



Student & Family Resource Center

Everett Community College



2023-2025 Project Request Report

December 15, 2021

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1.0 EXECUTIVE SUMMARY

1.1 Problem Statement / Type of Project Request

Ask an Everett Community College (EvCC) student parent to describe their college experience and you do not hear the voice of a typical college student. You more likely hear the voice of someone who feels isolated from classmates, overwhelmed by assignments, and dismissed by the institution. These student parents often lack the sense of community we know to be the key to a genuinely rewarding education. College for them may simply become a means to an end rather than an opportunity for exploration, betterment, and wonder.

EvCC's difficulties in assuring access to a well-rounded education extends beyond student parents. To begin an education at EvCC, prospective students must first access our Student Services department for registration, advising, testing, cashiering, and financial aid at their offices in three separate buildings. For these students, who are likely not familiar with our campus, these services are confusing to access. To resolve this issue, EvCC plans to develop a small, temporary One-Stop for these services on the East Campus. This is a welcome but stopgap solution.

For student parents and prospective new students, it does not have to be this way. EvCC proposes to address the needs of student parents and prospective new students through construction of a new Student & Family Resource Center.

1.2 Proposed Solution

Everett Community College believes the quantity and quality of our facilities are essential to our commitment to create an institution that both increases access to education and genuinely supports the multifaceted needs of our students and broader community. Without adequate facilities, we cannot fully achieve our 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.

The Student & Family Resource Center (SFRC) will be a two-story facility prominently located on our East Campus. This portion of campus is very easy to access from North Broadway, the primary neighborhood thoroughfare. The SFRC will house comprehensive Student Services offices based on the one-stop model for prospective students, complementary Basic Skills instructional spaces available to all EvCC departments, and a Family Resource Center focused on the specific needs of student parents. Rounding out the facility will be informal lounge spaces for students making use of building functions and support services for those in need of sustenance, clothing, and/or housing.

The building will be constructed in a single phase.

1.3 Programs Addressed by the Project

The project will serve the following programs:

- Family Resource Center: This is an all-new function the college has been developing since Spring 2021.
- Student Services One- Stop: By the time the SFRC is developed, the Student Services One-Stop will be occupying temporary facilities in the East Campus AMTEC Building.

When relocated to the SFRC, the vacated spaces at AMTEC will be converted to house other programs. Remodels necessary in this process will be funded as minor works projects at no cost to this project.

- Adult Basic Education: EvCC has a well-documented shortage of ABE’s Basic Skills labs, those instructional spaces essential for admission into academic programs.

1.4 Probable Cost Summary / Reasonableness of Cost

We estimate the MACC to be **\$10,900,000** and total project costs to be **\$16,323,000**, both escalated to mid-point of construction (May 2026). These costs are consistent with expected costs derived from the SBCTC’s scoring tool (\$16,324,000). We also propose infrastructure improvements totaling **\$814,000**, also escalated. This equates to 4.99 percent of total project cost. See Attachment 6.1 for C-100 forms and detailed cost estimates.

1.5 Project Schedule

Phase	Start	End	Biennium
Predesign	August 2023	December 2023	2023-2025
Design	January 2024	March 2025	
Permitting	January 2025	May 2025	
Bid	June 2025	August 2025	
Notice to Proceed		August 2025	2025-2027
Construction	August 2025	February 2027	
Substantial Completion		February 2027	
Closeout	March 2027	April 2027	

1.6 Funding

We propose this project be 100 percent funded through legislative appropriation.

2.0 PROBLEM STATEMENT, OPPORTUNITY OR PROGRAM REQUIREMENT

2.1 Project and its Benefits

The Student & Family Success Center will be 28,000 gsf in area, of all-new construction. It will serve the unique needs of:

- prospective students seeking to become students at EvCC;
- student parents seeking support for their unique needs;
- students requiring Basic Skills training prior to pursuing program work.

This project is a multifaceted support facility aimed at vulnerable populations to make their education more attainable. Its core purpose is to support the college’s efforts to promote justice, equity, diversity, and inclusion for all students.

2.2 Project and its Benefits

This project arises directly from the college’s long-term planning objectives and is critical to our success in fulfilling them.

