on how to integrate sustainability concepts within their discipline specific curriculum.

Efforts to highlight sustainability courses for current and prospective students include "Learn Green" web-pages (http://www.everettcc.edu/green/index.cfm?id=10836) and advertisements in the printed student schedule with a list of all current courses that include a sustainability perspective. Presently, courses which address sustainability include a nutrition course entitled Sustainable Food Systems, Environmental Science courses, courses in geography and sociology and specific sections of English composition. Our cosmetology Salon Management course and the Principles of Marketing course also include a sustainability aspect. Additionally, faculty members have the ability to participate in a bi-weekly Teaching Lab that focuses on the integration of sustainability into their courses.

We currently offer curriculum guides for students planning to transfer as environmental studies, environmental science and global studies majors to four year institutions. These students are exposed to many aspects of sustainability in their coursework.

A faculty committee is currently in the process of developing the language and assessments needed to add a Student Core Learning Outcome (CLO) regarding sustainability to the curriculum of Everett Community College. Work on this project is anticipated to be completed by end of Winter quarter 2011. The earliest this new outcome would be implemented is Fall of 2011. Implementation of this new Student CLO will ensure that the majority of the student body is exposed to aspects of sustainability during their education at EvCC.

COMMUNITY & STUDENT ENGAGEMENT

Earthweek 2010

A week-long series of events were offered during the week of 19 April 2010 to commemorate the 40th Anniversary of the First Earth Day. Programs included a screening of the movie "Fresh" followed by a discussion moderated by a nutrition instructor and also a tour of the campus improvements regarding sustainability. Earth Day events have also occurred at Everett Community College in past years and are planned to continue on an annual basis.

Everett Farmers Market

Beginning in the Fall of 2009, the Everett Community College campus has hosted The Everett Farmers Market during the Fall and Spring quarters. The Market returned in 2010 from 9 a.m. to 2 p.m. on Wednesdays from March 31- June 2. The Everett Farmers Market consists of 12-15 farmers and

producers offering bread and baked goods, honey, fish, artisan cheeses and meats, hazelnuts, sauces, flowers, fruits and produce.

Sustainable Community Resource Guide

A pamphlet entitled "Sustainable Community Resource Guide" highlighting local food sources was developed by students in Laura Wild's Spring 2010 Nutrition 180. This course, entitled "Sustainable Food Systems: What to Eat and Why It Matters", was offered for the first time in Spring 2010. The guide was distributed at the Everett Community College Farmer's Market and at the "Sorticulture" Festival that was held June 11,12, 13, 2010 in Everett, WA. A more detailed version of the pamphlet is available electronically at: http://www.everettcc.edu/uploadedFiles/Green/SustainableResourceGuidePDF.pdf.

Growing Groceries Project

The Early Learning Center "Growing Groceries with Families Project" is an ongoing partnership between Snohomish County Human Services Community Action Program, the Washington State Early Childhood Education & Assistance Program (ECEAP), Washington State University Extension Programs, WSU Snohomish County Master Gardeners, and Everett Community College Early Learning Center. The "Growing Groceries with Families Project" is a local response to help address childhood obesity and health issues. Parents and children are mentored by WSU Master Gardeners in the growth, use and preservation of fresh produce as a means to supplement their household food budget. Families work collaboratively to prepare the garden, plant, maintain and harvest produce. Each month families meet for a work party and cooking demonstration using produce grown in the garden.

The original budget granted this site was $500.00 for supplies. There are two other ECEAP sites participating in the project also. Snohomish County ECEAP appropriated money for cooking demonstrations, Cedar Grove Compost donated the soil, Everett Community College Facilities department (John Syson) provided many plant starts as well as a hose and spray nozzle, hose reel and a new planter. A donation of date expired (but still good) seeds was also made by an ELC parent.

As of August 2010, the ELC has 6 large container gardens as well as a few planted pots. We have harvested green beans, snap peas, carrots, parsley, chives, and leeks. Soon we will harvest onions, tomatoes, zucchini, cilantro, peppers and many more carrots. There are 6 actively participating families and we expect more families to join this coming Fall 2010. Produce is distributed at work/harvest sessions as well as daily when things need to be picked. ELC teachers and children have been visiting the garden to check up on watering and as part of their emergent science curriculum. The project has plans to continue year round with "cold season crops" like kale and lettuce as well as soil enriching plants such as soy beans.

Service Learning Projects

Everett Community College has received a sub-grant of the Northwest Sustainability Initiative (NWSI) sponsored by Washington Campus Compact (WACC). This project is an effort to increase the use of service-learning in the STEM disciplines (science, math, engineering, technology). With the grant funding, EvCC plans to implement sustainability focused service learning projects in several courses, including training students to help peer teach other students the appropriate manner in which to recycle and compost food waste on campus. This will allow us to expand the practice of composting food waste to the cafeteria for a post-consumer process. Additionally, the students of the Sustainable Food Systems: What To Eat and Why It Matters class of Spring 2011 will be creating and maintaining a long-term campus community garden.

Everett Community College Reads

"By reading one book in common, Everett Community College students, faculty and staff engage in a year long, cross-disciplinary collaboration that encourages imaginative and critical thought.[2]" For the academic year 2010-2011, the books *Plenty* and *Hannah Coulter,* have been chosen. *Plenty* is a memoir by Alisa Smith and J.B. Mackinnon of their year-long adventure in eating locally, during which they limited themselves to food produced within 100 miles of their Vancouver, B.C. home. *Hannah Coulter* by Wendell Berry is suggested as a companion literary piece due to its related focus on the rural experience and the deterioration of farm communities. Berry has been called "one of the great American voices" and is an author everyone should get to know.

In addition to book discussions, the Everett Community College Reads Committee will plan a schedule of speakers, and other events, perhaps even a local farm fair and a locavore meal. A year-long focus on these two books will further emphasize and extend our focus on sustainability as a campus community.

LONG-TERM FINANCING PLANS FOR SUSTAINABILITY ON CAMPUS

In current discussion amongst the stakeholders of EvCC sustainability is the idea of establishing a "Sustainability" Fee for students. Such a fee, if implemented, would fund sustainability projects, trainings, and other sustainable measures on campus. Current sustainability projects are generally funded by grants and rebates from energy efficiency projects. Projects funded usually require a 2 year or less return on investment, and only the base investment is returned to the sustainability fund, with the cost savings returning to the campus general fund. Another idea for funding is a percentage of cost savings resulting from sustainability or efficiency projects being used for new ideas and/or ROI capital.

REFERENCES

1) Implementation Guide: Information and Resources for Participating Institutions, Version 1.1, 2009. Available at http://www2.presidentsclimatecommitment.org/pdf/ACUPCC_IG_Final.pdf. Accessed on 30 August 2010.

2) "EvCC Reads" Webpage http://www.everettcc.edu/library/index.cfm?id=10026&link. Accessed 1 September 2010.

APPENDIX F

Space Tabulation Summary

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

EVERETT COMMUNITY COLLEGE

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD

Baker Hall Replacement

2/18/2021

Space Name	(ASF)	Quantity	Total ASF	Workstations	Comments
Classrooms					
General Business Classroom/Lab	1,200	2	2,400	80	40 students per classroom/lab
Accounting Classroom/Lab	1,200	2	2,400	80	40 students per classroom/lab
Economics Classroom/Lab	1,200	2	2,400	80	40 students per classroom/lab
Business Technology Classroom/Lab	1,200	2	2,400	80	40 students per classroom/lab
CIS Network Lab	1,200	1	1,200	28	28 students
CIS Classroom - Large	1,200	1	1,200	40	40 students - Shared w/ other programs
CIS Classroom - Medium	975	2	1,950	56	28 students per classroom/lab
CIS Classroom - Small	200	3	600	8	4 students per classroom/lab (2 for CIS, 1 for Theatre)
General Classroom/Theater Rehearsal	1,200	1	1,200	40	
Basic Skills Classroom	1,200	1	1,200	40	
General-Use Computer Lab	525	1	525		16 stations
Collaboration Rooms	1,950	1	1,950		Multiple rooms, each floor
		subtotal nsf	19,425	532	
Faculty Offices/Staff Rooms					
Administrative Offices - Business Department	1200	1	1,200		Incl. 3 private offices/reception/workroom
Faculty Offices	120	25	3,000		
Workroom	125	2	250		
		subtotal nsf	4,450	-	
Auditorium					
Black Box Theater	2,750	1	2,750		Seating for 150 max
Green Room	350	1	350		
Dressing Rooms	250	2	500		
Backstage Restroom	80	2	160		
Scene Studio/Storage	1,000	1	1,000		
Theatre Office	140	1	140		
Control Room	250	1	250		
Costume Storage	500	1	500		
		subtotal nsf	5,650	-	
TOTAL NSF			**29,525**	532	
Circulation, Walls/Structure, MEP/Support	*Efficiency:*	60.3%	19,475		Exterior and interior walls and partitions, stairs, elevator, open study areas HVAC, electrical, toilets, custodial
TOTAL GSF			**49,000**		

APPENDIX G
Design-Build Justification

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

August 25, 2020

Patrick Sisneros
Vice President College Services
Everett Community College, Everett Campus
2000 Tower Street
Everett, Washington 98201-1390

RE: Delivery Method for Baker Hall Replacement Project at Everett Community College, Everett Campus.

Dear Mr. Sisneros:

Within RCW 39.10.300, per requirements in RCW 39.10.270, DES has been certified through the project review committee to use the Design-Build procedure, when appropriate. We recommend the use of the Design-Build delivery method for the Everett Community College, Baker Hall Replacement Project for the following reasons:

- **This delivery method provides the project team with the opportunity to innovate in Building Performance:** The College is placing an emphasis on building performance. It is anticipated that the collaborative approach of the Design-Build delivery method will allow the project team to optimize the building to meet both program needs, building energy performance and LEED criteria.
- **Contractor feedback during design provides effective management of project costs:** It is expected that the Design-Build method will allow the college to evaluate design options against construction cost to establish the best value.
- **Significant acceleration of the projection Schedule:** By allowing for overlap with the design and construction phases, the Design-Build method allows for a compressed schedule. That may bring the completed building online faster and provide project efficiency and expedited schedule to help mitigate cost escalation.
- **Collaborative approach enables risk mitigation:** The Design-Build approach reduces the risk of change orders and construction claims, providing a more predictable budget for the College.

I am available to discuss these benefits further.

Sincerely,

Susan Smith

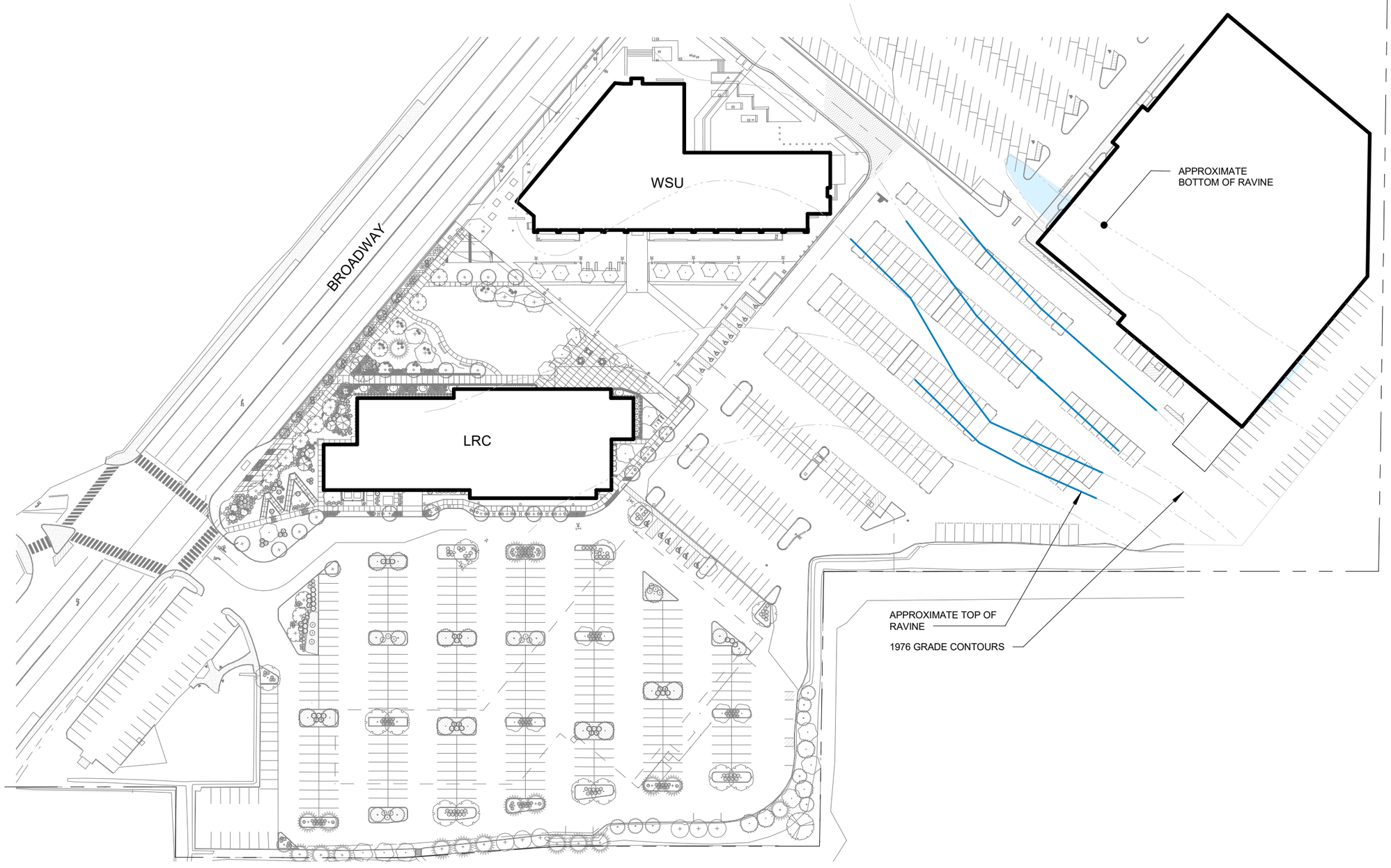
Susan Smith, Project Manager
Engineering & Architectural Services
Facility Professional Services
Department of Enterprise Services

CC:

APPENDIX H

Site Plan and Floor Plan Diagrams

Site Plan Upon Completion of LRC
Existing Site Utilities Upon Completion of LRC
Baker Hall Replacement Site Plan (with parking stall calculations)
Floor Plan Diagrams, Floors 1-3
Baker Hall Site Restoration Landscape Plan



EVERETT COMMUNITY COLLEGE

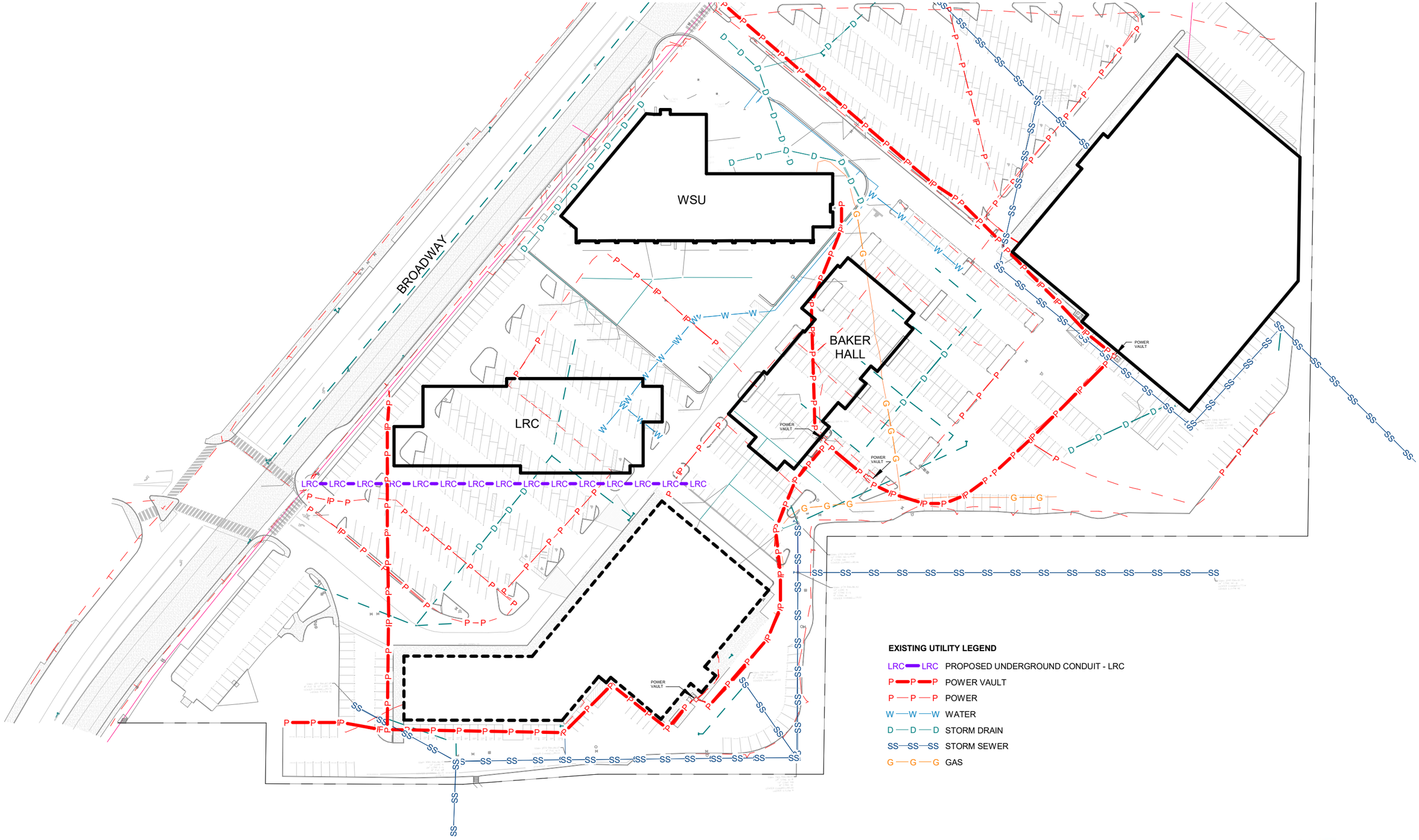
Baker Hall PRR

Site Plan - Existing Conditions

02/18/21

1" = 100'-0"

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD



EVERETT COMMUNITY COLLEGE

Baker Hall PRR

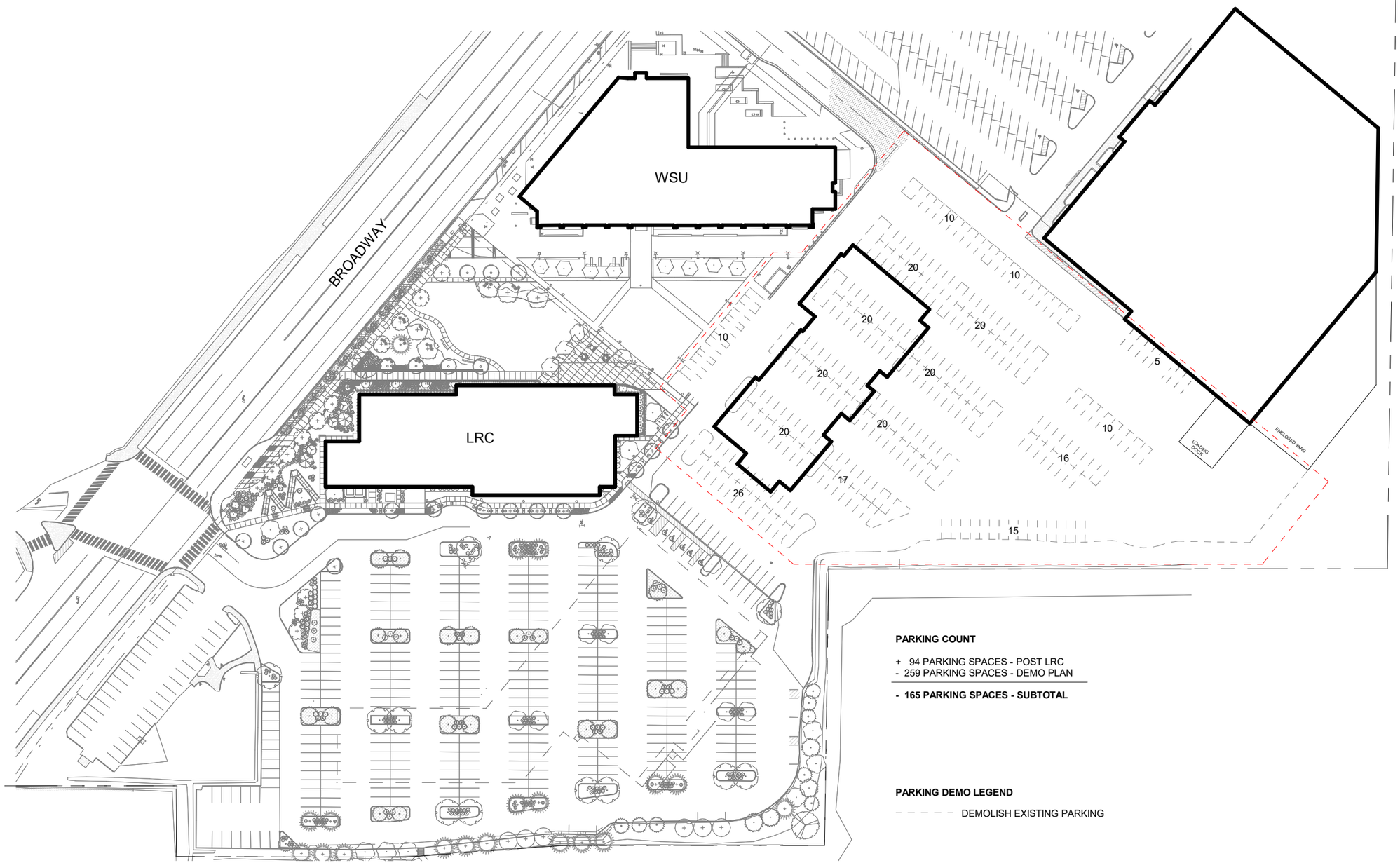
Existing Utility Plan

02/18/21

1" = 100'-0"

SSW ARCHITECTS

SCHREIBER STARLING WHITEHEAD



PARKING COUNT

+ 94 PARKING SPACES - POST LRC
- 259 PARKING SPACES - DEMO PLAN

- 165 PARKING SPACES - SUBTOTAL

PARKING DEMO LEGEND

- - - - - - DEMOLISH EXISTING PARKING

EVERETT COMMUNITY COLLEGE

Baker Hall PRR

Parking Demo Plan

02/18/21

1" = 100'-0"

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD

PARKING COUNT

+ 94 PARKING SPACES - POST LRC
- 259 PARKING SPACES - DEMO PLAN

- 165 PARKING SPACES - SUBTOTAL
+ 186 PARKING SPACES - BAKER HALL

+ 21 PARKING SPACES - NET TOTAL

EVERETT COMMUNITY COLLEGE

Baker Hall PRR

Site Plan

02/18/21

1" = 100'-0"

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD

1 Level 1
1/16" = 1'-0"

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement w/ Cosmetology

Level 1

05/27/2022

1/16" = 1'-0"

SSW ARCHITECTS
SCHREIBER
STARLING
WHITEHEAD

1 Level 2
1/16" = 1'-0"

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement w/ Cosmetology

Level 2

05/27/2022

1/16" = 1'-0"

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD

1 Level 3
1/16" = 1'-0"

EVERETT COMMUNITY COLLEGE

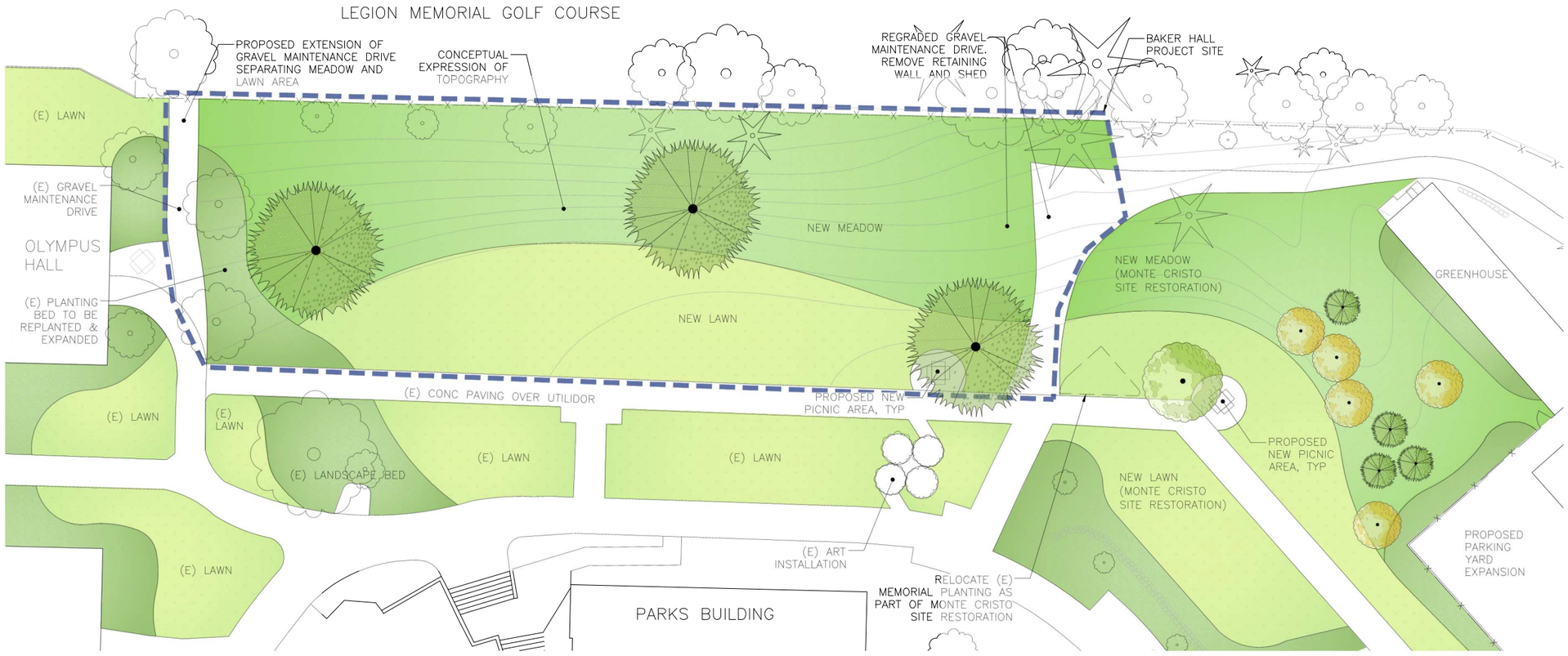
Baker Hall Replacement w/ Cosmetology

Level 3

05/27/2022

1/16" = 1'-0"

SSW ARCHITECTS
SCHREIBER STARLING WHITEHEAD



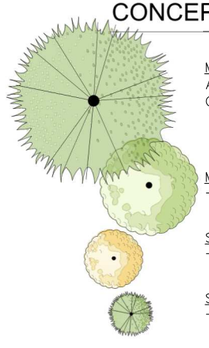
1 LANDSCAPE CONCEPT PLAN

SCALE: 1" = 20'-0"

20 10 0 20 40
SCALE IN FEET

N

CONCEPT PLANT SCHEDULE



MAJESTIC CONIFER
ABIES GRANDIS / GRAND FIR
CEDRUS LIBANI / LEBANON CEDAR

MEDUIM DECIDUOUS TREE
–

SMALL DECIDUOUS TREE
–

SMALL CONIFER
–

LANDSCAPE BED (EXISTING & NEW)
–

LAWN
–

MEADOW
–

CONCEPT NARRATIVE

- Design that capitalizes on a "borrowed landscape" with views northward across the open landscape of the gulf course to the foothills beyond.
- Majestic Large conifers such as Lebanon Cedar and Grand Fir to join and add to the diversity of existing conifers along this edge of campus. These trees are positioned to retain and frame views through existing trees along the fence line.
- Flat lawn area for lounging and passive recreation, creating a tidy border to the sidewalk, and visually tying the new landscape with existing landscape.
- Sufficient imported fill for a flat lawn adjacent to the utilidor sidewalk.
- A maintained lawn area and informal meadow.
- Meadow diverse in native wildflowers, forbs, and grasses. See images to the right of two meadows at different times during the growing season that were seeded with the proposed seed mix.
- Meadow maintenance regime: monitoring for and removal of weeds and one mulch mowing in September.
- Irrigated landscape with meadow areas requiring much less watering than lawn areas.
- Maximum allowable slopes:
  - 3:1 for meadow areas
  - 4:1 for lawn areas but flat lawn areas are preferred for passive use and for ease of maintenance.

IRRIGATION NOTES

1. New irrigation zones for the new landscape would be added to the existing system around Olympus Hall or Monte Cristo Hall.
2. The irrigation point of connection for Olympus Hall landscape is in the utilidor by Baker Hall and is likely the best water source for the new irrigation zones.
3. At time of design of this conceptual plan (Sept 2021) irrigation for Monte Cristo site restoration is yet to be designed. Confirm whether irrigation zones for Monte Cristo landscape are connected to a domestic water supply with no deduct meter, or whether they are connected to a water supply metered or designated for irrigation. Revise piping and connect Monte Cristo zones to the new Baker irrigation system if the zones are drawing from a domestic water supply.

OTHER CONSIDERATIONS

- This site provides an opportunity to plant one to a few beautiful trees that require a large space and have characteristics (i.e., large nuts, branches prone to breaking when they become very large, a "messy" habit or copious drop of leaves and other debris) that make them problematic elsewhere on campus.

Images of diverse meadows seeded with Native Pollinator Seed mix. Available from Northwest Meadowscape, Whidbey Island

Lebanon Cedar

LEGEND

EXISTING TREES TO REMAIN

EVERETT COMMUNITY COLLEGE

NAKANO ASSOCIATES
LANDSCAPE ARCHITECTS

BAKER HALL SITE RESTORATION

Landscape Concept Plan
September 10, 2021

APPENDIX I

Structural Assessment

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

December 11, 2017

2017 Project Request Report for Everett Community College - Baker Hall, Everett, WA

Subject: Structural Assessment

Index

Executive Summary

The structural review of the Baker Hall on the Everett Community College Campus includes evaluation for continued use of the building with updated program over an additional 20 to 30 year life span. This evaluation includes structural remediation work required to reduce life-safety risks to the standards of the 2015 International Existing Building Code (IEBC), as adopted by Washington State. The planned program requirements for the continued use of this building is expected to require a level of overall upgrades that will trigger the City of Everett Building Code classification of Substantial Alteration. Substantial Alteration requires the structure to comply with IEBC.

One of the main factors considered during the review is seismic safety. Modern building codes have improved the structural detailing of buildings to reduce the risk of damage that could hurt people in an earthquake. The Baker Hall structure lacks the structural detailing of more recent building codes and is considered a high-risk to life-safety. Baker Hall was constructed in the early 1960s and does not have the capacity to resist earthquake ground motions that are possible in the Everett area. This building is expected to perform poorly in a major earthquake including the potential for partial building collapse.

Seismic evaluation of the structure follows the recommendations of the *ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings* which is the national standard for the seismic evaluation of existing structures. Additional information about the methodology is included in Appendix A. In interpreting the results, engineering judgment based on experience with similar structures has been applied.

Introduction to Assessment

The basic structural evaluation has included a review of available construction drawings.

Vertical Load System

Vertical loads consist of the building weight, roof snow loads, and floor occupancy loads. Our limited evaluation of the structure indicates it is adequate for typical classroom and office loading.

Lateral Load System – Wind

Wind loads are not a concern for the primary structural system due to the buildings being one and two stories tall. High winds could cause damage to deteriorating siding and roof components and they should be checked and maintained regularly on the older structures. Review of these systems is not part of this study.

Lateral Load System – Seismic

The building has been evaluated for seismic safety based on ASCE 41-13 as described in Appendix A. The purpose of an earthquake assessment is to determine the risk to human life posed by damage or failure of structures in a major earthquake. This evaluation has been for Life-Safety level of building performance. This means that in order for a building to be acceptable it must limit the damage that could cause a risk to the occupants of death or serious injury. The goal is for occupants to exit safely but the building may be damaged by the earthquake. Damage may be so extensive as to not be economically repairable.

Geotechnical

Geotechnical information has not been provided for the specific building in this study and would be needed for further review. We have based our comments herein on information contained on original construction drawings.

Building Description and General Deficiencies (Summary of Findings)

Baker Hall was constructed in 1960 with wood roof and second floor framing over concrete framing at First Floor. The building walls are brick veneer supported on CMU backup walls with the CMU walls also acting as lateral-force resisting elements. Minimal reinforcement exists in the CMU walls and they are considered unreinforced masonry (URM) construction. The CMU walls occur on the east and west sides of the building but there are no shear walls on the north and south sides. This is a major seismic deficiency.

The roof of the auditorium consists of timber decking over deep glue-laminated beams. The beams are supported by the CMU walls on both ends. Roof of the main building is 2x12 joists at 16″oc supported by the exterior end walls and steel beams on the interior grids. The roof sheathing is 3/4″ plywood. Steel beams are supported by steel posts, some of which are transferred by beams to other posts below the Second Floor.

The Second Floor is 3/4″ and 5/8″ plywood sheathing on 2x14 joist at 12″ oc supported by the CMU end walls and steel beams on the grids.

The building has a 4′ to 6′ high crawl space under the First Floor. The floor is cast in place concrete beams and slabs supported on concrete exterior walls and concrete columns.

We reviewed the original construction documents using the requirements of ASCE 41-13. Checklists. The checklists are included in the Appendix and the items marked as Non-Conformances are noted in this list:

- Shear walls lacking on north and south.
- CMU shear walls on east and west are minimally reinforced. Some horizontal reinforcing is shown but no vertical reinforcing is noted on the original construction documents.
- The structure lacks a complete load path due to the lack of seismic design and detailing of the 1960's.
- The mezzanine in the auditorium lacks lateral support.
- There are vertical irregularities of the lateral system. It is our opinion that the lack of shear walls will require the wood framed partition walls to resist seismic forces. Sometimes older buildings have enough partition walls to provide a reasonable level of support for seismic forces. In Baker

Hall, the partition walls do not have enough walls that stack between the First and Second Floors to act as shear walls.

- Torsion is considered a non-conformance because there are no effective shear walls on the north and south sides.
- The structures lacks redundancy because there are no walls on the north and south sides and the east and west walls are not enough for the length of the structure.
- Seismic shear forces in the unreinforced CMU walls exceeds an allowable level.
- The wood joists of the Roof and Second Floor have some steel straps to the CMU walls on the east and west but not an adequate amount to support the walls from falling away from the structure (out-of-plane forces).
- Wood ledgers are not adequate for load transfer to the walls.
- The glu-lam beams in the auditorium and the joists at Roof and Second Floor are beveled and sit in pockets in the CMU walls. There is no positive anchor of the framing shown. This condition often leads to moisture deterioration of the wood and inadequate support in an earthquake.
- The proportions of the CMU walls thickness to height exceeds recommended limits. This can cause failure of the walls out-of-plane.
- The length of diaphragm connections to the walls are limited due to stair wells adjacent to the walls.
- Floor loads used for design of Second Floor framing are 40 psf. This is not adequate for any occupancy other than standard classrooms.
- Floor and roof sheathing is plywood that is a good condition, unusual for a building in the early 1960's. Nailing and blocking is not known.

Remediation Strategy

The following recommendations are provided to increase the serviceable life of the building given the deficiencies noted above. These items are shown on the plan in Appendix C:

1. The east and west CMU walls require strong-backing for out-of-plane support, improvement of the support of Second Floor and Roof framing, and improvement of shear capacity. One option for providing all of this is a shotcrete concrete wall on the inside of the CMU wall with dowels to the CMU. A 10" reinforced concrete wall on the East, West and the interior auditorium wall is proposed above the First Floor. The Second Floor and Roof framing will be cut back, supported on a steel channel that is anchored to the concrete wall.
2. A transverse brace frame in the middle of the building is proposed to reduce the length of the wood diaphragm. Otherwise the diaphragm needs additional nailing that would require removal of roofing materials and flooring to access the plywood and add nails as well as blocking from underneath. Localized nailing and blocking is required at the frame.
3. There is no effective lateral support in the longitudinal direction and we are proposing added shotcrete walls in the auditorium for lateral support. This is a good location since there is no crawlspace below the auditorium and the foundation walls can be anchored directly to the new walls. Steel straps and added steel beams on the North side are required to tie the walls to the rest of the structure.
4. The foundations are not expected to need strengthening.

5. The mezzanine in the auditorium may need to be laterally supported by anchoring to the new concrete wall and adding plywood sheathing on part of the wall adjacent to the auditorium.
6. New concrete walls are shown on the North and South side at the east end to improve redundancy and reduce the demand on the auditorium walls. These may have openings for doors and windows.
7. Plywood sheathing will be added to the floor and roof near the shear walls due to the reduced diaphragm width created by the stairwells.
8. Brick anchors to CMU walls may be deteriorated and portions should be exposed for evaluation Additional anchors are likely. This criteria can be eliminated if pedestrian access is limited at the ends of the building.

Non-structural Components and Utilities

Significant damage and injury can occur in earthquakes due to non-structural items. Current building codes require anchorage of items such as tall shelving and mechanical units. At the time that Baker Hall was constructed this anchorage was not a construction standard. The non-structural items were not reviewed as part of the study. The following lists some of the typical components that often fail in earthquake causing risk to life-safety, exiting and building damage:

1. Hung ceilings, light fixtures, sprinklers need to have lateral bracing.
2. Shelving and storage racks need to be anchored to the floor or walls.
3. Mechanical and electrical units need to be bolted to floor framing.
4. Piping in multi-story buildings needs to be braced so that failure does not cause water damage.
5. Gas and water lines entering buildings need expansion joints to allow building movement.
6. Canopies over exit doors need to be secured so they do not block exiting.

No remediation is included for non-structural items since the renovation is likely to require all new equipment that must be installed to current building code.

Site Investigation and Document Review

We have reviewed the available structural drawings for general concept of the material details, connections and reinforcing of concrete and masonry. We have not performed in-depth evaluation of the original design nor have we confirmed that the actual construction completely follows the details shown on the documents.

We have not performed a visual inspection of the structure so the actual conditions of the materials in not verified but reports from facilities personnel is that the building is in good condition.

Report Limitations

This report summarizes our evaluation; it gives brief suggestions for upgrading existing structure for use with the revised programs for the purpose of preliminary cost estimates. The proposed structural repairs are those expected to be needed to comply with the building code for existing buildings.

If further evaluation is needed for upgrading the structure or costing analysis, then more complete information of the building will be required. Field verification and destructive testing may be required to determine actual conditions. Opinions expressed herein may change given additional information and material testing.

This report is intended for use by Washington State Board of Community & Technical Colleges. The scope of services performed during the execution of this investigation may not be appropriate to satisfy the

needs of other users, and any use or reuse of this document or the findings and recommendations presented herein is at the sole risk of said user. This evaluation does not represent a warranty or guarantee on the part of Lund Opsahl LLC that other problems such as material decay do not exist. Lund Opsahl's professional services are performed using the degree of skill and care ordinarily exercised under similar circumstances by structural engineers practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.

Conclusion

The general conclusions for this study are given in the top of the document under Executive Summary.

Marjorie Lund PE, SE

Principal

Appendix A - Seismic Design Methodology

ASCE 41-13 Seismic Evaluation & Retrofit of Existing Buildings

Our seismic evaluation approach follows the recommendations outlined in ASCE 41-13 *Seismic Evaluation and Retrofit of Existing Buildings*, which is the accepted national standard for seismic evaluation and rehabilitation of existing structures.

The basis of the ASCE 41-13 methodology is a multi-tiered evaluation of existing buildings based on available information. The Tier 1 evaluation uses standardized checklists and short engineering calculations to screen potential earthquake performance against generalized acceptance criteria based on the need for a structure to provide either basic life-safety, or in the case of more critical uses, immediate occupancy. Further Tier 2 and 3 evaluations may be performed on the building to more closely determine the extent of potential deficiencies that are identified in the Tier 1 evaluation. Only a Tier 1 evaluation has been performed for this report.

Seismicity

The city of Everett is in a seismically active area. Baker Hall has experienced minor ground motions numerous times in its lifetime. The strongest ground motion experienced recently, was due to the 2001 Nisqually Earthquake. It is estimated as an intensity of V on the Modified Mercalli Intensity scale. For a description of the different measurements of earthquakes and the design criteria used in evaluating the buildings, refer Earthquake Measurement Section below. While these ground motions were less than those that are considered in earthquake design and seismic evaluation standards, the building appears to have performed adequately.

Performance Objectives

When performing an evaluation with ASCE 41-13, performance objectives are selected for structural components. The target building performance level then dictates what level of seismic forces the facility will be evaluated by and the safety factors used when evaluating component capacities. Figure 1 displays a breakdown of the target building performance levels. Our ASCE 41-13 Tier 1 checklist evaluation has been performed using BSE-1E seismic force criteria.

We have evaluated the structures for a Life Safety performance level (S-3) which is the minimum performance level allowed in the Washington State Building Code. The structural components were evaluated using a performance level of S-3, which means a structure may suffer damaged components, but will retain margin against the onset of partial or total collapse.

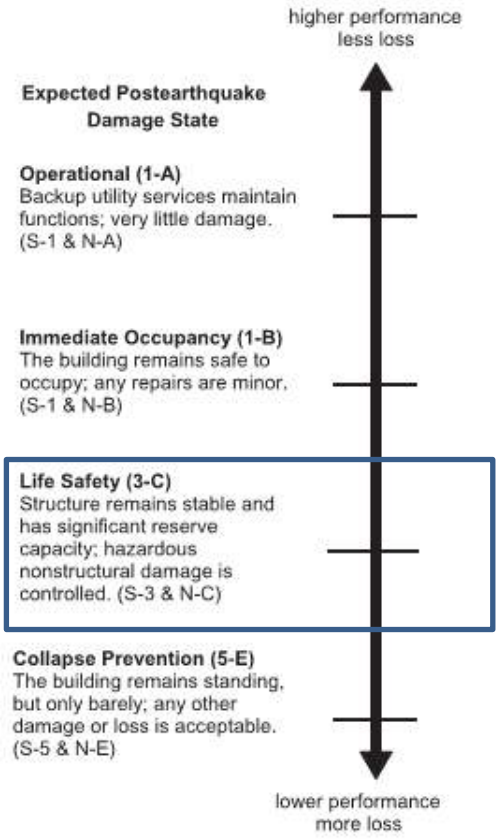


Figure 1: Target Building Performance Level

Earthquake Measurements and Seismic Performance

Earthquake magnitudes are a measure of the energy released by an earthquake and are measured by the Richter Magnitude Scale. The Richter scale, measured on a seismograph, records the magnitude of an earthquake as the amplitude (height) of the earthquake trace created by the pens of the seismograph on a logarithmic scaled chart. The Richter Scale is not a measurement of the damage caused by an

earthquake. Damage to structures and effect on humans are an outcome of the intensity of the ground shaking. Intensity is dependent not only on the energy released by the earthquake but the distance from the epicenter to the building and the type of soils at the site. This intensity is commonly referred to on a standard called the Modified Mercalli Intensity (MMI) Scale. This scale tends to describe the damage levels and human perceptions more appropriately than the magnitude scale. An intensity of "I" is not felt but an intensity of "X" indicates severe ground motions and heavy damage to structures. In general, the MMI is greater near the epicenter of the earthquake and decreases with distance. Refer to the figure below for a very generalized correlation between the Richter Magnitude Scale and the MMI Scale.

The calculations performed for existing building reviews are based on guidelines that define the maximum considered earthquake as one that has a 2% probability of exceedance in 50 years and is dependent on the building's site class. A site class is a classification assigned to a site based on the types of soils present and their engineering properties. The preliminary calculations performed for a Tier 1 analysis assumes a site class. If geotechnical reports are available for nearby sites this helps to determine the site classification. We acquired data from the National Earthquake Hazard Reduction Program (NEHRP) spectral response acceleration contour map for short-period spectral acceleration and 1-second period accelerations to determine the intensity of potential earthquake energy at the site. In general, a design spectral response acceleration on the order of 0.65g-1.25g, a range for western Washington State, equates to an intensity of approximately X on the MMI scale, as shown in the attached Figure 2, and an equivalent 7.0 magnitude on the Richter scale.

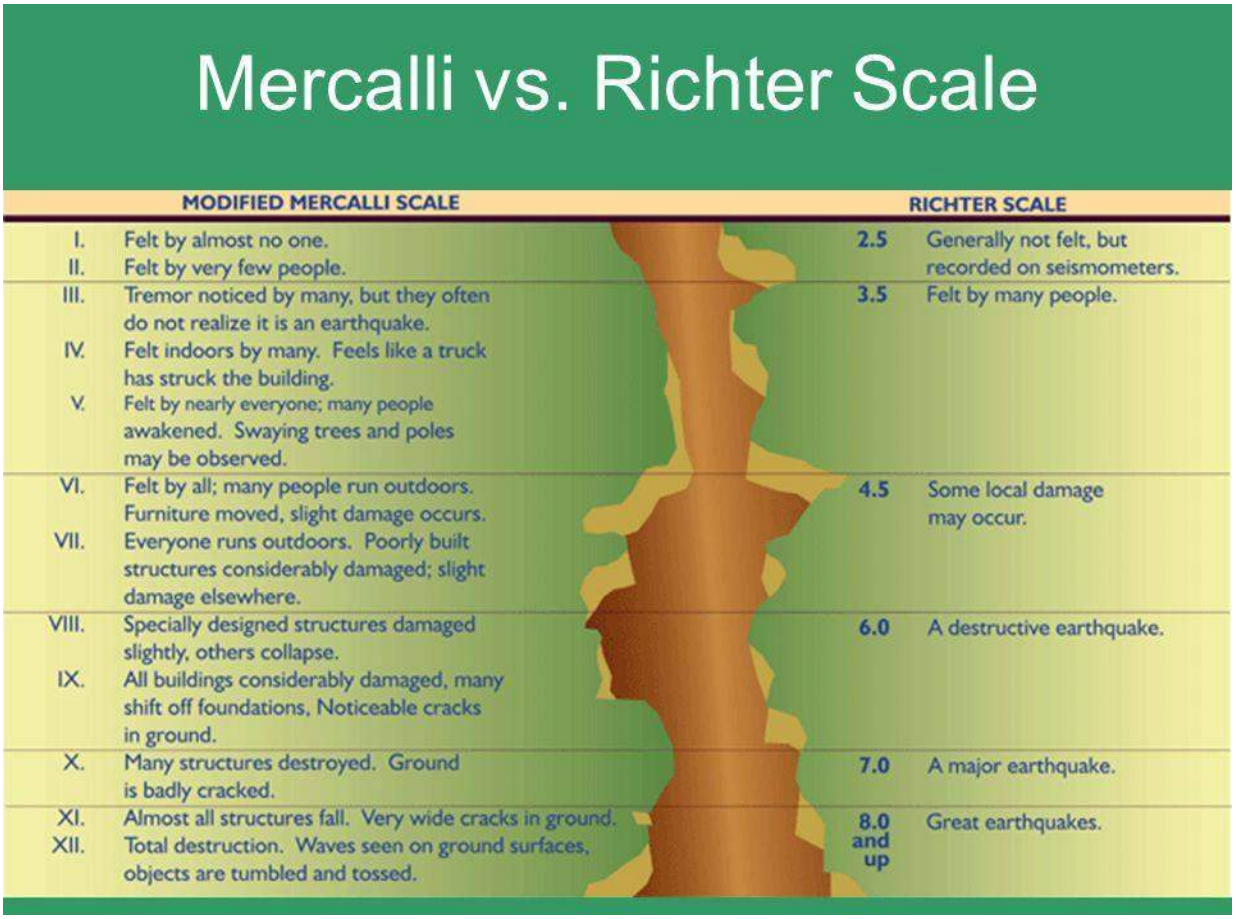


Figure 2 - Modified Mercalli Intensity Scale vs Ricter Magnitude Scale

Appendix B - Photos

Photo 1 Google Maps aerial view

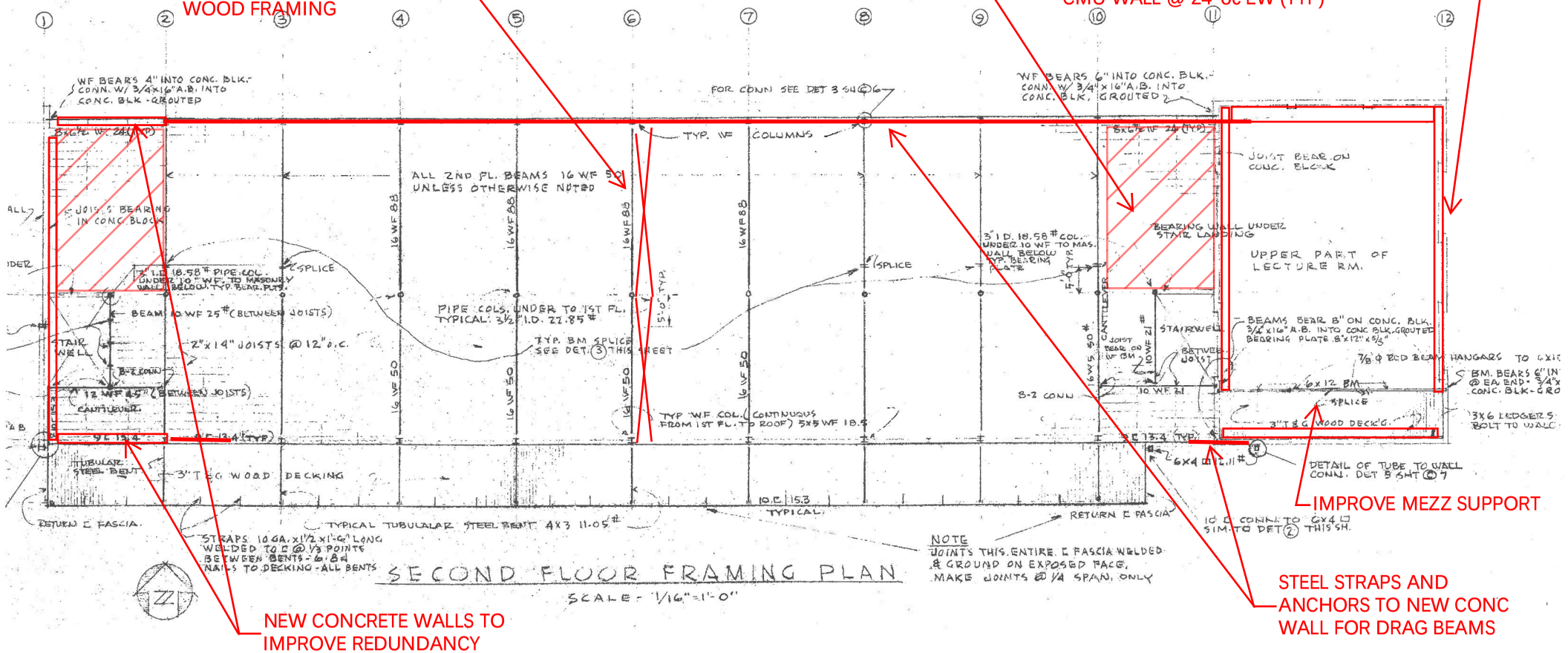
Photo 2. Google Maps view of front of building

Photo 3. Google Maps view of back of building

STEEL BRACE FRAMES @ BASEMENT, FIRST, & SECOND FLOOR. BLOCKING AND NAILING ADDED AT WOOD FRAMING

ADDED PLYWOOD SHEATHING w/ HIGH LOAD DIAPHRAGM NAILING AND BLOCKING @ SECOND FLOOR AND ROOF (TYP)

SHOTCRETE CONCRETE WALL w/ #4@12 EW, DOWELS TO CONCRETE SLAB @ FIRST FLOOR, EPOXY DOWELS WITH SCREENS TO UNREINFORCED CMU WALL @ 24"oc EW (TYP)



SECOND FLOOR FRAMING PLAN

SCALE - 1/16"=1'-0"

NO CHANGES TO FOUNDATIONS

BRICK VENEER ANCHORS SHOULD BE EVALUATED. ASSUME BRICK HELOC ANCHORS INSTALLED THROUGH BRICK TO WALL @ 24"oc EW

EVERETT CC BAKER HALL
STRUCTURAL EVALUATION REPORT
REMEDIATIONS

APPENDIX J
Geotechnical Investigation

EVERETT COMMUNITY COLLEGE
Baker Hall Replacement

Geotechnical Engineering Services

Baker Hall Replacement Pre-design (2021-025)
Everett Community College
Everett, Washington

for
Everett Community College

December 22, 2020

GeoEngineers
Earth Science + Technology

Geotechnical Engineering Services

Baker Hall Replacement Pre-design (2021-025)
Everett Community College
Everett, Washington

for
Everett Community College

December 22, 2020

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Geotechnical Engineering Services

Baker Hall Replacement Pre-design (2021-025)
Everett Community College
Everett, Washington

File No. 5836-012-00

December 22, 2020

Prepared for:

Everett Community College
c/o Washington State Department of Enterprise Services
Division of Engineering & Architectural Services
1500 Jefferson Street SE
Olympia, Washington 98504

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Principal

CC:KMS:RCM:mce

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APPENDICES

1.0 INTRODUCTION

This report presents the results of our preliminary geotechnical engineering services for use in predesign of the proposed Everett Community College (EvCC) Baker Hall Replacement project, located east of North Broadway Avenue in Everett, Washington. The proposed project site is shown relative to surrounding physical features in the Vicinity Map, Figure 1, and Site Plan, Figure 2.

1.1. Project Description

The proposed Baker Hall Replacement building is located at the College Plaza site and will be in the asphalt-paved parking lot located east of the proposed EvCC Learning Resource Center (LRC) and south of the Washington State University (WSU) University Center building. Our understanding of the project is based on discussions with Susan Smith and Ross Whitehead (architect), our experience on the EvCC Campus and with the EvCC LRC and WSU University Center building, and our experience on similar projects.

We understand that the project will include construction of the Baker Hall Replacement building and supporting infrastructure, including underground utilities, new parking areas and potentially stormwater management systems. We anticipate that the Baker Hall Replacement building will be a three-story building constructed at or near existing grades and will be supported on shallow foundations. We also understand that no below-grade structures are planned for the project.

1.2. Purpose and Scope

The purpose of our geotechnical services is to evaluate soil and groundwater conditions as a basis for developing preliminary geotechnical criteria for use in predesign of the Baker Hall Replacement project. Existing subsurface information including field explorations and laboratory testing in the vicinity of the project site were reviewed and evaluated to understand subsurface conditions at the site and to develop preliminary recommendations for use in predesign of the project. Our services were completed in general accordance with our proposal dated November 19, 2020. Written authorization to proceed was provided by the Department of Enterprise Services Division of Engineering & Architectural Services in our consultant services agreement [Agreement No. 2021-025 B (2)] dated November 23, 2020.

2.0 PREVIOUS STUDIES

We reviewed boring and test pits logs completed as part of previous studies conducted in the vicinity of the Baker Hall Replacement project site. The logs of relevant explorations from previous projects referenced for this study are presented in Appendix A. The approximate locations of these explorations and others are shown in the Site Plan, Figure 2. No additional subsurface explorations or laboratory testing were performed as part of this preliminary report.

3.0 SITE CONDITIONS

3.1. Surface Conditions

The proposed Baker Hall Replacement building is located at the College Plaza site and will be in the asphalt-paved parking lot located east of the proposed EvCC LRC and south of the WSU University Center

building. The site is generally flat and ranges from about Elevation 83 to Elevation 86 feet. The site is currently covered by asphalt-paved parking and associated landscape islands. Scattered small deciduous trees and shrubs exist in the landscape islands. Several underground utilities are located across the site. The layout of the existing site features and proposed Baker Hall Replacement building are shown in Figure 2.

3.2. Geology

Published geologic information for the project vicinity includes a United States Geological Survey (USGS) map of the Marysville quadrangle, Snohomish County, Washington (USGS 1985). The typical geologic soil profile (youngest to oldest) in the project vicinity is recessional outwash overlying glacial till, overlying advance outwash deposits. Mapped soils in the immediate project vicinity consist of glacially consolidated Vashon Till deposits (glacial till). Glacial till is typically overlain by younger recessional outwash deposits that can be sandy or clayey, and underlain by older glacial advance outwash that is typically granular in nature.

Recessional outwash deposits (Marysville Sand Member and Clay Member) are not mapped in the immediate project vicinity, but sometimes overly the glacial till unit. The clay member of the recessional outwash has been encountered in other nearby areas shown in the referenced geologic map. This unit is mapped as a subset of the more granular Marysville Sand Member of the recessional outwash. The clay member of the recessional outwash is described as small areas of silt and clay that are remnants left isolated on the till by erosion.

Glacial till is generally a non-sorted, non-stratified mixture of sand, gravel and silt that has been overridden by several thousand feet of ice. It typically has high shear strength, low consolidation and low permeability characteristics in the undisturbed state. It typically develops a "weathered" zone where seasonal groundwater perches on top of the relatively impermeable unweathered till and the perched groundwater occurs as seepage following the site topography.

Glacial advance outwash deposits are mostly clean, gray, pebbly sand with increasing amounts of gravel higher in the section deposited by meltwater flowing from the advancing front of the Vashon glacier. This unit typically has high shear strength, low consolidation and moderate permeability characteristics in the undisturbed state.

3.3. Subsurface Conditions

3.3.1. Soil Conditions

We reviewed logs of available explorations from previous studies in the vicinity of the project site. Four typical soil types (fill, recessional outwash clay member, glacial till and glacial advance outwash) were generally encountered in previous borings completed in the vicinity of the site.

3.3.1.1. Asphalt Pavement/Base Course:

Approximately 1.5 to 3 inches of asphalt concrete (AC) pavement and approximately 2 to 6 inches of sand and gravel crushed surfacing base course (CSBC) were observed in the asphalt pavement areas in the vicinity of the project site.

3.3.1.2. Fill

Up to about 4.5 feet of loose to medium dense fill composed of silty sand and sandy silt with gravel was encountered below the asphalt pavement in the building area. These soils may consist of reworked glacial till and outwash soils that were placed as fill during previous grading activities and may also consist of highly weathered native till and advance outwash deposits. A buried residual topsoil layer, approximately 1-foot thick, was observed below the fill in some of the explorations. However, boring B-7 and test pit TP-12 located just east of the east end of the Baker Hall Replacement building indicate up to about 13 feet of fill exists in this area, as shown on Figure 2. The thickness of the fill decreases rapidly to the west but approximately 5 feet may underly the east end of the proposed building footprint.

3.3.1.3. Glacial Till

Glacial till and weathered glacial till consisting of medium dense to very dense silty sand to sandy silt with varying gravel content was observed below the clay unit of recessional outwash or fill soils in boring B-6 located in the southeast area of the WSU building. Weathered glacial till was also observed in boring B-10 not observed in the existing borings to the south of boring B-6.

3.3.1.4. Advance Outwash Deposits

Advance outwash was encountered below the fill soils at a depth of about 4.5 feet in boring B-8 located near the center of the building. The advance outwash generally consisted of dense to very dense fine to medium sand with variable silt content. The depth to native advance outwash appears to increase to the east towards borings B-7, as shown on Figure 2. Although not encountered in boring B-8, occasional interbedded silt seams were encountered within the advance outwash deposits in adjacent borings.

3.3.2. Groundwater Conditions

Isolated zones of wet soil were encountered in borings previously completed in the vicinity of the site, indicating the presence of perched groundwater. Groundwater was also observed at a depth of approximately 24 feet in boring B-2-19. Groundwater, as well as perched groundwater, should be expected to vary as a function of season, precipitation and other factors. Seepage zones should also be expected to develop in the upper fill material, perched above the denser native glacial soils.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our review of existing subsurface information including field explorations, laboratory testing, analyses, and our experience on the LRC and WSU projects, we conclude that the proposed Baker Hall Replacement project can be constructed satisfactorily as planned with respect to geotechnical elements. The primary geotechnical considerations for the project are summarized below:

- The Baker Hall Replacement building can be designed as Site Class C per the 2018 International Building Code (IBC).
- Shallow foundations can be constructed on the dense glacial till or advance outwash deposits. An allowable bearing pressure of 6,000 pounds per square foot (psf) may be used for native undisturbed till or advance outwash deposits located about 4.5 to 5 feet below existing grade. We anticipate that most of the footings will bear on native undisturbed till or advance outwash deposits at this depth, except possibly along the east end of the building where deeper undocumented fill (up to 13 feet deep) may exist. Subsurface conditions along the eastern side of the building should be evaluated during the design phase. An allowable bearing pressure of 3,000 psf may be used where

imported structural is placed below footings, if needed, that extends to the native undisturbed advance outwash deposits.

- Conventional slabs-on-grade are considered appropriate and should be underlain by a 6-inch-thick layer of capillary break consisting of clear crushed gravel with negligible fines and sand content.
- The on-site soils within the upper 5 to 10 feet generally contain a high percentage of fines (typically 15 to 30 percent) and are highly moisture sensitive. Therefore, reuse of on-site soils should only be planned in the normal dry season (June through September).
- It may be feasible to infiltrate a portion of the site stormwater in areas of the site where the advance outwash deposits were encountered; however, we anticipate that long-term design infiltration rates will be less than 0.25 inches per hour. On-site infiltration testing will be needed if infiltration facilities are planned as part of the project.

These geotechnical considerations are discussed in greater detail, and conclusions and recommendations for the geotechnical aspects of the project are presented in the following report sections.

4.1. Earthquake Engineering

4.1.1. Seismicity

The Puget Sound area is located near the convergent continental boundary known as the Cascadia Subduction Zone (CSZ), which extends from mid-Vancouver Island to Northern California. The CSZ is the zone where the westward advancing North American Plate is overriding the subducting Juan de Fuca Plate. The interaction of these two plates results in two potential seismic source zones: (1) the Benioff source zone; and (2) the CSZ interplate source zone. A third seismic source zone, referred to as the shallow crustal source zone, is associated with the north-south compression resulting from northerly movement of the Sierra Nevada block of the North American Plate.

Shallow crustal earthquakes occur within the North American Plate to depths of up to 15 miles. Shallow earthquakes in the Puget Sound region are expected to have durations ranging up to 60 seconds. Four magnitude 7 (or greater) known shallow crustal earthquakes have occurred in the last 1,100 years in the Cascadia region; two of these occurred on Vancouver Island and two in Western Washington. The northeast-southwest trending Southern Whidbey Island fault zone is mapped approximately 6 miles southwest of the site.

The Benioff zone is characterized as being capable of generating earthquakes up to magnitude (M) 7.5. The Olympia 1949 (M = 7.1), the Seattle 1965 (M = 6.5) and the Nisqually 2001 (M = 6.8) earthquakes are considered to be Benioff zone earthquakes. The recurrence interval for large earthquakes originating from the Benioff source zone is believed to be shorter than for the shallow crustal and CSZ source zones; on average, damaging Benioff zone earthquakes in Western Washington occur every 30 years or so.

The CSZ is considered as being capable of generating earthquakes of magnitudes 8 to 9. No earthquakes on the CSZ have been instrumentally recorded; however, through the geologic record and historical records of tsunamis in Japan, it is believed that the most recent CSZ event occurred in the year 1700. Recurrence intervals for CSZ interplate earthquakes are thought to be on the order of 400 to 600 years.

4.1.2. Seismic Hazards

We evaluated the site for seismic hazards including liquefaction, lateral spreading and fault rupture. Our evaluation indicates the site does not have liquefiable soils present and, therefore, also has little to no risk of liquefaction-induced ground disturbance including lateral spreading. There are no mapped faults in the immediate vicinity of the site, with the exception of the Southern Whidbey Island fault zone mapped approximately 6 miles southwest of the site. Our opinion is that there is a low risk of fault displacement resulting in ground rupture at the surface.

4.1.3. 2018 IBC Seismic Design Information

We recommend the use of the 2018 IBC parameters listed in Table 1 for soil profile type, short period spectral response acceleration (S_S), 1-second period spectral response acceleration (S_1) and seismic coefficients (F_A and F_V) for the project site.

TABLE 1. 2018 IBC PARAMTERS

2018 IBC Parameter	Recommended Value
Soil Profile Type	C
Short Period Spectral Response Acceleration, S_S (percent g)	119.3
1-Second Period Spectral Response Acceleration, S_1 (percent g)	42.4
Seismic Coefficient, F_A	1.2
Seismic Coefficient, F_V	1.5

4.2. Foundations

We recommend that the proposed Baker Hall Replacement building be supported on shallow spread footings founded on the dense to very dense glacial till or advance outwash deposits encountered in our borings or on properly compacted structural fill extending down to medium dense to very dense native advance outwash. Existing fill and unsuitable weathered glacial soils should be removed from under the planned Baker Hall Replacement building foundations. Deeper undocumented fill soils exist in the vicinity of the east end of the building and may be associated with a former buried ravine in this area. The fill may be around 13 feet deep just east of the building and decreased in depth to the west. Subsurface conditions along the eastern side of the building should be evaluated during the design phase. Depending on the actual depth of fill along the east end of the building, alternative foundation design or ground improvement recommendations may be needed.

For shallow foundation support, we recommend widths of at least 24 and 36 inches, respectively, for continuous wall and isolated column footings supporting the proposed building. The design frost depth in the Puget Sound area is 12 inches; therefore, we recommend that exterior footings for the building be founded at least 18 inches below lowest adjacent finished grade. Interior footings should be founded at least 12 inches below bottom of slab or adjacent finished grade.

The following recommendations for the building foundations are based on the subsurface conditions observed in the borings.

4.2.1. Allowable Bearing Pressures

Unsuitable soils consisting of fill, topsoil, and/or highly weathered glacial soils will vary across the site and must be removed from below planned footings. Based on our borings, up to about 5 feet of fill and/or looser weathered native soils exist under most of the building footprint but could become deeper under the east end of the building. Therefore, depending on the foundation locations and depths, overexcavation under the footings may be necessary. Assuming that dense bearing soils are located within 5 feet of the existing ground surface, we recommend the following:

- **Shallow Foundations on Dense Advance Outwash Deposits:** For foundations extending to and bearing on competent undisturbed dense to very dense native glacial till or advance outwash deposits, foundations may be designed using an allowable soil bearing pressure of 6,000 psf for isolated spread footings and continuous footings. Controlled density fill (CDF) or lean concrete may be used below footings to support 6,000 psf, provided that it extends down to dense to very dense advance outwash soils.
- **Shallow Foundations on Structural Fill:** For foundations bearing on properly placed and compacted structural fill extending down to dense to very dense native soils, foundations may be designed using an allowable soil bearing pressure of 3,000 psf for isolated spread footings and continuous footings.

The allowable bearing pressures presented above apply to the total dead and long-term live loads and may be increased up to one-third for short-term live loads such as wind or seismic forces.

Overexcavated areas below foundations must be backfilled with: (1) CDF having a design strength of at least 200 pounds per square inch (psi) where 6,000 psf bearing pressures are used or, (2) structural fill consisting of suitable on-site soils or imported gravel borrow where 3,000 psf is used. Where structural fill is placed below footings, the fill should extend beyond the edges of the foundations by the depth of the overexcavation.

All footings near below-grade walls should be embedded to a depth that is at least below a 1H:1V (horizontal to vertical) line projected up from the bottom of the closest section of wall. Otherwise, the below-grade walls need to be designed for lateral loads from the footings.

4.2.2. Settlement

Post-construction settlement of shallow footings supported on native soils or on properly improved ground, as recommended above, should be limited to less than 1 inch, and differential settlement between comparably loaded column footings or along a 25-foot section of continuous wall footing should be less than ½ inch. We expect most of the footing settlements will occur as loads are applied. Loose or disturbed soils not removed from footing excavations prior to placing concrete will result in additional settlement.

4.2.3. Lateral Resistance

Lateral foundation loads may be resisted by passive resistance on the sides of the footings and by friction on the base of the footings. Frictional resistance may be computed using a coefficient of friction of 0.4 applied to vertical dead-load forces. Passive resistance may be computed using an equivalent fluid density of 350 pounds per cubic foot (pcf). The allowable passive resistance is for horizontal soil conditions in front of the footing and is applicable, provided that the footings are surrounded by structural

fill or constructed neat against native glacial soils. The structural fill should be compacted to at least 95 percent of the maximum dry density (MDD) determined in accordance with ASTM International (ASTM) D 1557. Passive pressure resistance should be calculated from the bottom of adjacent floor slabs or below a depth of 1 foot where the adjacent area is unprotected, as appropriate. The allowable frictional resistance and passive resistance values presented above include a factor of safety of about 1.5.

If soils adjacent to footings are disturbed during construction, the disturbed soils must be recompacted. Otherwise, the lateral passive resistance value must be reduced.

4.2.4. Construction Considerations

We suggest that the excavations for the footings be completed with an excavator equipped with a smooth-edge bucket to minimize subgrade disturbance. Immediately prior to placing concrete, all debris and loose soils that accumulated in the footing excavations during forming and steel placement must be removed. Debris or loose soils not removed from the footing excavations will result in increased settlement.

If wet weather construction is planned, we recommend that all footing subgrades be protected using a lean concrete mud mat. The mud mat should be placed the same day that the footing subgrade is excavated and approved for foundation support.

4.3. Footing Drains

We recommend perimeter footing drains be installed around the proposed building. The perimeter drains should be installed at the base of the exterior footings, as shown in Figure 3, Wall Drainage and Backfill. The perimeter drains should be provided with cleanouts and should consist of at least 4-inch-diameter perforated pipe placed on a 4-inch bed of, and surrounded by, 6 inches of drainage material enclosed in a nonwoven geotextile filter fabric such as TenCate Mirafi 140N (or approved equivalent) to prevent fine soil from migrating into the drain material. The footing drainpipe should be installed at least 18 inches below the top of the adjacent floor slab. The drainage material should consist of "Gravel Backfill for Drains" per Section 9-03.12(4) of the 2018 Washington State Department of Transportation (WSDOT) Standard Specifications. We recommend the drainpipe consist of either heavy-wall solid pipe (SDR-35 PVC, or equal) or rigid corrugated smooth interior polyethylene pipe (ADS N-12, or equal). We recommend against using flexible tubing for footing drainpipes. The perimeter drains should be sloped to drain by gravity, if practicable, to a suitable discharge point, preferably a storm drain. We recommend the cleanouts be covered and placed in flush mounted utility boxes. Water collected in roof downspout lines must not be routed to the footing drain lines.

4.4. Slab-on-Grade Floors

4.4.1. Subgrade Preparation

We recommend that concrete slabs-on-grade be constructed on a gravel layer to provide uniform support and drainage, and to act as a capillary break. We expect that slab-on-grade floors can be supported on medium dense to very dense native glacial soils, or on properly compacted structural fill extending down to these materials. Prior to placing the gravel layer, the subgrade should be proof-rolled, as described in Section 4.6. The exposed subgrade should be evaluated during construction and compacted to a firm and unyielding condition, although unsuitable soils should be removed and replaced with structural fill, where needed.

4.4.2. Design Parameters

A 6-inch-thick capillary break layer of 1-inch-minus clean crushed gravel with negligible sand and silt (WSDOT 9-03.1(4)C, Grading No. 67) should be placed to provide uniform support and form a capillary break beneath the slab. For slabs designed as a beam on an elastic foundation, a modulus of subgrade reaction of 100 pounds per cubic inch (pci) may be used for subgrade soils prepared as recommended above. This value assumes the slabs are bearing directly on structural fill placed over medium dense to dense native glacial soils and will require evaluation during construction.

If water vapor migration through the slabs is objectionable, the capillary break gravel layer should be covered with heavy plastic sheeting at least 10-mil thick to act as a vapor retarder. This will be desirable where the slabs are in occupied spaces or will be surfaced with tile or will be carpeted. It may also be prudent to apply a sealer to the slab to further retard the migration of moisture through the floor. The contractor should be made responsible for maintaining the integrity of the vapor barrier during construction. Additional water proofing measures that may be needed should be evaluated during design.

4.5. Below-Grade Walls and Retaining Walls

We understand that below-grade retaining walls may not be needed for the project; however, if needed, the following recommendations should be used in design of below-grade walls that are intended to act as retaining walls and for other retaining structures that are used to achieve grade changes.

4.5.1. Design Parameters

Lateral earth pressures for design of below-grade walls and retaining structures should be evaluated using an equivalent fluid density of 35 pcf, provided that the walls will not be restrained against rotation when backfill is placed. If the walls will be restrained from rotation, we recommend using an equivalent fluid density of 55 pcf. Walls are assumed to be restrained if top movement during backfilling is less than H/1000, where H is the wall height. These lateral soil pressures assume that the ground surface behind the wall is horizontal. For unrestrained walls with backfill sloping up at 2H:1V, the design lateral earth pressure should be increased to 55 pcf, while restrained walls with a 2H:1V sloping backfill should be designed using an equivalent fluid density of 75 pcf. These lateral soil pressures do not include the effects of surcharges such as floor loads, traffic loads or other surface loading. Surcharge effects should be included, as appropriate.

Below-grade walls for buildings should also include seismic earth pressures. Seismic earth pressures should be determined using a rectangular distribution of 8H in psf, where H is the wall height.

If vehicles can approach the tops of exterior walls to within half the height of the wall, a traffic surcharge should be added to the wall pressure. For car parking areas, the traffic surcharge can be approximated by the equivalent weight of an additional 1 foot of soil backfill (125 psf) behind the wall. For delivery truck parking areas and access driveway areas, the traffic surcharge can be approximated by the equivalent weight of an additional 2 feet (250 psf) of soil backfill behind the wall. Other surcharge loads, such as from foundations, construction equipment or construction staging areas, should be considered on a case-by-case basis.

These recommendations are based on the assumption that all retaining walls will be provided with adequate drainage, as discussed below. The values for soil bearing, frictional resistance and passive

resistance presented above for foundation design are applicable to retaining wall design. Walls located in level ground areas should be founded at a depth of 18 inches below the adjacent grade.

4.5.2. Wall Drainage

To reduce the potential for hydrostatic water pressure buildup behind the retaining walls, we recommend that the walls be provided with adequate drainage, as shown in Figure 3. Wall drainage can be achieved by using free draining wall drainage material with perforated pipes to discharge the collected water.

Wall drainage material may consist of Gravel Backfill for drains per WSDOT Standard Specification Section 9-03.12(4) surrounded with a nonwoven geotextile filter fabric such as TenCate Mirafi 140N (or approved equivalent), or imported Gravel Borrow if used in conjunction with a geocomposite wall drainage layer. The zone of wall drainage material should be 2 feet wide and should extend from the base of the wall to within 2 feet of the ground surface. The wall drainage material should be covered with 2 feet of less permeable material, such as the on-site silty sand that is properly moisture-conditioned and compacted.

A 4-inch-diameter perforated drain pipe should be installed within the free-draining material at the base of each wall. We recommend using either heavy-wall solid pipe (SDR-35 PVC) or rigid corrugated polyethylene pipe (ADS N-12, or equal). We recommend against using flexible tubing for the wall drain pipe. The footing drain recommended above can be incorporated into the bottom of the drainage zone and used for this purpose.

The pipes should be laid with minimum slopes of one-quarter percent and discharge into the storm water collection system to convey the water off site. The pipe installations should include a cleanout riser with cover located at the upper end of each pipe run. The cleanouts could be placed in flush mounted access boxes. Collected downspout water should be routed to appropriate discharge points in separate pipe systems.

4.6. Earthwork

4.6.1. Excavation Considerations

Planned final site grades will likely be close to the existing grades. Based on the subsurface soil conditions encountered in the borings, we expect the soils at the site may be excavated using conventional heavy-duty construction equipment. The soils encountered in the upper portions of the borings consisted of medium dense to very dense sand with variable silt and gravel content, or sandy silt. Glacial deposits in the area commonly contain cobbles and boulders that may be encountered during excavation. Accordingly, the contractor should be prepared to deal with cobbles and boulders.

The fill and native soils contain sufficient fines (material passing the U.S. Standard No. 200 sieve) to be highly moisture-sensitive and susceptible to disturbance, especially when wet. Ideally, earthwork should be undertaken during extended periods of dry weather when the surficial soils will be less susceptible to disturbance and provide better support for construction equipment. Dry weather construction will help reduce earthwork costs and increase the potential for using the native soils as structural fill.

Trafficability on the site is not expected to be difficult during dry weather conditions. However, existing fill and native soils will be susceptible to disturbance from construction equipment during wet weather

conditions and pumping and rutting of the exposed soils under equipment loads may occur and could potentially generate significant quantities of mud if not protected.

4.6.2. Clearing and Site Preparation

Construction of the proposed building will require demolition of existing pavement, curbs, light poles and underground utilities. Concrete rubble and asphalt pavement may be recycled and reused as structural fill. Otherwise, it should be removed from the site along with other construction debris. Based on our explorations and site observations, the asphalt pavement ranges from 1½- to 3-inch thick and the underlying CSBC ranges from 2- to 6-inch thick. All existing utilities should be removed from the building footprint and be rerouted, if needed.

Areas to be developed or graded should be cleared of surface and subsurface deleterious matter including debris, shrubs, trees, and associated stumps and roots. Graded areas should be stripped of organic materials and topsoil. We estimate that stripping depths will be on the order of 6 inches to remove topsoil within existing landscape areas. Greater stripping depths will be needed in more densely vegetated areas and where large tree root systems exist.

The stripped organic soils can be stockpiled and used later for landscaping purposes or may be spread over disturbed areas following completion of grading. If spread out, the organic strippings should be placed in a layer less than 1-foot thick, should not be placed on slopes greater than 3H:1V and should be track-rolled to a uniformly compacted condition. Materials that cannot be used for landscaping or protection of disturbed areas should be removed from the project site.

4.6.3. Earthwork Subgrade Preparation

Prior to placing new fills, pavement base course materials or gravel below on-grade floor slabs, subgrade areas should be proof-rolled to locate any soft or pumping soils. Prior to proof-rolling, all unsuitable soils should be removed from below the building footprint and new hardscape areas. Proof-rolling can be completed using a piece of heavy tire-mounted equipment such as a loaded dump truck. During wet weather, the exposed subgrade areas should be probed to determine the extent of soft soils. If soft or pumping soils are observed, they should be removed and replaced with structural fill.

After completing the proof-rolling, the subgrade areas should be recompacted to a firm and unyielding condition, if possible. The degree of compaction that can be achieved will depend on when the construction is performed. If the work is performed during dry weather conditions, we recommend that all subgrade areas be recompacted to at least 95 percent of the MDD in accordance with ASTM D1557 test procedure (modified Proctor). If the work is performed during wet weather conditions, it may not be possible to recompact the subgrade to 95 percent of the MDD. In this case, we recommend that the subgrade be compacted to the extent possible without causing undue weaving or pumping of the subgrade soils.

Subgrade disturbance or deterioration could occur if the subgrade is wet and cannot be dried. If the subgrade deteriorates during proof-rolling or compaction, it may become necessary to modify the proof-rolling or compaction criteria or methods.

4.6.3.1. Subgrade Protection

Site soils contain significant fines content (silt/clay) and will be highly sensitive and susceptible to moisture and equipment loads. Once the existing pavement is removed, the exposed subgrade soils can deteriorate rapidly in wet weather and under equipment loads.

The contractor should take necessary measures to prevent site subgrade soils from becoming disturbed or unstable. Construction traffic during the wet season should be restricted to specific areas of the site, preferably areas that are surfaced with the existing asphalt pavement or working pad materials not susceptible to wet weather disturbance. The existing asphalt parking lot should be left in place through the winter months, where practical, to limit subgrade disturbance. It may be possible to initially remove only the area of pavement within the building footprint, while leaving the existing pavement around the future building for equipment lay down purposes and for routing equipment.

Consideration should be given to removing the remaining asphalt pavement (outside of the building footprint) in dry weather just before final site grading and final paving activities for the project. Protecting the existing soils with a thin layer of crushed rock will not be adequate during the wet season and the subgrade will still deteriorate under equipment loads. If the contractor removes the existing pavement prior to the wet season, consideration should be given to protecting the exposed subgrade areas with asphalt-treated base (ATB), or a thicker section of crushed rock or recycled asphalt grindings overlying a geotextile separator.

4.6.4. Structural Fill

All fill, whether existing on-site soils or imported soil, that will support floor slabs, pavement areas or foundations, or be placed against retaining walls or in utility trenches, are classified as structural fill and should generally meet the criteria for structural fill presented below. The suitability of soil for use as structural fill depends on its gradation and moisture content.

4.6.4.1. Materials

Structural fill material quality varies, depending upon its use, as described below:

- Structural fill placed below foundations (designed for 3,000 psf or lower), floor slabs or as subbase material below pavement areas should meet the criteria for gravel borrow, as described in Section 9-03.14(1) of the 2018 WSDOT Standard Specifications.
- CDF used to support building foundations designed for bearing pressures exceeding 3,000 psf should be in accordance with 2018 WSDOT Standard Specification Section 2-09.3(1)E and should have a minimum compressive strength of 200 psi. The mix design should be adjusted to obtain this minimum compressive strength.
- Structural fill placed to raise site grades or to backfill utility trenches should meet the criteria for common borrow, as described in Section 9-03.14(3) of the 2018 WSDOT Standard Specifications during dry weather conditions (June through September). Common borrow materials are highly moisture-sensitive and should not be used in wet weather. For wet weather construction (October through May), structural fill placed to raise site grades or in utility trenches should meet the criteria for gravel borrow, as described in Section 9-03.14(1) of the 2018 WSDOT Standard Specifications.

- Structural fill placed immediately outside below-grade walls (drainage zone) should consist of washed gravel in conformance with Section 9-03.12(4) of the 2018 WSDOT Standard Specifications, as shown on Figure 3.
- Structural fill placed as CSBC below pavements should conform to Section 9-03.9(3) of the 2018 WSDOT Standard Specifications.
- Structural fill placed as capillary break below slabs should consist of 1-inch-minus clean crushed gravel with negligible sand or silt in conformance with Section 9-03.1(4)C, grading No. 67 of the 2018 WSDOT Standard Specifications.

4.6.4.2. Reuse of On-site Soils

Based on the samples collected from our previous explorations, the moisture content of the fill and the native glacial till is typically near the optimum moisture content for compaction. However, the soils are very moisture sensitive and can be difficult to compact during periods of wet weather or if impacted by groundwater seepage. Therefore, we recommend that they be reused as Common Borrow only during periods of extended dry weather, provided they are properly moisture-conditioned. Soils with high fines content, such as silt and clay layers, will not be suitable for reuse as structural fill and should be exported from the site or used in landscape areas if encountered during construction.

4.6.4.3. Reuse of Existing Asphalt and Concrete Rubble

Existing asphalt pavement, base course and portland cement concrete (PCC) rubble may be reused as structural fill if properly crushed during demolition. Recycled asphalt pavement should not be used as structural fill under the building footprint or in landscape areas. PCC rubble and base course materials may be reused as structural fill throughout the project except in landscape areas. For use as structural fill, the asphalt and concrete rubble should be crushed or ground up and should meet the gradation requirements for gravel borrow, as described in Section 9-03.14(1) of the 2018 WSDOT Standard Specifications. If recycled asphalt and/or concrete will be used under pavement areas, we recommend that it meet the gradation requirements for CSBC, as described in Section 9-03.9(3) of the 2018 WSDOT Standard Specifications.

4.6.5. Fill Placement and Compaction Criteria

Structural fill should be mechanically compacted to a firm, non-yielding condition. Structural fill should be placed in loose lifts not exceeding 12 inches in thickness if using heavy compactors and 6 inches if using hand-operated compaction equipment. The actual lift thickness will be dependent on the structural fill material used and the type and size of compaction equipment. Each lift should be moisture-conditioned to within 2 percent of the optimum moisture content and compacted to the specified density before placing subsequent lifts. Compaction of all structural fill at the site should be in accordance with the ASTM D 1557 (modified proctor) test method. Structural fill should be compacted to the following criteria:

1. Structural fill placed below floor slabs and foundations, and against foundations, should be compacted to at least 95 percent of the MDD.
2. Structural fill placed behind below-grade walls should be compacted to between 90 to 92 percent of the MDD. Care should be taken when compacting fill near the face of below-grade walls to avoid overcompaction and hence, overstressing the walls. Hand-operated compactors should be used within 5 feet behind the wall. Wall backfill placed within the building footprint, but under a second-floor level should be compacted to between 90 to 92 percent of the MDD within 5 feet of the walls

and to at least 95 percent of the MDD beyond 5 feet of the walls. The upper 2 feet of fill below floor slab subgrade should also be compacted to at least 95 percent of the MDD. The contractor should keep all heavy construction equipment away from the top of retaining walls a distance equal to half the height of the wall, or at least 5 feet, whichever is greater.

3. Structural fill in new pavement and hardscape areas, including utility trench backfill, should be compacted to at least 90 percent of the MDD, except that the upper 2 feet of fill below final subgrade should be compacted to at least 95 percent of the MDD, as shown in Figure 4, Compaction Criteria for Trench Backfill.
4. Structural fill placed as crushed rock base course below pavements should be compacted to 95 percent of the MDD.
5. Non-structural fill, such as fill placed in landscape areas, should be compacted to at least 90 percent of the MDD.

4.6.6. Weather Considerations

The on-site soils and common borrow contain a sufficient percentage of fines (silt and clay) to be highly moisture-sensitive. When the moisture content of these soils is more than a few percent above the optimum moisture content, these soils become muddy and unstable, operation of equipment on these soils will be difficult and it will be difficult or impossible to meet the required compaction criteria. Additionally, disturbance of near-surface soils should be expected if earthwork is completed during periods of wet weather. It will be preferable to schedule site preparation and earthwork activities during periods of dry weather when the soils will: (1) be less susceptible to disturbance and (2) provide better support for construction equipment.

The wet weather season in the Puget Sound region generally begins in October and continues through May; however, periods of wet weather may occur during any month of the year. The optimum earthwork period for these types of soils is typically June through September. If wet weather earthwork is unavoidable, we recommend the following:

- Structural fill placed during the wet season or during periods of wet weather should consist of imported gravel borrow with less than 5 percent fines (material passing the U.S. No. 200 sieve).
- The ground surface in and around the work area should be sloped so that surface water is directed away from the work area.
- The ground surface should be graded such that areas of ponded water do not develop.
- The contractor should take measures to prevent surface water from collecting in excavations and trenches.
- Earthwork activities should not take place during periods of moderate to heavy precipitation.
- Slopes with exposed soils should be covered with plastic sheeting or similar means.
- Measures should be taken to prevent on-site soils and soils to be used as fill from becoming wet or unstable. These measures may include the use of plastic sheeting, sumps with pumps and grading. The site soils should not be left uncompacted and exposed to moisture. Sealing the surficial soils by rolling with a smooth-drum roller prior to periods of precipitation will reduce the extent to which these soils become wet or unstable.

- The contractor should cover all soil stockpiles that will be used as structural fill with plastic sheeting.
- Construction and foot traffic should be restricted to specific areas of the site, preferably areas that are surfaced with materials not susceptible to wet weather disturbance.
- Construction activities should be scheduled so that the length of time that soils are left exposed to moisture is reduced to the extent practicable.

4.6.7. Utility Trenches

Trench excavation, pipe bedding and trench backfilling should be completed using the general procedures described in the 2018 WSDOT Standard Specifications or other suitable procedures specified by the project civil engineer. The glacial deposits and fill soils encountered at the site are generally of low corrosivity, based on our experience in the Puget Sound area.

Utility trench backfill should consist of structural fill and should be placed in lifts of 12 inches or less (loose thickness) when using heavy compaction equipment or 6 inches or less when using hand-operated equipment such that adequate compaction can be achieved throughout the lift. Each lift must be compacted prior to placing the subsequent lift. Prior to compaction, the backfill should be moisture-conditioned to within 2 percent of the optimum moisture content, if necessary. The backfill should be compacted in accordance with the criteria discussed above.

4.6.8. Pavement Subgrade Preparation

We recommend that the subgrade soils in new pavement areas be prepared and evaluated as described in Section 4.6.3. In cut areas in medium dense to very dense native outwash soils, we recommend that the exposed subgrade be proof-rolled. Where existing fill or loose to medium dense native soils exist, we recommend that the upper 12 inches of the existing site soils be compacted to at least 95 percent of the MDD per ASTM D1557 and then proof-rolled prior to placing pavement section materials. If the subgrade soils are loose or soft, it may be necessary to excavate the soils and replace them with structural fill, gravel borrow or gravel base material. Based on our previous explorations, the majority of the subgrade soils are expected to consist of fill or weathered native soils. Pavement subgrade conditions should be observed and proof-rolled during construction to evaluate the presence of unsuitable subgrade soils and the need for overexcavation.

4.6.9. Excavations

Temporary open cut slopes will likely be used to complete excavations for the project. Excavations are also required for underground utilities. The stability of open cut slopes is a function of soil type, groundwater seepage, slope inclination, slope height and nearby surface loads. The use of inadequately designed open cuts could impact the stability of adjacent work areas, existing utilities and endanger personnel.

The contractor performing the work has the primary responsibility for protection of workers and adjacent improvements. In our opinion, the contractor will be in the best position to observe subsurface conditions continuously throughout the construction process and to respond to variable soil and groundwater conditions. Therefore, the contractor should have the primary responsibility for deciding whether or not to use open cut slopes for much of the excavations rather than some form of temporary excavation support, and for establishing the safe inclination of the cut slope. Acceptable slope inclinations for utilities and

ancillary excavations should be determined during construction. Because of the diversity of construction techniques and available shoring systems, the design of temporary shoring is most appropriately left up to the contractor proposing to complete the installation. Temporary cut slopes and shoring must comply with the provisions of Title 296 Washington Administration Code (WAC), Part N, "Excavation, Trenching and Shoring."

4.6.9.1. Temporary Slopes

For planning purposes, temporary unsupported cuts more than 4 feet high may be inclined at 1.5H:1V maximum steepness in the fill and weathered glacial soils. Steeper slopes, up to 1H:1V, may be feasible for excavations made in the very dense native glacial deposits. Flatter slopes may be necessary if seepage is present on the face of the cut slopes or if localized sloughing occurs.

The above guidelines assume that surface loads such as traffic, construction equipment, stockpiles or building supplies will be kept away from the top of the cut slopes a sufficient distance so that the stability of the excavation is not affected. We recommend that this distance be at least 5 feet from the top of the cut for temporary cuts made at 1H:1V or flatter, and no closer than a distance equal to one half the height of the slope for cuts made steeper than 1H:1V.

Temporary cut slopes should be planned such that they do not encroach on a 1H:1V influence line projected down from the edges of nearby or planned foundation elements. New footings planned at or near existing grades and in temporary cut slope areas for the lower level should extend through wall backfill and be embedded in native soils.

Water that enters the excavation must be collected and routed away from prepared subgrade areas. We expect that this may be accomplished by installing a system of drainage ditches and sumps along the toe of the cut slopes. Some sloughing and raveling of the cut slopes should be expected. Temporary covering, such as heavy plastic sheeting with appropriate ballast, should be used to protect these slopes during periods of wet weather. Surface water runoff from above cut slopes should be prevented from flowing over the slope face by using berms, drainage ditches, swales or other appropriate methods.

If temporary cut slopes experience excessive sloughing or raveling during construction, it may become necessary to modify the cut slopes to maintain safe working conditions. Slopes experiencing problems can be flattened, regraded to add intermediate slope benches, or additional dewatering can be provided if the poor slope performance is related to groundwater seepage.

4.6.10. Permanent Slopes

We recommend that permanent cut or fill slopes be constructed at inclinations of 2H:1V or flatter. To achieve uniform compaction, we recommend that fill slopes be overbuilt slightly and subsequently cut back to expose properly compacted fill.

To reduce erosion, newly constructed slopes should be planted or hydroseeded shortly after completion of grading. Until the vegetation is established, some sloughing and raveling of the slopes should be expected. This may require localized repairs and reseeding. Temporary covering, such as clear heavy plastic sheeting, jute fabric, loose straw or erosion control blankets (such as American Excelsior Curlex 1 or North American Green SC150) could be used to protect the slopes during periods of rainfall.

4.6.11. Sedimentation and Erosion Control

In our opinion, the erosion potential of the on-site soils is low to moderate. Construction activities including stripping and grading will expose soils to the erosion effects of wind and water. The amount and potential impacts of erosion are partly related to the time of year that construction actually occurs. Wet weather construction will increase the amount and extent of erosion and potential sedimentation.

Erosion and sedimentation control measures may be implemented by using a combination of interceptor swales, straw bale barriers, silt fences and straw mulch for temporary erosion protection of exposed soils. All disturbed areas should be finish graded and seeded as soon as practicable to reduce the risk of erosion. Erosion and sedimentation control measures should be installed and maintained in accordance with the requirements of the City of Everett.

4.7. Pavement Recommendations

4.7.1. Subgrade Preparation

We recommend the subgrade soils in new pavement areas be prepared and evaluated, as described in Section 4.6.3. All new pavement and hardscape areas should be supported on subgrade soils that have been proof-rolled or probed, and approved by the geotechnical engineer. If the exposed subgrade soils are loose or soft, it may be necessary to excavate localized areas and replace them with structural fill or gravel base course. Pavement subgrade conditions should be observed during construction and prior to placing the base course materials in order to evaluate the presence of zones of unsuitable subgrade soils and the need for overexcavation and replacement of these zones.

4.7.2. New Hot-Mix Asphalt Pavement

In light-duty pavement areas (e.g., automobile parking), we recommend a pavement section consisting of at least a 3-inch thickness of ½-inch hot-mix asphalt (HMA) (PG 58-22) per WSDOT Sections 5-04 and 9-03, over a 4-inch thickness of densely compacted crushed rock base course per WSDOT Section 9-03.9(3). In heavy-duty pavement areas (e.g., truck traffic areas, materials delivery) around the building, we recommend a pavement section consisting of at least a 4-inch thickness of ½-inch HMA (PG 58-22) over a 6-inch thickness of densely compacted crushed rock base course. The base course should be compacted to at least 95 percent of the MDD (ASTM D 1557). We recommend that a proof-roll of the compacted base course be observed by the geotechnical engineer of record prior to paving. Soft or yielding areas observed during proof-rolling may require overexcavation and replacement with compacted structural fill.

The pavement sections recommended above are based on our experience. Thicker asphalt sections may be needed, based on the actual subgrade conditions, traffic data and intended use.

4.7.3. Portland Cement Concrete Pavement

PCC sections should be considered for loading dock aprons, trash dumpster areas and where other concentrated heavy loads may occur. We recommend that these pavements consist of at least 6 inches of PCC over 6 inches of CSBC. A thicker concrete section may be needed, based on the actual traffic data. If the concrete pavement will have doweled joints, we recommend that the concrete thickness be increased by an amount equal to the diameter of the dowels. The base course should be compacted to at least 95 percent MDD.

We recommend PCC pavements incorporate construction joints and/or crack control joints spaced maximum distances of 12 feet apart, center-to-center, in both the longitudinal and transverse directions. Crack control joints may be created by placing an insert or groove into the fresh concrete surface during finishing, or by sawcutting the concrete after it has initially set-up. We recommend the depth of the crack control joints be approximately one-fourth the thickness of the concrete; or about 1.5 inches deep for the recommended concrete thickness of 6 inches. We also recommend the crack control joints be sealed with an appropriate sealant to help restrict water infiltration into the joints.

4.7.4. Asphalt-Treated Base

If pavements are constructed during the wet seasons, consideration may be given to covering the areas to be paved with ATB for protection. Light-duty pavement areas should be surfaced with 3 inches of ATB, and heavy-duty pavement areas should be surfaced with 6 inches of ATB. Prior to placement of the final pavement sections, we recommend the ATB surface be evaluated and areas of ATB pavement failure be removed and the subgrade repaired. If ATB is used and is serviceable when final pavements are constructed, the CSBC can be eliminated, and the design PCC or asphalt concrete pavement thickness can be placed directly over the ATB. The contractor may need to increase the thickness of these recommended ATB sections, based on planned heavy equipment and traffic loading during construction.

4.8. Drainage Considerations

The contractor should anticipate shallow perched groundwater conditions may develop and seepage may enter excavations, depending on the time of year construction takes place, especially in the spring and winter months. However, we expect this seepage water can be handled by digging interceptor trenches in the excavations and pumping from sumps. The seepage water if not intercepted and removed from the excavations will make it difficult to place and compact structural fill and may destabilize cut slopes.

All paved and landscaped areas should be graded so surface drainage is directed away from the building to appropriate catch basins.

Water collected in roof downspout lines must not discharge into or be routed to the perforated pipes intended for footing or wall drainage.

4.9. Infiltration Considerations

Sieve analyses were performed on selected soil samples collected from the borings that were completed during our previous studies. The soil samples typically consisted of native weathered or relatively unweathered glacial soils. Design infiltration rates for glacially consolidated deposits, based on grain size analyses, are not recommended by the Washington State Department of Ecology (Ecology) *Storm Water Management Manual* (2014).

Based on our analysis, it is our opinion that the on-site soils have a very low infiltration capacity. The majority of the soils across the site are composed of glacially consolidated, dense advance outwash with a relatively high fines content, which limits the infiltration capacity. The results of the sieve analyses indicated that the fines content (material passing the U.S. No. 200 sieve) typically ranges from about 15 to 30 percent. Due to the density of the native glacial soils and relatively high fines content, infiltration should be assumed to be low when designing infiltration systems. We recommend a preliminary long-term

design infiltration rate of not more than 0.25 inches per hour be used for design of the infiltration facilities in the native glacial soils.

If infiltration facilities will be used for this project, we recommend that in-situ testing, such as pilot infiltration tests (PITs), be completed in accordance with the governing jurisdictional requirements to more accurately determine the infiltration capacity of the soil.

5.0 RECOMMENDED ADDITIONAL GEOTECHNICAL SERVICES

Throughout this report, recommendations are provided where we consider additional geotechnical services to be appropriate. These additional services are summarized below:

- Site-specific subsurface explorations should be performed during the design phase. Explorations should also be planned along the east side of the building where deeper undocumented fill exists.
- GeoEngineers should be retained to provide additional recommendations for design of stormwater infiltration facilities, including performing pilot infiltration testing, if infiltration is being considered at the site.
- GeoEngineers should be retained to review the project plans and specifications when complete to confirm that our design recommendations have been implemented as intended.
- During construction, GeoEngineers should observe and evaluate the suitability of the wall and foundation subgrades, observe removal of unsuitable soils, evaluate the suitability of floor slab and pavement subgrades, observe installation of subsurface drainage measures including footing drains, observe and test structural backfill including wall and trench backfill, and provide a summary letter of our construction observation services. The purposes of GeoEngineers construction phase services are to confirm that the subsurface conditions are consistent with those observed in the explorations and other reasons described in Appendix B, Report Limitations and Guidelines for Use.

6.0 LIMITATIONS

We have prepared this preliminary report for the exclusive use of EvCC and their authorized agents for the planned Baker Hall Replacement building, in Everett, Washington. The data and report should be updated with a site-specific geotechnical report during the design phase. This preliminary report may be used for planning and estimating purposes, but our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

Any electronic form, facsimile or hard copy of the original document (email, text, table and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Please refer to Appendix B for additional information pertaining to use of this report.

7.0 REFERENCES

International Code Council, "International Building Code," 2018.

GeoEngineers, Inc., "Geotechnical Engineering Services, 2019-037: Learning Resource Center (LRC), Everett Community College, Everett, Washington," prepared for Everett Community College, July 22, 2019.

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Landau Associates, Inc., "Predesign Geotechnical Engineering Services, College Plaza Shopping Center Property at 1001 Broadway in Everett, Washington," prepared for Coast Management, April 20, 2001.

Landau Associates, Inc., "Phase I and II Environmental Site Assessment, College Plaza Shopping Center at 1001 Broadway in Everett, Washington," prepared for Coast Management, May 11, 2001.

United States Geological Survey map of the Marysville quadrangle, Snohomish County, Washington, 1985.

United States Geological Survey, National Seismic Hazard Mapping Project, accessed May 12, 2014, http://geohazards.usgs.gov/designmaps/us/application.php.

Washington Administration Code, "Title 296, Chapter 296-155, Part N, "Excavation, Trenching and Shoring," April 2016.

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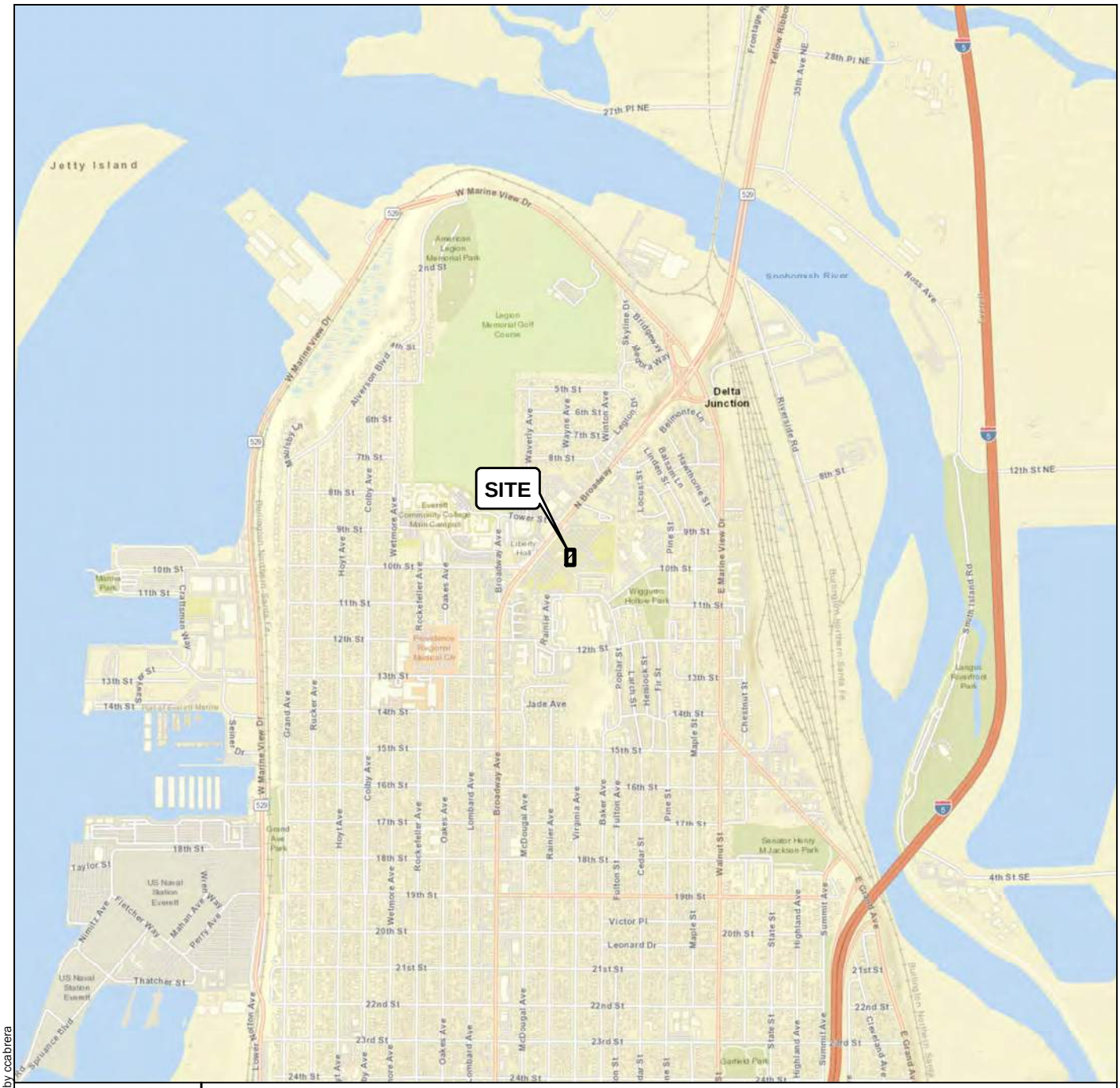
FIGURES

GeoEngineers



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Feet

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: ESRI Street Map

Projection: NAD 1983 UTM Zone 10N

Vicinity Map

21-025 Baker Hall Replacement Pre-design
Everett, Washington

GeoEngineers

Figure 1

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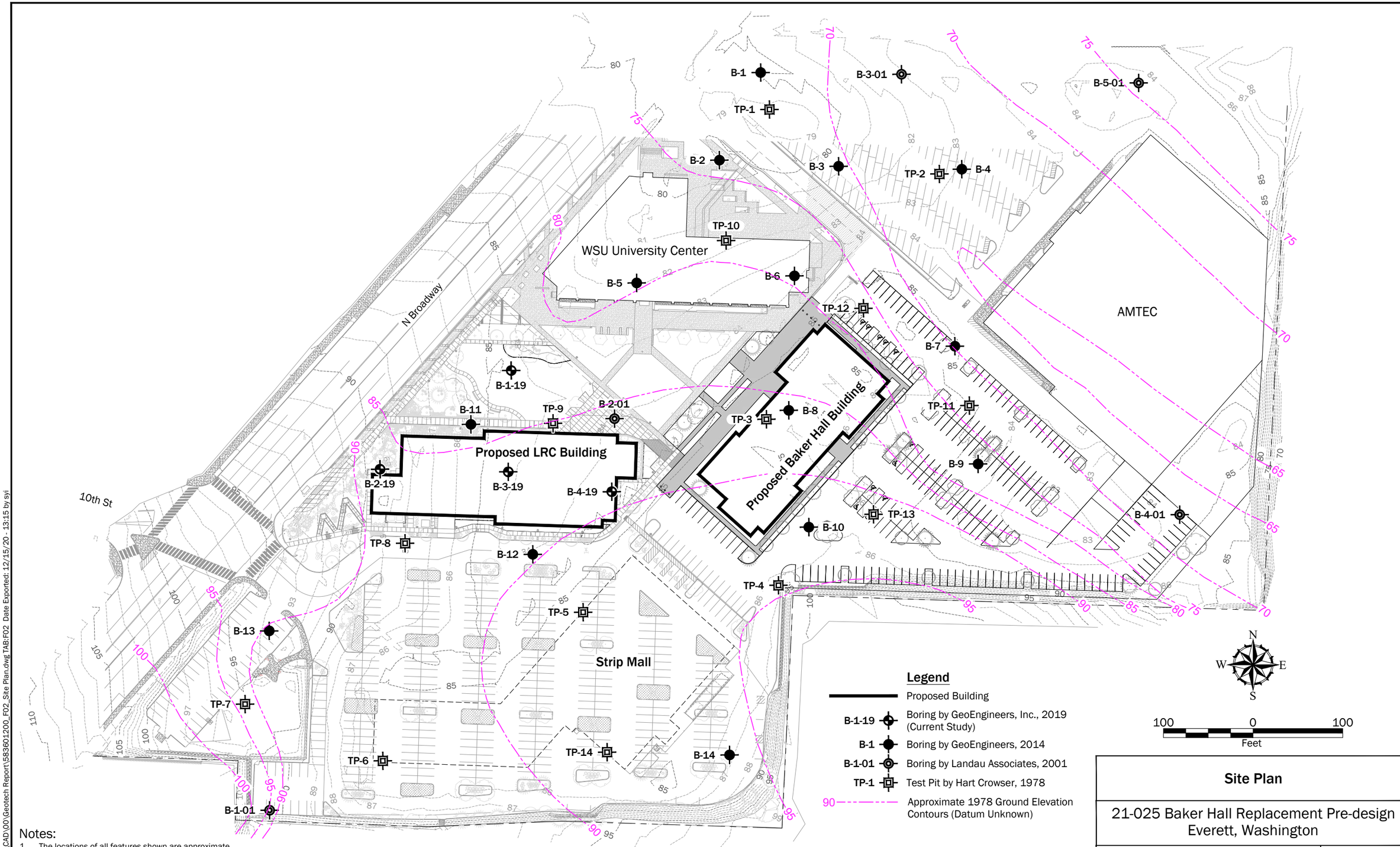

Legend

- Proposed Building
- B-1-19 — Boring by GeoEngineers, Inc., 2019 (Current Study)
- B-1 — Boring by GeoEngineers, 2014
- B-1-01 — Boring by Landau Associates, 2001
- TP-1 — Test Pit by Hart Crowser, 1978
- 90 — Approximate 1978 Ground Elevation Contours (Datum Unknown)

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Survey from AHBL dated 3/20/14.
Projection: NAD83 Washington State Planes, North Zone, US Foot

Site Plan

21-025 Baker Hall Replacement Pre-design
Everett, Washington

GeoEngineers

Figure 2

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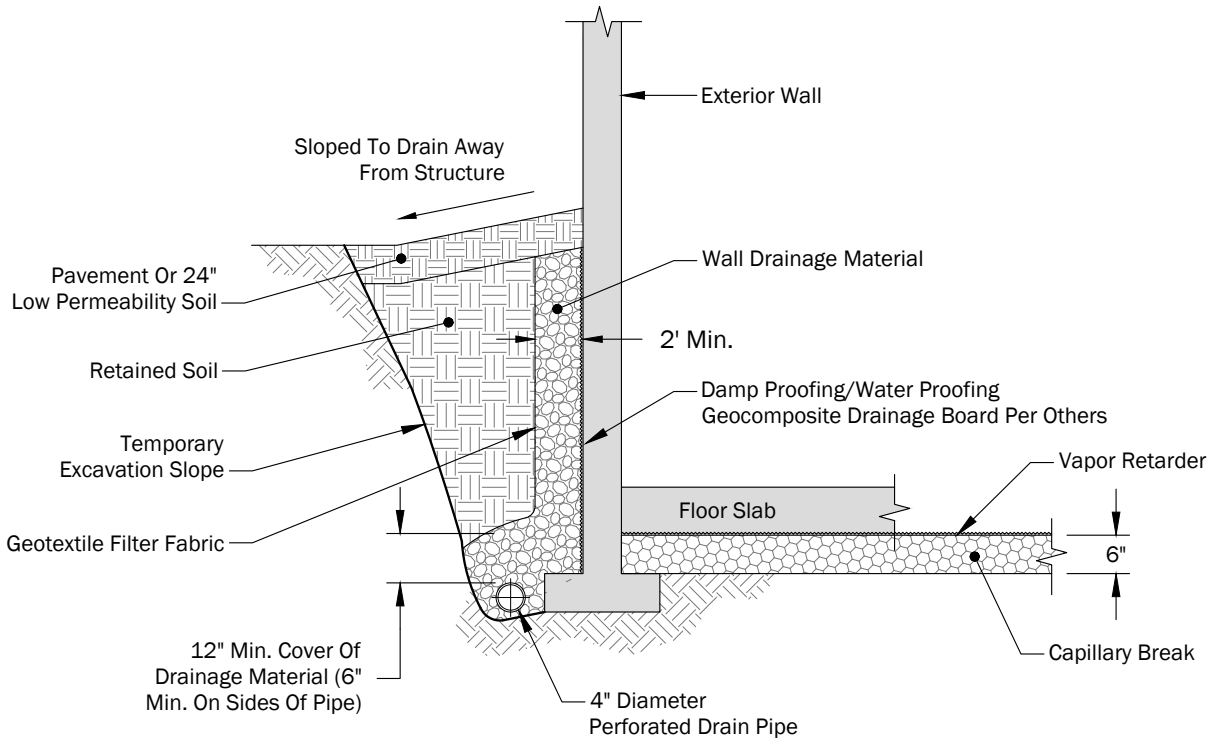


Not To Scale

MATERIALS:

A. WALL DRAINAGE MATERIAL

May consist of "Gravel Backfill for Drains" per WSDOT Standard Specification 9-03.12(4), surrounded with a non-woven geotextile such as Mirafi 140N (or approved equivalent). Alternatively, the wall drainage material may consist of Mineral Aggregate Type 17 (bank run gravel) per City of Seattle Standard Specification 9-03.14 when used in combination with geocomposite drainage board.

B. RETAINED SOIL

Should consist of structural fill, either on-site soil or imported. The backfill should be compacted in loose lifts not exceeding 6 inches. Wall backfill supporting building floor slabs should consist of imported sand and gravel per WSDOT Standard Specification 9-03.14 compacted to at least 95 percent ASTM D1557. Backfill not supporting building floor slabs, sidewalks, or pavement should be compacted to 90 to 92 percent of the maximum dry density, per ASTM D1557. Backfill supporting sidewalks or pavement areas should be compacted to at least 95 percent in the upper two feet. Only hand-operated equipment should be used for compaction within 5 feet of the walls and no heavy equipment should be allowed within 5 feet of the wall.

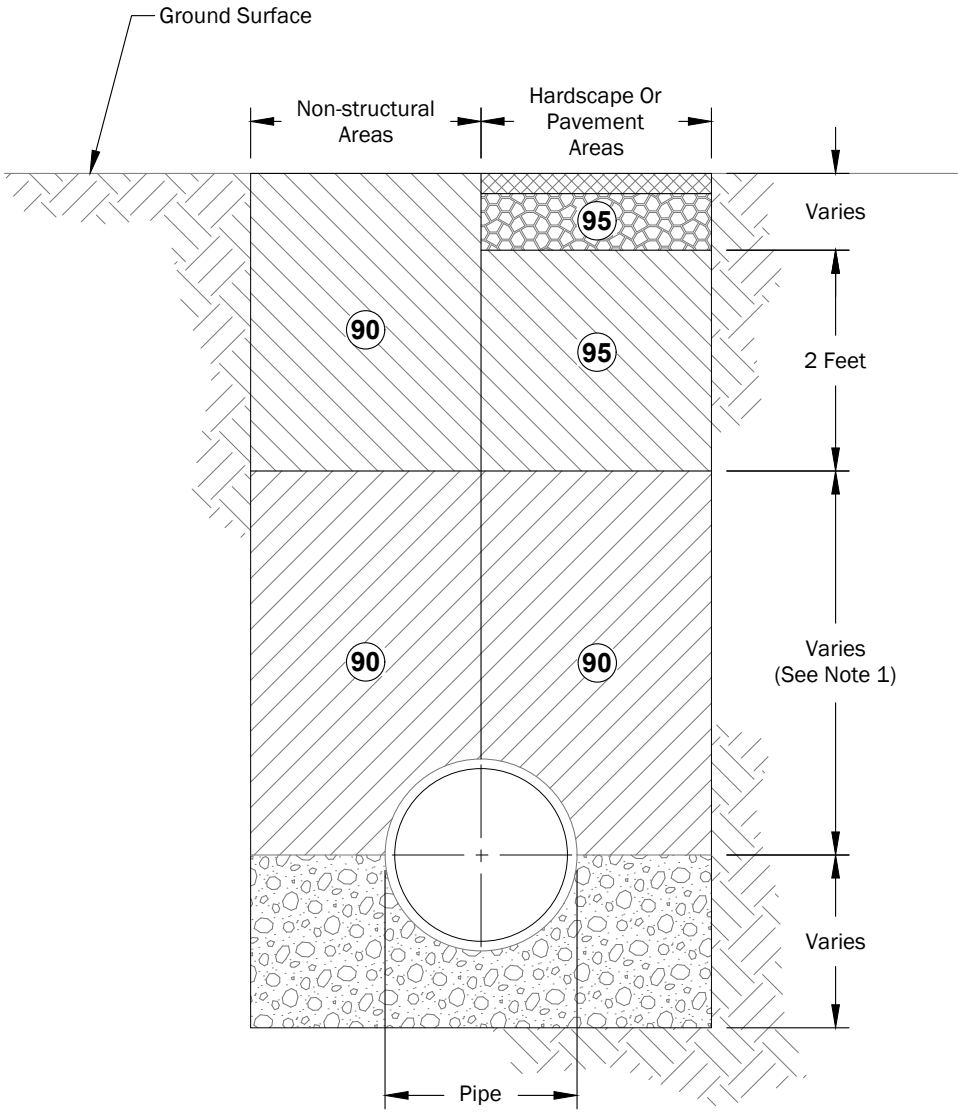
C. CAPILLARY BREAK

Should consist of at least 6 inches of clean crushed gravel with a maximum size of 1-inch and negligible sand or fines, per WSDOT 9-03.1(4)c Grading No. 67.

D. PERFORATED DRAIN PIPE

Should consist of a 4-inch diameter perforated heavy-wall solid pipe (SDR-35 PVC) or rigid corrugated polyethylene pipe (ADS N-12) or equivalent. Drain pipes should be placed with 0.25 percent minimum slopes and discharge to the storm water collection system.

Wall Drainage and Backfill	
21-025 Baker Hall Replacement Pre-design Everett, Washington	
GeoEngineers	**Figure 3**



Not To Scale

Legend

95	Recommended Compaction as a Percentage of Maximum Dry Density, by Test Method ASTM D1557 (Modified Proctor)
	Concrete or Asphalt Pavement
	Base Course
	Trench Backfill
	Pipe Bedding

Notes:

1. All backfill under building areas should be compacted to at least 95 percent per ASTM D1557.

Compaction Criteria for Trench Backfill

21-025 Baker Hall Replacement Pre-design
Everett, Washington

GeoEngineers

Figure 4

APPENDICES

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APPENDIX A
Previous Site Explorations

APPENDIX A
PREVIOUS SITE EXPLORATIONS

Included in Appendix A are logs from previous studies completed in the immediate vicinity of the project site.

- Logs of 14 test pits (TP-1 through TP-14) completed by Hart Crowser in 1978
- Logs of five borings (B-1 through B-5) completed by Landau Associates in 2001
- Logs of 13 borings (B-1 through B-13) completed by GeoEngineers in 2014
- Logs of 4 borings (B-1 through B-4) completed by GeoEngineers in 2019

Drilled	Start 4/22/2014	End 4/22/2014	Total Depth (ft)	26.5	Logged By MWR / Checked By SWC	Driller Geologic Drill	Drilling Method	Hollow-Stem Auger
Surface Elevation (ft) / Vertical Datum	80 NAVD88		Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment	Diedrich D50	
Easting (X) / Northing (Y)			System Datum			Groundwater	Depth to Water (ft)	Elevation (ft)
Notes:						Date Measured	Not encountered	

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0							AC	2 inches asphalt concrete pavement			
								SP-SM	4 inches sand and gravel base			
								SM	Gray-brown silty fine to coarse sand with occasional gravel (medium dense, moist) (fill)			
		16	10		1					14		
75												PID <1, NS
	5	10	12		2					16		PID <1, NS
								ML	Gray-brown sandy silt with clay and occasional gravel; iron staining (very stiff, moist) (Recessional Outwash - clay member)			
		18	22		3					17		PID <1, NS
								SM	Gray silty fine to medium sand with occasional gravel (very dense, moist) (glacial till)			
70	10	18	59		4 SA					10	40	PID <1, NS
65	15	11	73/11"		5				Increased silt content, grades fine			PID <1, NS
60	20	9	79/9"*		6				1 inch fine gravel lense	8		*Blow count overstated due to rock
									Decreased silt content			PID <1, NS
55	25	18	57		7							

Note: Please see Figure A-1 for explanation of symbols

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Log of Boring B-1

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-2
Sheet 1 of 1

Drilled Start 4/21/2014 End 4/21/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 80 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0							AC	1 inch asphalt concrete pavement			
								SP-SM	5 inches sand and gravel base			
75		18	16		1			CL	Gray-brown mottled lean clay with occasional sand lenses; iron staining (very stiff, moist) (fill)	31		PID <1, NS
	5	18	48		2 SA			SM/ML	Gray-brown silty fine to medium sand to sandy silt with occasional gravel (dense, moist) (glacial till)	11	46	PID <1, NS
		18	70		3				Becomes very dense with increased gravel content			PID <1, NS
70	10	12	50/6"		4				Rock at 10.3 feet	8		
												Very slow drilling at 14 feet
65	15	16	50/4"		5					8		
60	20	16	29		6A 6B			SP	Gray fine to medium sand, trace silt (medium dense, moist) (Advance Outwash)	5		
								SM	Gray-brown silty fine sand with occasional clay lenses (medium dense, moist)			
								SP-SM	Gray-brown fine sand with silt (very dense, moist)			
55	25	18	52		7 SA					7	10	

Note: Please see Figure A-1 for explanation of symbols

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Log of Boring B-2

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-3
Sheet 1 of 1

Drilled Start 4/22/2014 End 4/22/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger	
Surface Elevation (ft) 81 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50	
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered	
Notes:					

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0							AC	1.5 inches asphalt concrete pavement			
								SP-SM	4 inches sand and gravel base			
80								SM/ML	Gray-brown silty fine to medium sand to sandy silt with gravel (medium dense, moist) (fill)			
		18	25		1					10		PID <1, NS
	5							SP	Gray fine to coarse sand with gravel, trace silt (dense, moist)			
75		8	30		2					4		PID <1, NS
		18	5		3A 3B				Increased silt content	10		
								ML/OL	Dark brown organic silt with clay, woody debris and brick/tile debris (medium stiff, moist) (fill/buried topsoil)	40		PID <1, NS
	10							CL	Gray-brown mottled sandy silty lean clay; iron staining (stiff, moist) (Recessional Outwash - clay member)			
70		18	15		4 AL					23		AL (LL = 45; PI = 21) PID <1, NS
								SM	Brown silty fine to medium sand with occasional gravel (medium dense, moist) (glacial till)			
	15	18	26		5 SA					11	40	PID <1, NS
65												
	20											Hit rock at 20 feet, no recovery
60		9	76/9"		6			SM	Brown silty fine to coarse sand with occasional gravel (very dense, moist)	8		PID <1, NS
	25	18	51		7A 7B				Gravel lense at 25 feet			
55								SP-SM	Brown-gray fine sand with silt; homogeneous (very dense, moist) (Advance Outwash)			

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-3

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-4
Sheet 1 of 1

Drilled Start 4/22/2014 End 4/22/2014	Total Depth (ft) 25.7	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 83 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample / Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0						AC	2 inches asphalt concrete pavement			
							SP-SM	4 inches sand and gravel base			
80		15	59/9"	1			SM/ML	Gray and brown silty fine to medium sand to fine to medium sandy silt with occasional gravel (very dense, moist) (fill)	11		PID <1, NS
	5	9	38	2			SM/ML	Gray and brown silty fine to medium sand with occasional gravel to sandy silt; possible chunks of asphalt (dense, moist)	12		PID <1, NS
75		0	27	3							Rock in sampler; no recovery
	10	8	5	4			SM/ML	Gray silty fine to medium sand to sandy clayey silt with gravel (loose/medium stiff, moist to wet)	15		PID <1, NS
70							ML	Brown silt with fine sand, clay and thin sand lenses; iron staining (very stiff, moist) (Recessional Outwash - clay member)			Firm drilling at 13 feet
	15	18	27	5A					21		PID <1, NS
				5B			SM	Gray-brown silty fine to medium sand (medium dense, moist) (glacial till)			
65											Slow drilling
	20										Hit rock; no recovery
		12	50/6"	6 SA			SM	Gray-brown silty fine to medium sand with gravel (very dense, moist)	6	34	
60	25	8	50/2"	7					7		

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-4

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-5
Sheet 1 of 1

Drilled Start 4/22/2014 End 4/22/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 84 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample / Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0						AC	3 inches asphalt concrete pavement			
							SP-SM	1 inch sand and gravel base			
							CL	Brown silty lean clay with fine sand; iron staining (stiff, moist) (Recessional Outwash - clay member)			
80		11	50/5"	1			SM	Gray-brown silty fine sand with occasional gravel (very dense, moist) (glacial till)	8		PID <1, NS
	5	17	91/11"	2					8		PID <1, NS
								Grades fine to medium sand			
75		12	50/6"	3							
	10	18	52	4A							
				4B / SA			SP-SM	Gray fine to medium sand with silt (very dense, moist) (Advance Outwash)	4	13	
70							SM	Gray-brown silty fine to medium sand (dense, moist)			
	15	18	47	5 / %F					12	32	
65											
	20	18	46	6A							
				6B			ML	Brown-gray fine sandy silt (hard, moist)	18		
60											
	25	18	63	7 / SA			SP-SM	Gray fine to medium sand with silt (very dense, moist)	4	13	

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-5

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-6
Sheet 1 of 1

Drilled Start 4/21/2014 End 4/21/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 84 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
80	0							AC	3 inches asphalt concrete pavement			
								SP-SM	3 inches sand and gravel base			
								SP-SM	Brown-gray fine to coarse sand with silt (loose, moist) (fill)			
		16	8		1A					9		PID <1, NS
					1B			ML	Brown organic silt, charcoal and woody debris (stiff, moist) (fill/relict topsoil)	34		PID <1, NS
	5	18	22		2			ML	Brown-gray sandy silt to sandy clay and gravel; iron staining (very stiff, moist) (Recessional Outwash - clay member)	15		PID <1, NS
75		17	62		3			SM/ML	Gray silty fine to coarse sand to sandy silt with gravel (very dense, moist) (glacial till)	9		PID <1, NS
	10	18	67		4					10		PID <1, NS
70												
	15	9	51		5A 5B			SP-SM	Gray-brown fine to medium sand with silt and silt lenses (very dense, moist) (Advance Outwash)	13		
65												
	20	18	32		6 SA			SM	Gray silty fine sand; slight iron staining (dense, moist)	10	21	
60												
	25	18	48		7				Decreased silt content and no iron staining			

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-6

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-7
Sheet 1 of 1

Drilled Start 4/21/2014 End 4/21/2014	Total Depth (ft) 31.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 85 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater: Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0							AC	1.5 inches asphalt concrete pavement			
								GP-GM	5 inches crushed surface base course			
								ML	Brown sandy silt with occasional gravel, trace clay (medium dense, moist) (fill)			
		18	10		1					13		PID <1, NS
80	5							SM	Gray silty fine to medium sand with occasional gravel (dense, moist)			
		8	42		2							PID <1, NS
									Becomes blue-gray/brown			
		16	17		3					13		PID <1, NS
75	10							SM/ML	Blue-gray/brown silty fine to medium sand to sandy silt with occasional gravel; iron staining (medium dense/stiff, moist)			
		10	19		4					14		PID <1, NS
								CL	Brown fine sandy silty clay (stiff, moist) (Recessional Outwash - clay member)			
70	15	18	13		5 %F					22	65	PID <1, NS
									Fine sand partings and faint lamination			
65	20	18	17		6							PID <1, NS
									Gravel layer			
								SM/ML	Brown sandy silt to silty fine sand (very stiff/medium dense, moist)			
60	25	18	23		7					20		
									Increased sand content at 26 feet			
								SP-SM	Brown-gray fine sand with silt (medium dense, moist) (Advance Outwash)			
55	30	18	28		8 SA					8	14	

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-7

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-8
Sheet 1 of 1

Drilled Start 4/21/2014 End 4/21/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 86 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
85	0							AC	3 inches asphalt concrete pavement			
								GP-GM	6 inches crushed surface base course			
								SM	Gray silty fine to medium sand with gravel (very dense, moist) (fill)			
		18	63		1A					8		PID <1, NS Wood in shoe
					1B			OL	Brown organic silt with woody debris (relict topsoil layer)			
80	5	17	40		2 SA			SM	Brown-gray silty fine to medium sand (dense, moist) (Advance Outwash)	9	17	PID <1, NS
		18	46		3					7		PID <1, NS
75	10	16	36		4			SP	Gray fine to medium sand (dense, moist)	6		PID <1, NS
70	15	18	40		5 SA			SP-SM	Gray fine to medium sand with silt (dense, moist)	6	11	
65	20	18	77		6			SP	Gray fine to medium sand, trace silt (very dense, moist)			
								SM	Gray silty fine sand (very dense, moist)			
60	25	18	54		7					11		

Note: Please see Figure A-1 for explanation of symbols

Billingham: Date:6/17/14 Path:P:\0040303\1\GINT\0403031 00.GPJ DBTemplate\LibTemplate:GEOENGINEERS8.GDT\GEI8_GEOTECH_STANDARD

Log of Boring B-8

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-9
Sheet 1 of 1

Drilled Start 4/21/2014 End 4/21/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 84 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater: Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample / Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0						AC	3 inches asphalt concrete pavement			
							GP-GM	10 inches sand and gravel base			
							SM	Brown silty fine to medium sand (medium dense, moist) (fill)			
80		18	12	1					19		PID <1, NS
	5						SM	Brown fine to medium sand with silt (medium dense, moist)			
		18	22	2					16		PID <1, NS
							SP-SM	Brown-gray fine to medium sand with silt (medium dense, moist) (Advance Outwash)			
75		17	25	3 SA					7	8	PID <1, NS
	10	17	20	4A					20		
				4B			SM	Brown silty fine to medium sand (medium dense, wet)			PID <1, NS
70							SP	Gray-brown fine to medium sand, trace silt; slight iron staining (medium dense, moist)			
	15	16	30	5					9		
65											
	20	18	21	6A							
				6B			ML	Brown silt with fine sand, trace clay (very stiff, moist)	23		
60							SP-SM/SM	Gray silty fine sand to fine sand with silt (dense, moist)			
	25	14	47	7					10		

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-9

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-10
Sheet 1 of 1

Drilled Start 4/21/2014 End 4/21/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 86 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0							AC	2 inches asphalt concrete pavement			
								GP-GM	4 inches sand and grave base			
85		18	26		1			SP-SM/SM	Gray-brown fine to medium sand with silt and pods of silty fine to medium sand (medium dense, moist) (weathered till)	9		PID <1, NS
	5	16	35		2				Becomes dense with occasional silt lenses	12		PID <1, NS
80		16	35		3			SP-SM	Gray-brown fine to medium sand with silt (dense, moist) (Advance Outwash)	6		PID <1, NS
	10	18	54		4 SA					6	12	
75												
	15	18	50		5				Decreased silt content			
70												
	20	18	57		6			SM	Gray silty fine sand with silt lenses (very dense, moist)			
65												
	25	16	37		7							
60												

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-10

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-11
Sheet 1 of 1

Drilled Start 4/21/2014 End 4/21/2014	Total Depth (ft) 26.5	Logged By MWR Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Surface Elevation (ft) 86 Vertical Datum NAVD88		Hammer Data Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment Diedrich D50
Easting (X) Northing (Y)		System Datum		Groundwater Date Measured / Depth to Water (ft) / Elevation (ft): Not encountered
Notes:				

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name / Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0							AC	1 inch asphalt concrete pavement			
								SP-SM	4 inches sand and gravel base			
85		18	57		1			SP-SM/SM	Gray fine to medium sand with silt to silty fine to medium sand (very dense, moist) (glacial till)	9		PID <1, NS
	5	18	51		2			SM	Gray silty fine to medium sand (very dense, moist)	12		PID <1, NS
80		18	38		3			SP-SM	Gray fine to medium sand with silt (dense, moist) (Advance Outwash)			PID <1, NS
	10	15	32		4					7		
75												
	15	17	34		5 SA					4	8	
70												
	20	18	59		6				Grades finer	3		
65												
	25	16	52		7							
60												

Note: Please see Figure A-1 for explanation of symbols

Log of Boring B-11

GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-12
Sheet 1 of 1

Drilled	Start	End	Total Depth (ft)	Logged By	Checked By	Driller	Drilling Method
	4/21/2014	4/21/2014	26.5	MWR	SWC	Geologic Drill	Hollow-Stem Auger

Surface Elevation (ft) / Vertical Datum	84 NAVD88	Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop
Drilling Equipment	Diedrich D50		
Easting (X) / Northing (Y)		System Datum	
Groundwater: Date Measured	Depth to Water (ft)	Elevation (ft)	Not encountered

Notes:

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	0							AC	1.5 inches asphalt concrete pavement			
								GP-GM	1 inch gravel and sand base course			
								SM	Gray-brown silty fine to medium sand (dense, moist) (weathered glacial till)			
80		18	46		1					12		PID <1, NS
	5	18	42		2				Decreased silt content			PID <1, NS
								SP-SM	Gray fine to medium sand with silt (dense, moist) (Advance Outwash)			
75		18	39		3					7		PID <1, NS
	10	18	48		4							PID <1, NS
70												
	15	16	73		5					4		
65									Grades finer			
	20	18	66		6							
60								SM	Gray-brown silty fine sand (dense, moist)			
	25	18	41		7					24		

Note: Please see Figure A-1 for explanation of symbols

Bellingham: Date:6/17/14 Path:P:\0\0403031\GINT\0403031GINT.GPJ DBTemplate\LibTemplate\GEOENGINEERS8.GDT/GEI8_GEOTECH_STANDARD

Log of Boring B-12

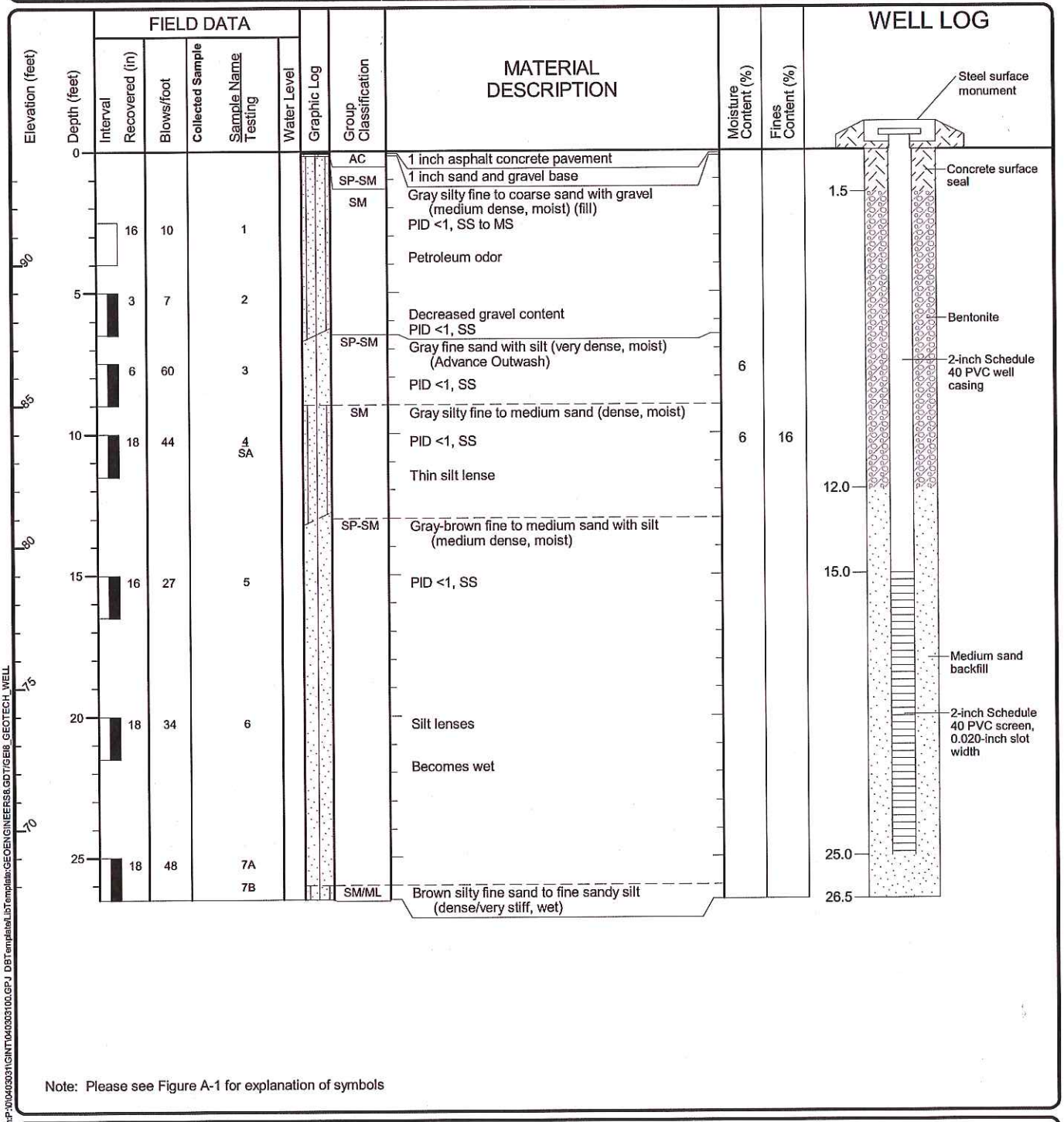
GeoEngineers

Project: WSU - North Puget Sound at Everett
Project Location: Everett, Washington
Project Number: 0403-031-00

Figure A-13
Sheet 1 of 1

Drilled Start 4/22/2014	End 4/22/2014	Total Depth (ft) 26.5	Logged By MWR / Checked By SWC	Driller Geologic Drill	Drilling Method Hollow-Stem Auger
Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop		Drilling Equipment	Diedrich D50	DOE Well I.D.: BIJ 464 A 2 (in) well was installed on 4/22/2014 to a depth of 25 (ft).
Surface Elevation (ft) 94 Vertical Datum NAVD88			Top of Casing Elevation (ft)		Groundwater: Date Measured / Depth to Water (ft) / Elevation (ft)
Easting (X) Northing (Y)			Horizontal Datum		

Notes:



Note: Please see Figure A-1 for explanation of symbols

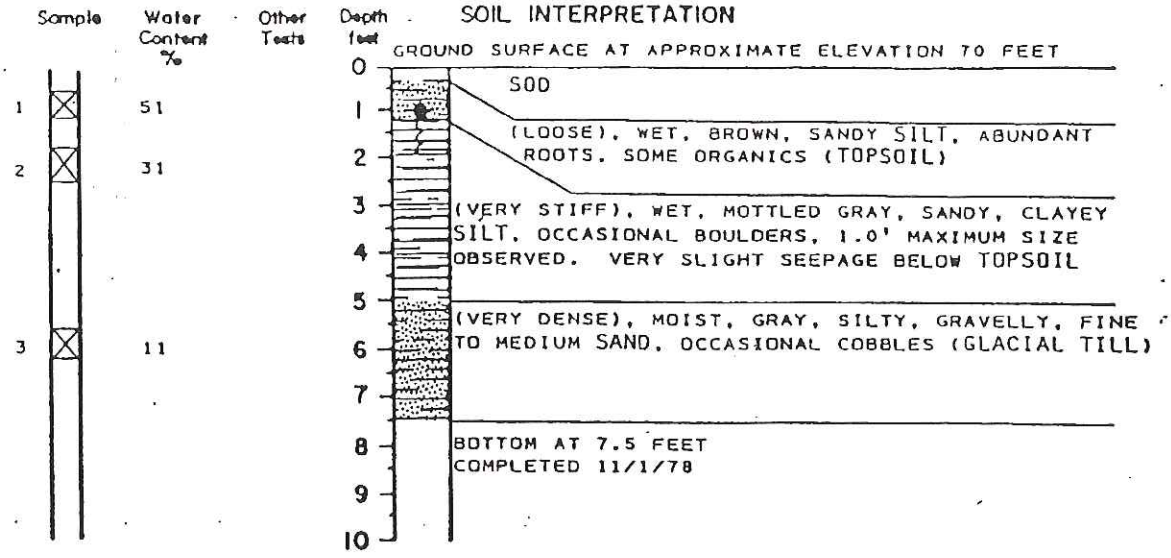
Log of Boring B-13

GeoEngineers

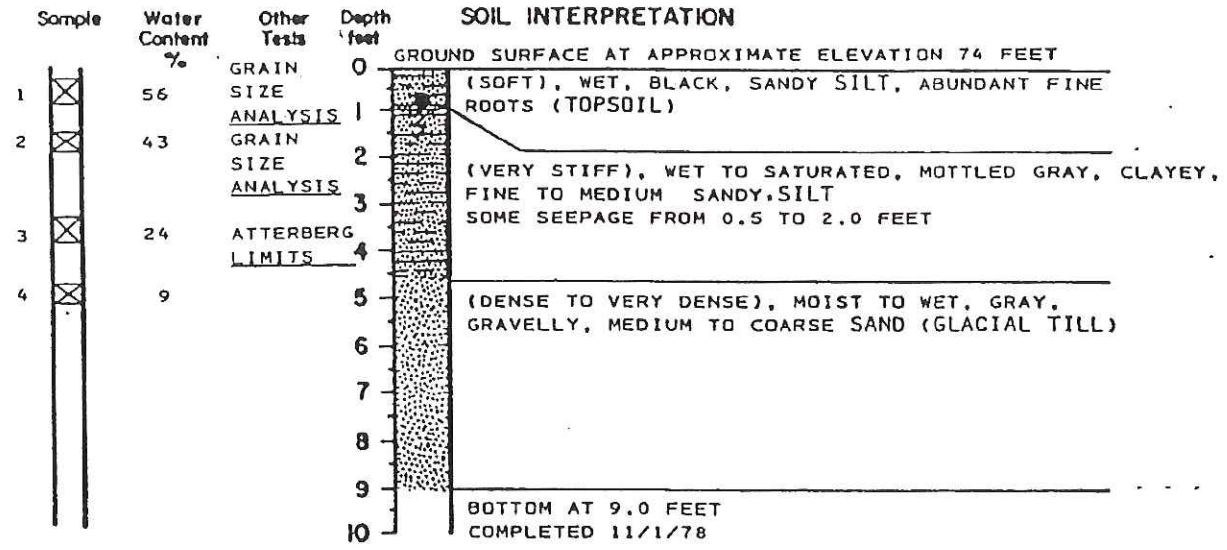
Project:	WSU - North Puget Sound at Everett
Project Location:	Everett, Washington
Project Number:	0403-031-00

Figure A-14
Sheet 1 of 1

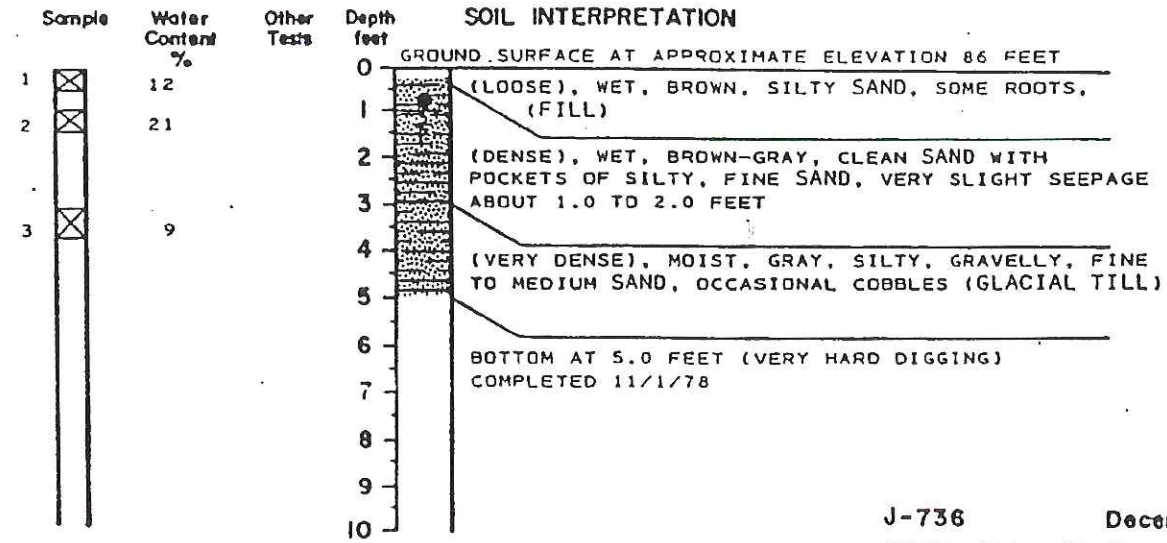
TEST PIT LOG TP-1



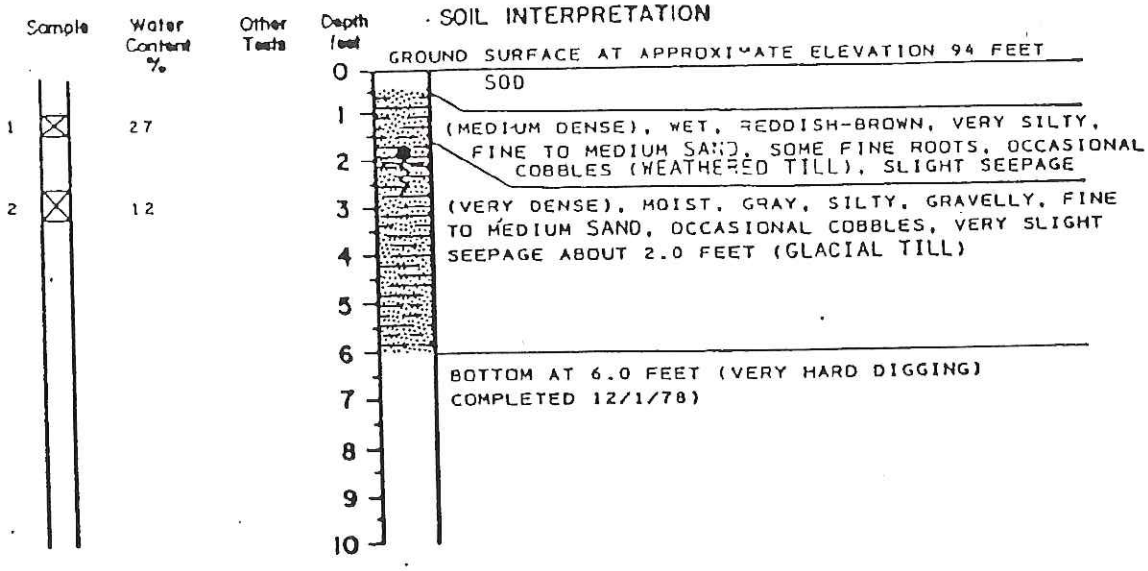
TEST PIT LOG TP-2



TEST PIT LOG TP-3



TEST PIT LOG TP-4



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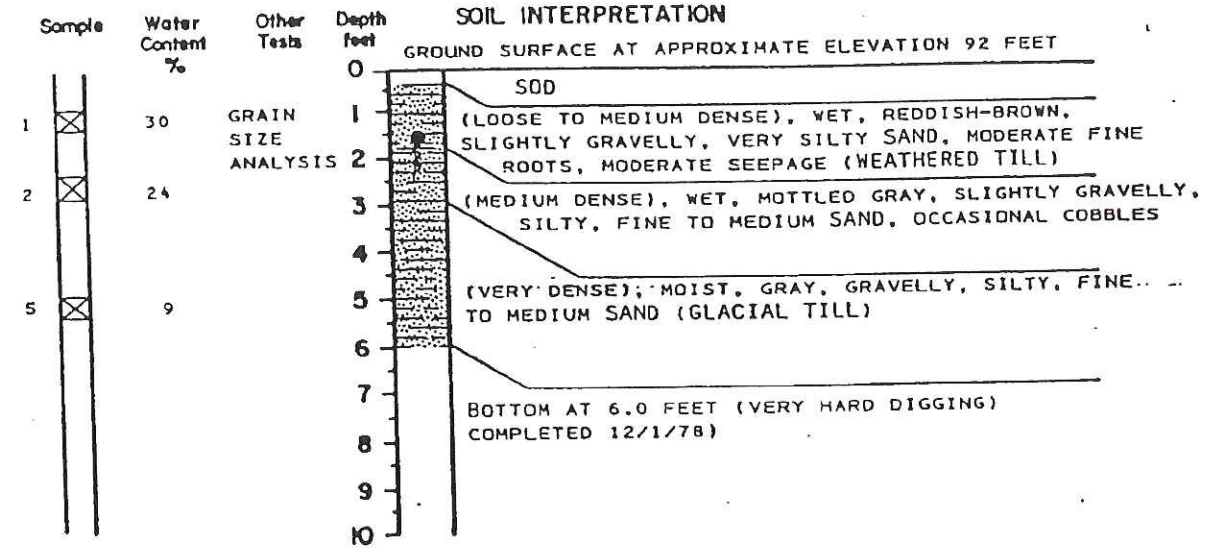
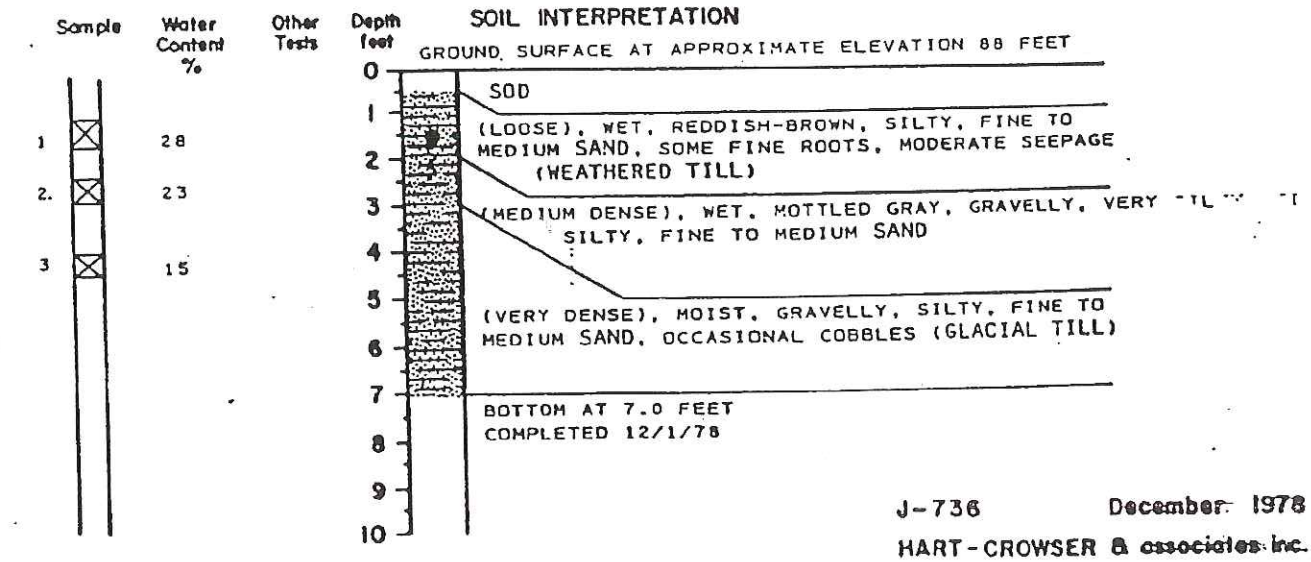


TEST PIT LOG TP-6



J-736 December 1978

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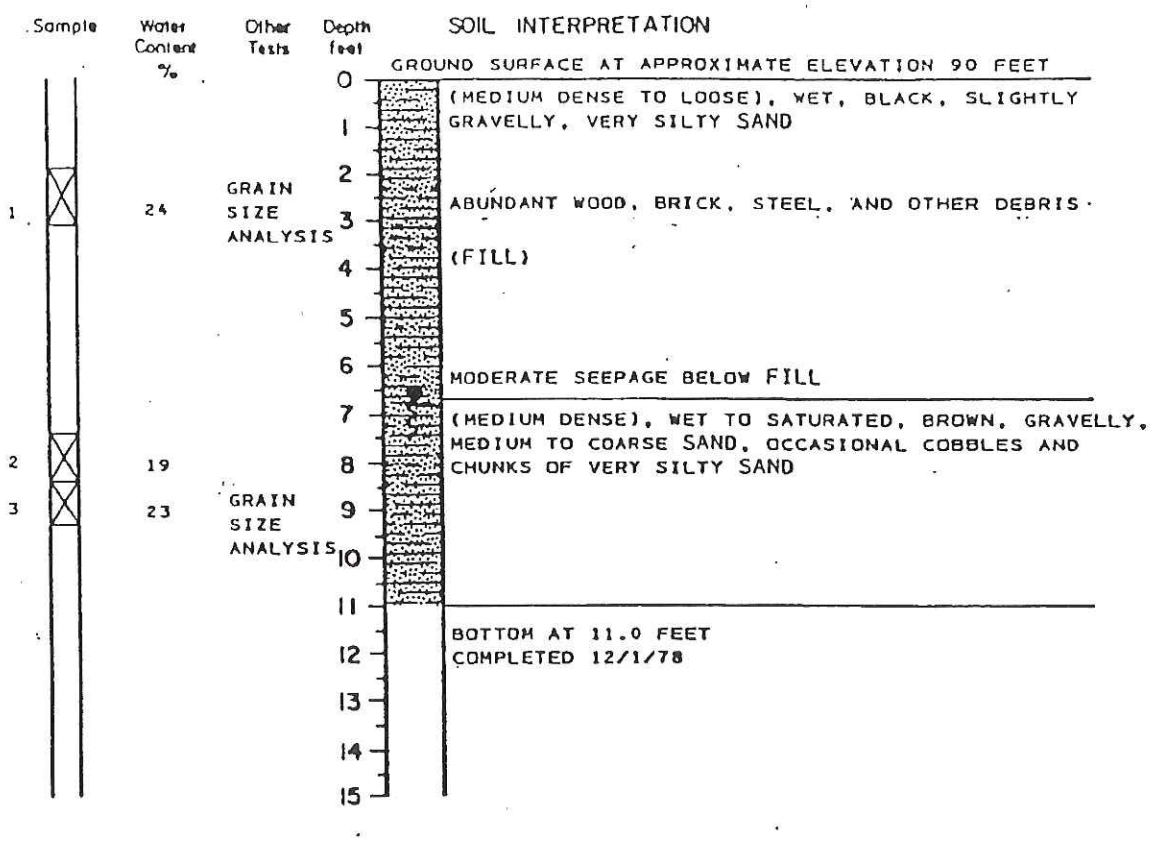
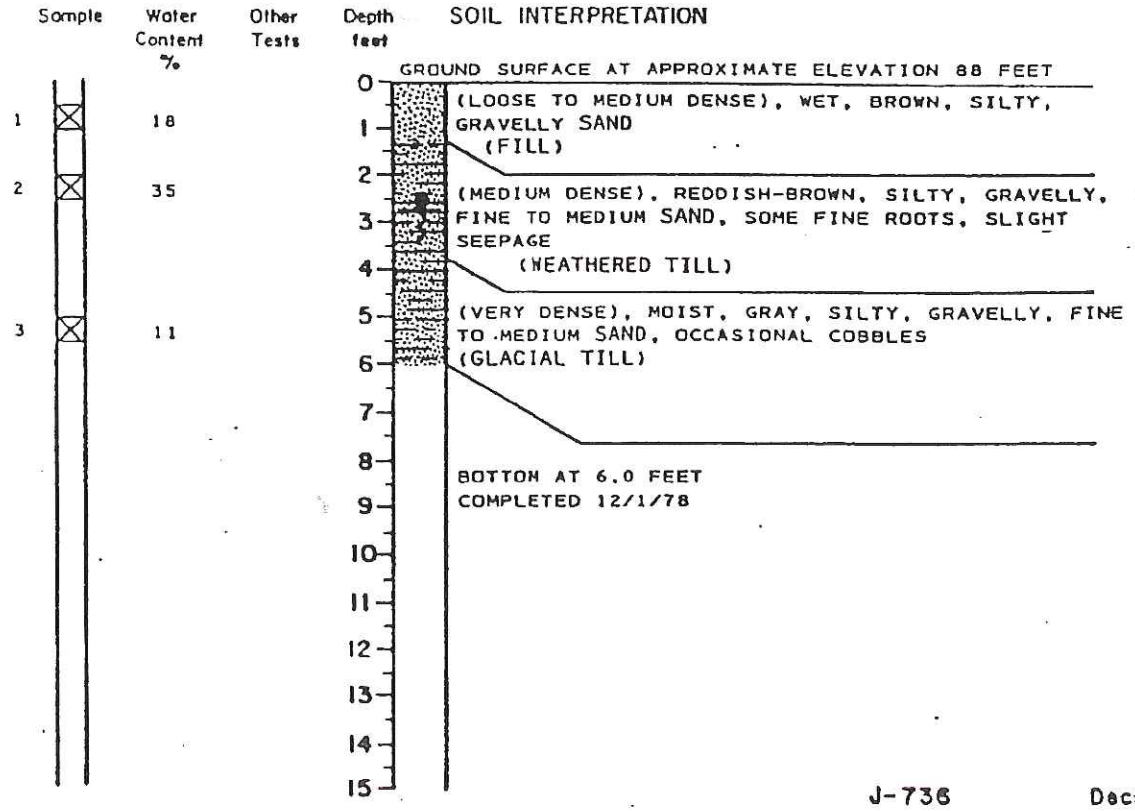
Figure A-2

TEST PIT LOG TP-7



TEST PIT LOG TP-8



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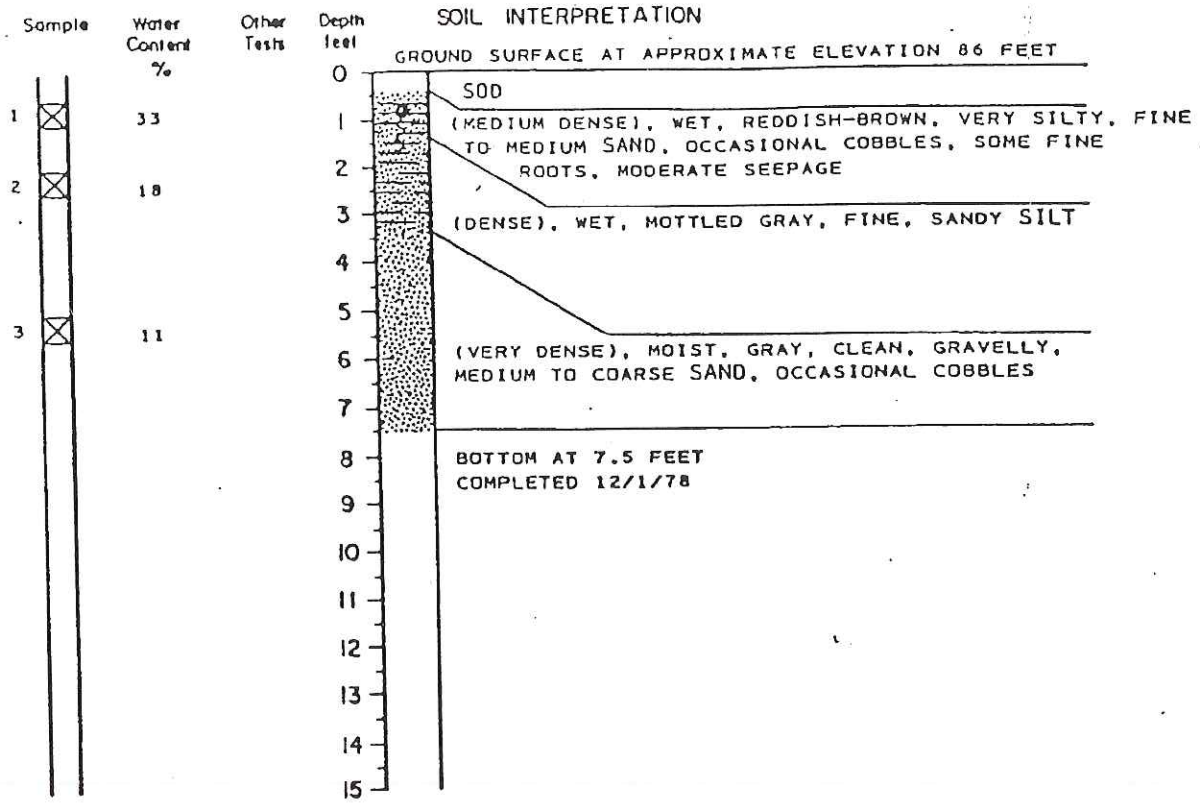

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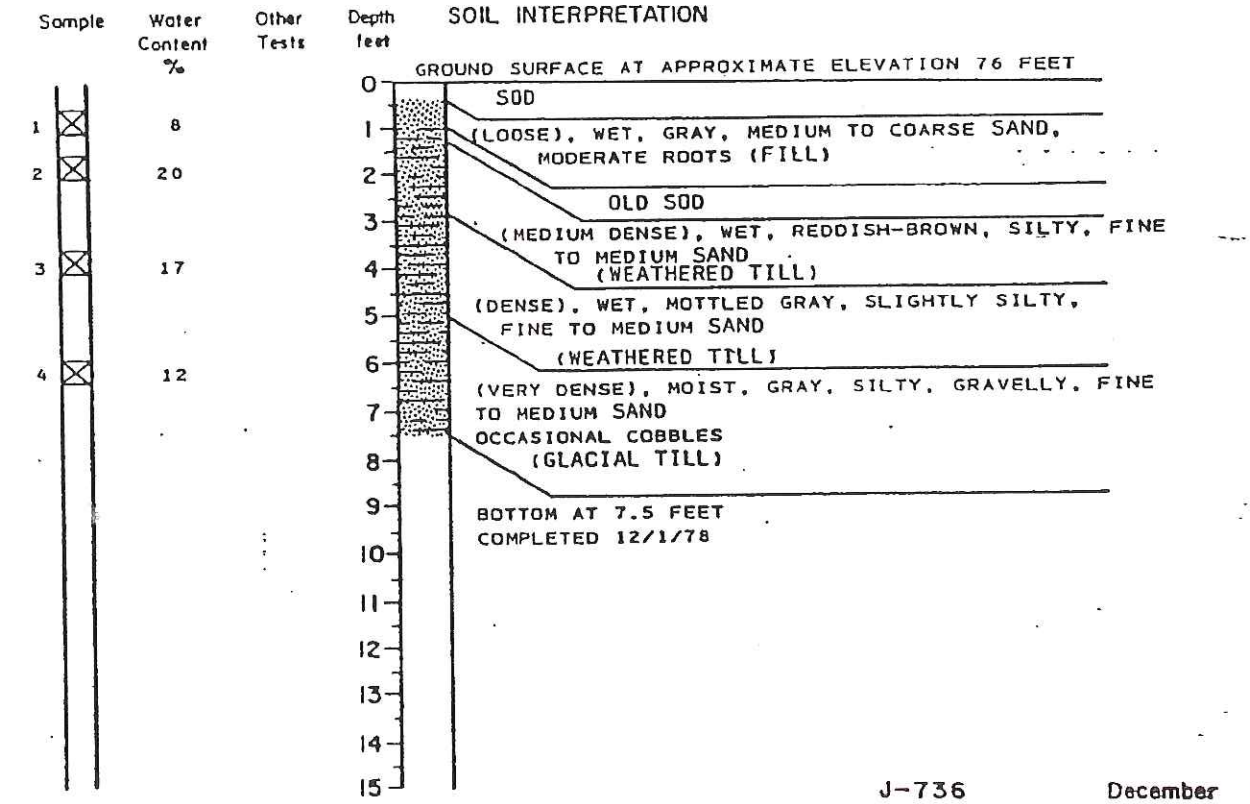
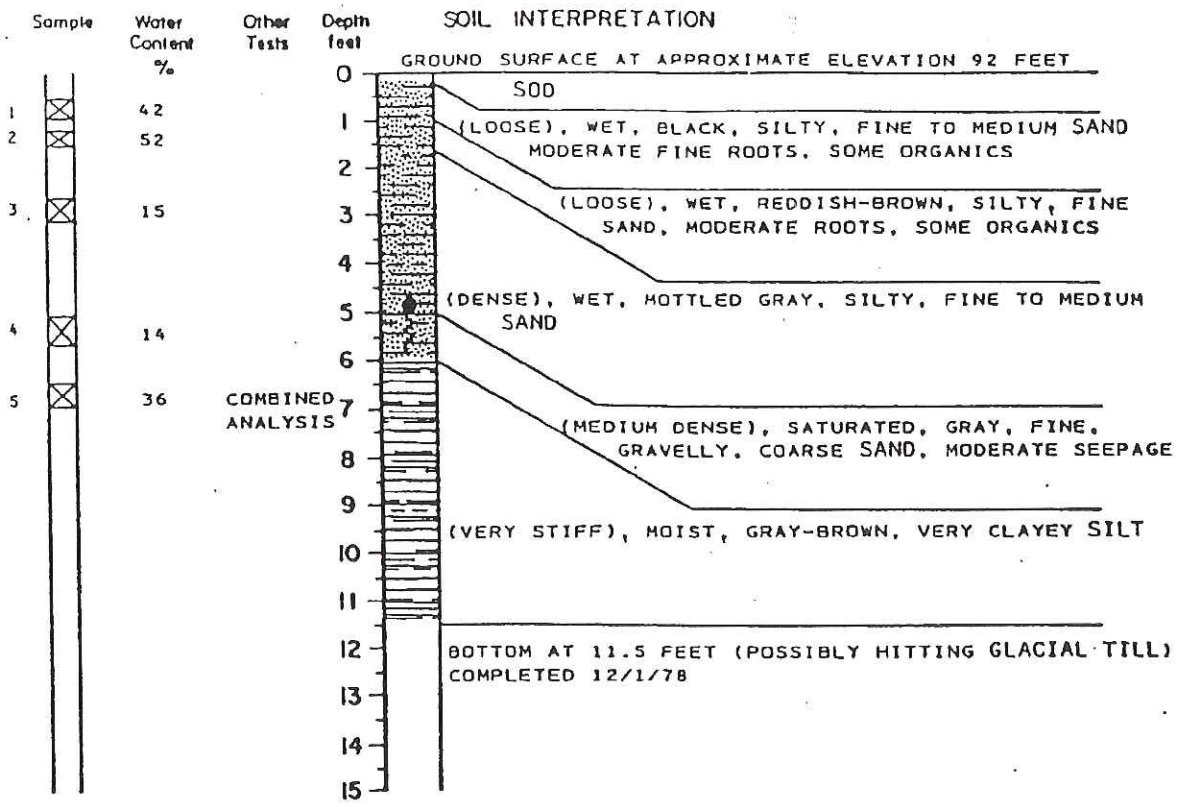
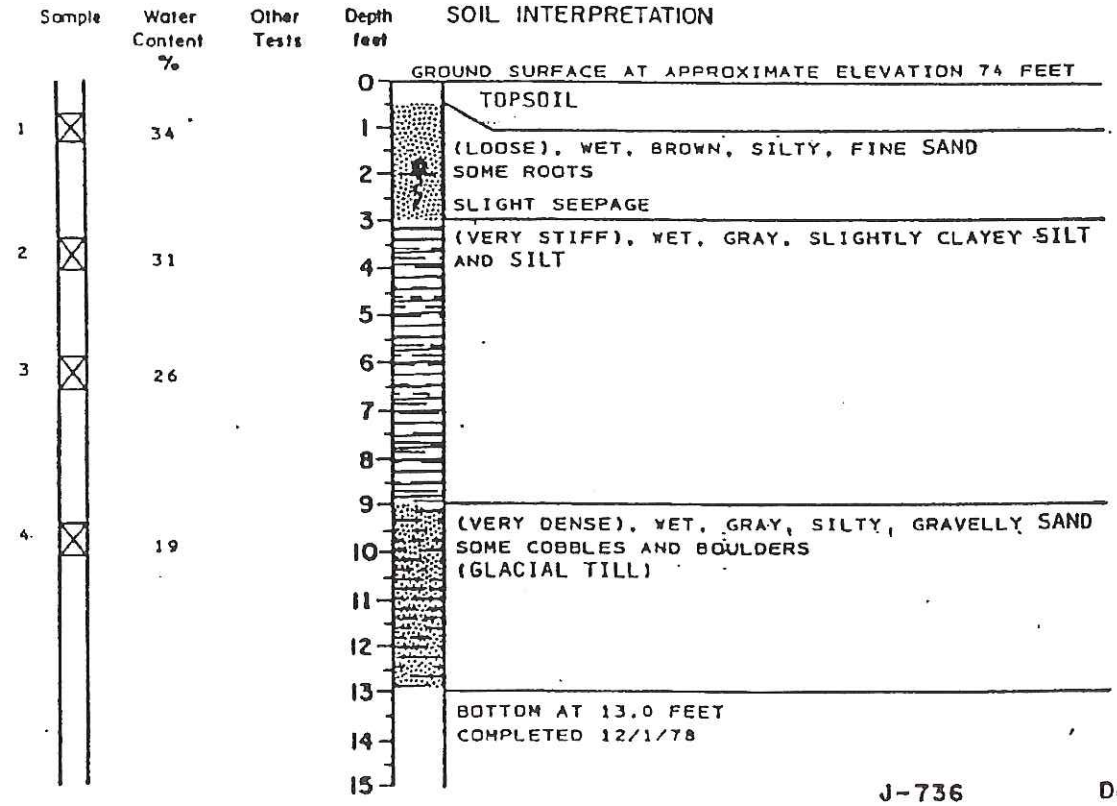


TEST PIT LOG TP-11



TEST PIT LOG TP-12



J-736 December 1978

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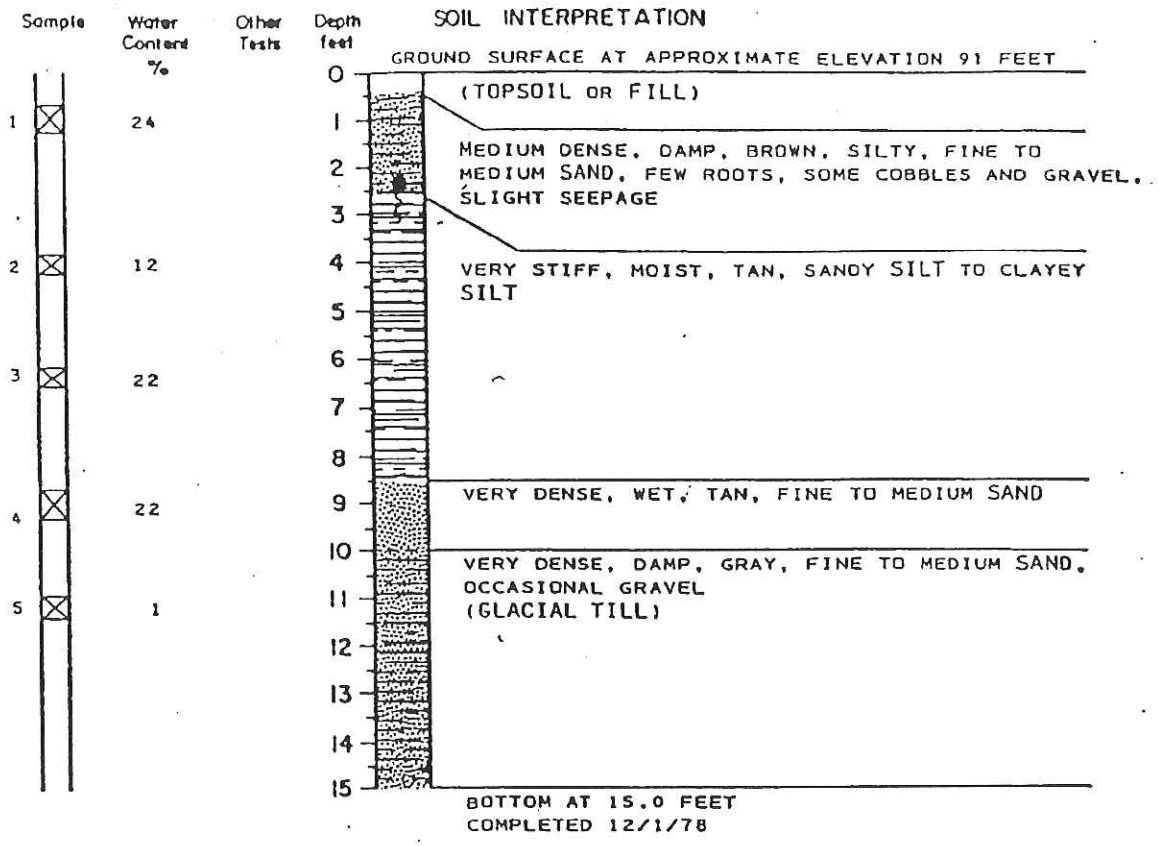
Figure A-5

TEST PIT LOG TP-13



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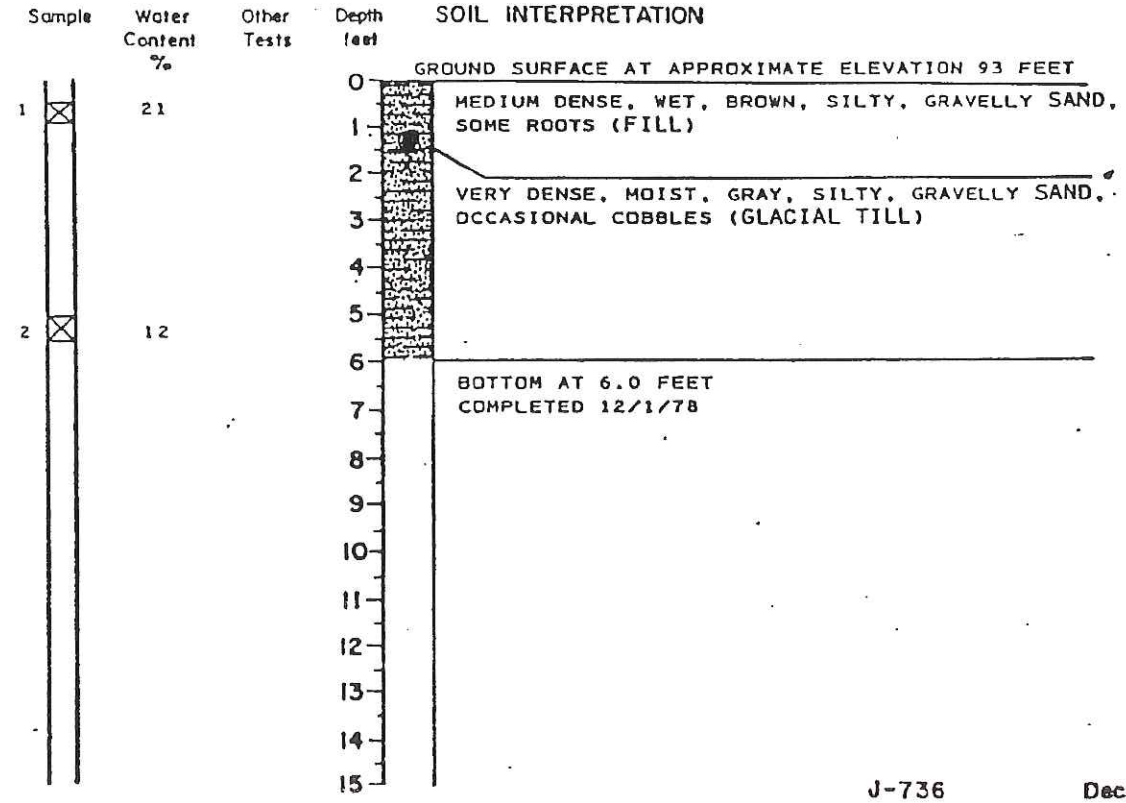


B-1

SAMPLE DATA				SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Blows/Foot	Test Data	Graphic Symbol	USCS Symbol	Drilling Method: Hollow-stem Auger Ground Elevation (ft): N/A	
0						AC	Asphalt (1" thick)	
	S-1	b2	50/ 6"	PID = 0 CA W = 12		SM	Tan, silty, fine to medium SAND with fine gravel (very dense, moist) (till)	Groundwater not encountered.
5	S-2	b2	50/ 4"				Smooth, hard drilling	
	S-3	b2	50/ 5"	PID = 0				
10	S-4	b2	50/ 3"	PID = 0 W = 10				
	S-5	b2	50/ 5"	PID = 0				
15	S-6	b2	50/ 5"	PID = 0				

Boring Completed 03/27/01
Total Depth of Boring = 15.9 ft.

20
25
30
35

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to Soil Classification System and Key figure for explanation of graphics and symbols.

635001. 4/18/01 S:\MODELING\GINTW\PROJECTS\635001.GPJ SOIL BORING LOG

Landau Associates

College Plaza Shopping Center
Everett, Washington

Log of Boring B-1

Figure
A-2

B-2

SAMPLE DATA					SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Blows/Foot	Test Data	Graphic Symbol	USCS Symbol	Drilling Method: Hollow-stem Auger Ground Elevation (ft): N/A	
0						AC	Asphalt (2" thick)	
						SM	Gray, silty, fine to medium SAND with fine gravel (very dense, moist) (till)	Groundwater not encountered.
	S-1	b2	50/ 6"	PID = 0 CA W = 9			Smooth, hard drilling	
5	S-2	b2	50/ 5"	PID = 0 W = 8 GS				
	S-3	b2	50/ 1"					
10	S-4	b2	50/ 4"	PID = 0 W = 5				
	S-5	a1	50/ 2"					
15	S-6	a1	50/ 3"	PID = 0				
20	S-7	b2	50/ 4"	PID = 0			1/2" lense of SILT with fine sand	
25								
30								
35								

Boring Completed 03/27/01
Total Depth of Boring = 20.8 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to Soil Classification System and Key figure for explanation of graphics and symbols.

635001, 4/18/01 S:\MODELING\GINTW\PROJECTS\635001.GPJ SOIL BORING LOG

Landau Associates

College Plaza Shopping Center
Everett, Washington

Log of Boring B-2

Figure A-3

B-3

Depth (ft)	Sample Number & Interval	Sampler Type	Blows/Foot	Test Data	Graphic Symbol	USCS Symbol	SOIL PROFILE	GROUNDWATER
							Drilling Method: Hollow-stem Auger Ground Elevation (ft): N/A	
0						AC	Asphalt (2" thick)	Groundwater not encountered.
						SM	Light brown, silty, gravelly, fine to coarse SAND (medium dense, moist) (fill)	
						SM	Gray, very silty, fine to medium SAND with trace fine gravel; occasional organics (medium dense to dense, moist) (fill)	
	S-1	b2	26	PID = 0 CA			Easy drilling	
5	S-2	b2	32	PID = 0 W = 12 GS				
	S-3	b2	14	PID = 0			Piece of plastic in sample	
10	S-4	b2	20					
	S-5	b2	17					
15	S-6	b2	42	PID = 0 CA W = 25		SM/ ML	Gray to tan with orange mottling, fine sandy SILT to very silty, fine SAND (hard/dense, moist) (till)	
						SM	Gray with orange mottling, silty, gravelly, fine to coarse SAND (very dense, moist) (till)	
20	S-7	b2	50/ 4"	PID = 0			Hard drilling	

Boring Completed 03/27/01
Total Depth of Boring = 20.8 ft.

25
30
35

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to Soil Classification System and Key figure for explanation of graphics and symbols.

635001, 4/18/01 S:\MODELING\GINT\WPROJECTS\635001.GPJ SOIL BORING LOG

Landau Associates

College Plaza Shopping Center
Everett, Washington

Log of Boring B-3

Figure
A-4

B-4

SAMPLE DATA					SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Blows/Foot	Test Data	Graphic Symbol	USCS Symbol	Drilling Method: Hollow-stem Auger Ground Elevation (ft): N/A	
0						AC	Asphalt (1 to 2" thick)	Groundwater not encountered.
						SM	Light brown, silty, gravelly, fine to coarse SAND (medium dense, moist) (fill)	
	S-1	b2	47	PID = 0 CA W = 15		SM	Gray to green-gray, silty to very silty, fine to medium SAND with gravel; trace organic material usually in descrete pieces (medium dense to dense, moist) (fill)	
5	S-2A S-2B	b2	56	PID = 0 CA			Lense of brown, silty, fine to coarse SAND with gravel	
	S-3	b2	42	PID = 0 W = 11				
10	S-4	b2	24	PID = 0		SM/ ML	Gray with tan mottling, fine sandy, SILT to very silty, fine SAND (hard/very dense, moist) (fill)	
	S-5	b2	56	PID = 0				
15	S-6A S-6B	b2	62	PID = 0		SP- SM	Gray, medium SAND with silt and trace fine gravel; root and small wood piece in tip of sampler (very dense, moist) (fill)	
20								
25								
30								
35								

Boring Completed 03/27/01
Total Depth of Boring = 16.5 ft.

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to Soil Classification System and Key figure for explanation of graphics and symbols.

635001. 4/18/01 S:\MODELING\GINTW\PROJECTS\635001.GPJ SOIL BORING LOG

Landau Associates

College Plaza Shopping Center
Everett, Washington

Log of Boring B-4

Figure
A-5

B-5

SAMPLE DATA					SOIL PROFILE			GROUNDWATER
Depth (ft)	Sample Number & Interval	Sampler Type	Blows/Foot	Test Data	Graphic Symbol	USCS Symbol	Drilling Method: Hollow-stem Auger Ground Elevation (ft): N/A	
0						AC	Asphalt (1 to 2" thick)	
						ML/ CL	Gray, clayey SILT with fine sand (stiff to very stiff, moist) (fill)	Groundwater not encountered.
	S-1	b2	17	PID = 0 CA W = 13				
5	S-2	b2	14	PID = 0 W = 30 AL			Occasional organic debris and wood pieces	
	S-3	b2	45	PID = 0 CA		ML	Tan, clayey SILT with fine sand and trace gravel (hard, moist) (till)	
10	S-4	b2	50/ 1"			SM	Gray, silty, fine to medium SAND with gravel (very dense, dry to moist) (till)	
	S-5	b2	50/ 3"	PID = 0 W = 7				
15	S-6	b2	50/ 1"				Rough and very hard drilling	
20	S-7	b2	50/ 4"	PID = 0				
25	S-8	b2	50/ 3"					

Boring Completed 03/27/01
Total Depth of Boring = 25.3 ft.

30

35

Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to Soil Classification System and Key figure for explanation of graphics and symbols.

635001. 4/18/01 S:\MODELING\GINTW\PROJECTS\635001.GPJ SOIL BORING LOG

Landau Associates

College Plaza Shopping Center
Everett, Washington

Log of Boring B-5

Figure
A-6

APPENDIX B
Report Limitations and Guidelines for Use

APPENDIX B
REPORT LIMITATIONS AND GUIDELINES FOR USE[1]

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory "limitations" provisions in its reports. Please confer with GeoEngineers if you need to know more how these "Report Limitations and Guidelines for Use" apply to your project or site.

Geotechnical Services Are Performed for Specific Purposes, Persons and Projects

This preliminary report has been prepared for use by Everett Community College, Washington State Department of Enterprise Services and their authorized agents. The information contained herein is not applicable to other sites or projects.

GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the Project, and its schedule and budget, our services have been executed in accordance with our Agreement with the Washington State Department of Enterprise Services and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is Based on a Unique Set of Project-Specific Factors

This preliminary report has been prepared for the Baker Hall Replacement Pre-design project at Everett Community College. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- Not prepared for you,
- Not prepared for your project,
- Not prepared for the specific site explored, or
- Completed before important project changes were made.

[1] Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

For example, changes that can affect the applicability of this report include those that affect:

- The function of the proposed structure;
- Elevation, configuration, location, orientation or weight of the proposed structure;
- Composition of the design team; or
- Project ownership.

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Geotechnical and Geologic Findings Are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations Are Not Final

The recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most effective means of managing the risks associated with unanticipated conditions.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable, but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- Advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- Encourages contractors to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer.

Contractors Are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

This appendix provides information to help you manage your risks with respect to the use of this report.

GeoEngineers

APPENDIX K

EvCC Facilities Master Plan Excerpts

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

Fall 2014

Facilities Master Plan

EVERETT COMMUNITY COLLEGE

Courtyard outside Parks Student Union and Baker Hall, beyond

The Master Plan establishes a number of physical objectives to be achieved. Short term needs (5-10 years) are specific projects phased over several biennial planning cycles. Mid-range needs (10-20 years) address ongoing property acquisition and replacement of aging buildings. Long-term needs (20+ years) recognize continued significant growth of the College to a total enrollment of approximately 15,500 full-time equivalent students, including WSU students at the new Everett location; this requires development of academic and support facilities on the east side of North Broadway/ Highway 99. The Master Plan illustrates a general approach to development that has been adopted by the City of Everett as part of its Comprehensive Plan, updated in 2008.

Left, Jackson Center (2012); right, Parks Hall encircled by walking trails (2013)

MASTER PLAN GUIDING PRINCIPLES

The Master Plan Committee has established guidelines that align the College's educational and institutional needs with fundamental goals relating to the environment, community and campus culture. To accommodate effective learning, EvCC shall:

- Make technology-enhanced classrooms available campus-wide
- Design flexible classrooms and spaces that support collaborative & non-traditional teaching & learning
- Furnish adequate storage
- Maintain hubs of faculty and program support staff as additional faculty and staff are hired to meet enrollment demand
- Offer flexible and centralized testing options
- Build sustainable, low maintenance facilities
- Provide adequate parking and garages
- Ensure safety, security, and rapid emergency response on campus

These principles address the broader community, describe the campus setting, and provide for a vital, campus centered student life. The college will strive to:

- Create a distinctive, beautiful campus with:
  - Central social gathering places
  - Clear distinction between pedestrian and parking areas
  - Natural landscaping using native materials
  - Integrated signage and artwork
  - Walking and biking trails
- Promote community connection by:
  - Implementing designs sensitive to North Everett/ South Snohomish context, environment & culture
  - Becoming a resource and cultural center for the community
- Ensure accessibility is an essential component of campus planning
- Effectively integrate WSU into the fabric of the campus and develop partnership opportunities, while maintaining the distinct identities of both institutions
- Boost sense of campus community with face-to-face interaction and outside-of-the-classroom activities
- Support student life by assisting with transportation alternatives (bus passes) and making service learning and student service spaces accessible and convenient
- Recognize the importance of off-campus programs and issues, and provide security and staffing at all locations
- Create a dedicated "emergency operations center"

Original campus buildings slated for replacement: Left, Baker Hall; right, Baker Hall Auditorium

In addition to general space needs related to enrollment growth through 2035, Everett Community College has identified a number of specific facilities needs. These have been evaluated with respect to:

- Public life-safety and health
- Enrollment and program growth
- Legal responsibility and code compliance
- Energy and sustainability
- Institutional advancement
- Campus community demand
- Neighborhood/community good will

SHORT TERM NEEDS

Short term needs include projects critical to College success over a period of five to ten years:

- Improvements to North Broadway / Highway 99 to increase pedestrian safety
- Integration of WSU building into campus on College Plaza site
- Development of new Learning Resource Center
- Expansion of surface parking
- Development of student housing
- Demolition of Index

The development of the new Learning Resource Center is the highest priority for the master plan, in terms of funding derived from the state capital budget. This will help tie the newer campus buildings to the east back to the original campus buildings to the west. WSU and AMTEC will start the evolution of the College Plaza site in the short term, expanding the College presence across Broadway. This expansion will increase pedestrian activity along Broadway, necessitating pedestrian safety improvements, which may include a boulevard treatment, a mid-block pedestrian crossing, and a pedestrian bridge across Broadway. New student housing on the campus periphery, near the existing Lona Vista apartments, will help meet the demand for on-campus housing, at a convenient location near transit and the Fitness Center. The Lona Vista apartments could also be replaced to provide more housing units of higher quality if the 10th and Broadway site remains unavailable.

left Liberty Hall; right Whitehorse Hall

MID-RANGE NEEDS

Mid-range development needs include:

- Property acquisition
- Demolition of Glacier, Monte Cristo
- Replacement of Baker Hall
- Renovation or replacement of Olympus Hall
- Development of additional student housing
- Introduction of structured parking

Baker Hall has outlasted its life-expectancy, and its replacement would allow for the College to create an academic building to serve its long-term space needs. Due to existing topography, the replacement site would allow for structured parking beneath the building. This would help with the deficit of parking that the College must address. Several buildings that are not maintained in the capital budget system will be demolished when the Baker replacement comes on line. Logistics Operations can be relocated from Glacier to Pilchuck, as it will be vacated by Welding when AMTEC opens. Facilities will be able to move into a portion of the AMTEC building, although other options will be explored as the distance from the heart of campus is not ideal. Additional student housing would be possible between the Student Fitness Center and the Early Learning Center, adding units to reach the long-term goal of approximately 250 students in campus housing.

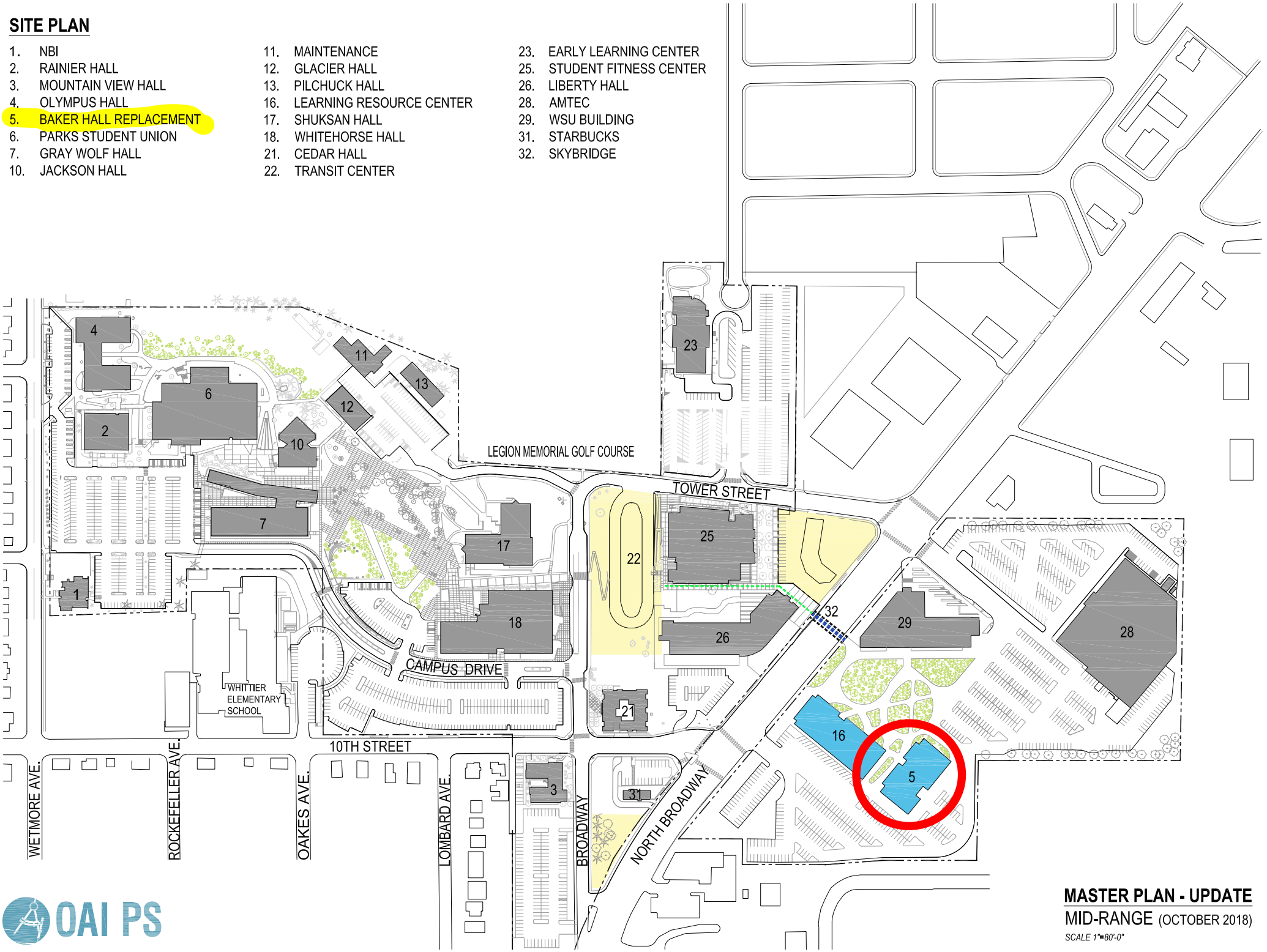
LONG TERM NEEDS

The long-range development plan recognizes significant College enrollment growth to approximately 15,500 FTEs. This will require development of additional instructional and support buildings serving either EvCC or WSU, on the east side of North Broadway.

Everett Community College intends to apply consistent standards for design and development throughout the campus as the College grows. The Master Plan goal is to establish, develop and maintain a responsive, innovative and sustainable physical environment that promotes excellence, diversity and professional and personal growth.

SITE PLAN

1. NBI
2. RAINIER HALL
3. MOUNTAIN VIEW HALL
4. OLYMPUS HALL
5. BAKER HALL REPLACEMENT
6. PARKS STUDENT UNION
7. GRAY WOLF HALL
10. JACKSON HALL
11. MAINTENANCE
12. GLACIER HALL
13. PILCHUCK HALL
16. LEARNING RESOURCE CENTER
17. SHUKSAN HALL
18. WHITEHORSE HALL
21. CEDAR HALL
22. TRANSIT CENTER
23. EARLY LEARNING CENTER
25. STUDENT FITNESS CENTER
26. LIBERTY HALL
28. AMTEC
29. WSU BUILDING
31. STARBUCKS
32. SKYBRIDGE



OAI PS

MASTER PLAN - UPDATE

MID-RANGE (OCTOBER 2018)

SCALE 1"=80'-0"

APPENDIX L
EvCC Strategic Plan

EVERETT COMMUNITY COLLEGE

Baker Hall Replacement

EVERETT COMMUNITY COLLEGE

Thank You.

Nearly 500 students, community members, and college employees contributed their time, talents, and wisdom to help shape Everett Community College's new strategic plan over an 8-month collaborative process. The new strategic plan describes a bold and exciting future for our institution, one that makes the success of each individual student our primary goal. Thank you for your support.

With special appreciation to:

Strategic Planning Council
Heather Bennett, EvCC
John Bonner, EvCC
Sheila Dunn, EvCC
Beverly Farb, EvCC Faculty
Karena Hooks, EvCC
Christine Kerlin, University Center
Joiwyn Lewis, Student
Catherine Matthews, Everett PS
Gail McLean, EvCC Faculty
Deborah Parker, Tulalip Tribes
Max Phipps, WFSE/EvCC
Patrick Pierce, EASC
Elliot Stern, EvCC Faculty/AFT
Kathy Wyatt, The Boeing Company
Pamela Posey, Eyes on Performance

Stakeholder Review Team
Sue Ambler, WDC-SC
Tom Gaffney, Providence (ret.)
Melanie Jordan, PNAA
Patrick McClain, City of Everett
Paul Pitre, WSU
Robert Reese, VOA-SC

Environmental Scanning Task Force
Samantha Brown, WDC-SC
Darryl Dieter, EvCC
Christine Kerlin, University Center
Allison Larsen, Everett Pub Schools
Gary Newlin, EvCC Faculty
Anneliese Vance-Sherman, WorkSource
Sharon Wellman, EvCC

Our Mission

We educate, equip, and inspire each student to achieve personal and professional goals, contribute to our diverse communities, and thrive in a global society.

Core Themes

- Student Success
- Innovation and Leadership
- Community Connections and Partnerships
- Cultural Pluralism and Global Readiness

Contact us for more information

www.everettcc.edu/StrategicPlanning
strategicplanning@everettcc.edu

Strategic Plan

We create a better world
one successful student at a time

EVERETT COMMUNITY COLLEGE

EVERETT COMMUNITY COLLEGE

Vision

Everett Community College creates a better world one successful student at a time.

Student Success

- We will provide guidance and support to improve each student's capacity for college completion, job readiness, and career success.
- We measure our success by each student's achievement of educational, personal, and professional goals.
- We provide open access to affordable education to all members of our community.

Community Connections and Partnerships

- We listen and respond to community needs.
- We build trust and accountability with our local, regional, and global communities through frequent and effective communication.
- We actively develop strategic networks and partnerships to advance institutional innovation, strengthen student learning, and drive workforce and economic vitality for our region.
- We collaborate with our K-20 partners to create seamless educational pathways for our students.
- We enrich our communities and enhance the quality of community life.

Resource Stewardship

- We seek financial stability by developing strong and diverse revenue streams.
- We invest in our employees.
- We invest in physical facilities to enhance the learning environment.
- We practice environmental, economic, and social sustainability across the campus.
- We are responsible stewards of our limited resources—proactive in fiscal planning and efficient in our practices.

Core Values

Promise: We value, respect, and act on behalf of each student's educational needs and aspirations.

Purpose: We embrace the transforming value of learning for ourselves, our students, and our communities.

Progress: We strive always to innovate, improve, and advance.

People: We nurture a campus community that is culturally competent and inspired to engage, collaborate, and grow.

Partners: We connect constructively with the communities we are here to serve.

Practice: We model evidence-based decision-making, equity and inclusiveness, stewardship, and sustainability.

Innovation and Leadership

- We infuse innovative learning and state-of-the-art pedagogy—such as an emphasis on critical thinking and collaborative learning—into all course offerings.
- Our infrastructure supports innovative instruction, prepares students for technologies of the future, and links education and training to high demand career paths.
- We anticipate and respond boldly to opportunities and challenges, and innovate to stay ahead in a competitive environment.
- We practice evidence-based decision-making throughout the college.

Cultural Pluralism and Global Readiness

- We develop cultural competencies in faculty, staff and students.
- We integrate global/cultural connections and awareness in our curriculum and programs.
- We develop a pervasive campus culture of respect, advocacy, and engagement for all.
- We embrace smaller groups within our campus community and support their unique cultural identities, values, and practices.
- We prepare students to participate as global citizens and to succeed in a global economy.

EVERETT COMMUNITY COLLEGE

Mission

We educate, equip, and inspire each student to achieve personal and professional goals, contribute to our diverse communities, and thrive in a global society.