2.2.1 Relation of Project with Facilities Master Plan

The Everett Community College 2014 Facilities Master Plan proposes solutions to campus facility and growth issues and provides an orderly and rational expansion plan. Revisions approved by the Board of Trustees in October 2018 clarified development of the East Campus, a commercial property once known as College Plaza that the college obtained in 2009. Excerpts pertinent to the SFRC may be found in Appendix 7.1; for the complete document see [Master Plan Information | Everett Community College \(everettcc.edu\)](#). This link accesses both the original 2014 document and the 2018 revisions.

The master plan identifies an East Campus composed of five major buildings, four of which are explicitly identified:

- AMTEC, an existing commercial structure that was renovated to house EvCC's Advanced Manufacturing Training and Education Center;
- Washington State University Everett Center, which is complete and in operation;
- Cascade Learning Resource Center, now under construction; and
- Baker Hall. The predesign for Baker Hall (a replacement of our existing Baker Hall) was approved by OFM in April, 2021. This effort received state appropriations of \$275,000 in the 2021-2023 capital budget (Substitute House Bill 1080).

A fifth major facility was left undefined with the intent that it house the college's next priority project. The college has identified the Student & Family Resource Center as this facility. It is our highest priority development project not already in-process.

The Student & Family Success Center 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.
- Furnish adequate storage.
- Offer flexible and centralized testing options.
- Build sustainable, low maintenance facilities (See Section 4.3).
- Provide adequate parking and garages (See Section 4.6).
- Ensure safety, security, and rapid emergency response on campus.
- Create a distinctive, beautiful campus with central social gathering spaces.
- 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....¹

¹ This guiding principle stems directly from WSU's role in developing a new stand-alone facility to house our University Center. See Section 2.2.3 "Partnerships."

- Boost sense of campus community with face-to-face interaction and outside-of-the-classroom activities.
- Support student life by...making service...student services accessible and convenient.

The SFRC is identified as Building 33 on the *Long Range* diagram found in the master plan. As shown it lies between the WSU Everett Center, AMTEC, and Baker Hall. During geotechnical investigations conducted during the development of the LRC and the Baker Hall predesign, this location was found to be the site of a historic ravine, which under prior ownership had been filled with fill unsuitable to support a structure. To build on this ravine would require considerable site development costs, either to remove/replace the fill or to provide deeper foundations (e.g. piles). The nature of the facility, which is intended to support people who are not yet students and student parents likely operating under a number of pressures, suggested it better to locate the building to be more visible from North Broadway and with abundant adjacent parking. It should be noted that master plans provide broad guidelines for development and it is not at all unusual for high-level assumptions to be modified as more information becomes available and facility objectives become better understood. The college's master plan directly supports this facility.

2.2.2 Relation of Project with Strategic Plan

EvCC's Strategic Plan 2021-2026 (Appendix 7.1) was approved by the Board of Trustees on December 14, 2021, and represents the up-to-the-minute priorities of the institution. Developed at a time of global pandemic, uncertain economic recovery, political unrest, and racial reckoning, the college views its strategic plan as a call to action in a unique period of transition. The Student & Family Success Center will significantly advance the four priorities of this Strategic Plan: all focused on justice, equity, diversity, and inclusion.

- *Belonging*. We seek to create an equitable campus culture where students, faculty, staff, and the larger community are valued, welcomed, and actively supported. The Family Resource Center exemplifies this priority, directly supporting the needs to students who, by virtue of being parents, face formidable barriers to their success.
- *Student-Ready*. We seek to rebuild the current modes and systems of instruction and student services to expand equitable access and opportunities for all students, faculty, and staff to learn. The two Basic Skills labs we propose will increase access for students from underserved populations aiming to study at the college. Our Student Services One-Stop will focus on the specific needs not of existing students but on the great potential embodied by potential students, providing the services they need to begin courses of study.
- *Sustainability*. We seek to reimagine and reform the institution to equitably balance cultural, human, environmental, technological, and financial resources. The SFRC will promote human and 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 (Appendix 7.2).
- *Career-Connected*. We seek to develop equitable educational opportunities leading directly to the attainment of student aspirations, career mobility, strengthened partnerships, and community vitality. All functions of the SFRC are aimed directly at this priority. We propose a connected, comprehensive facility that will ease the transition into higher education; that will assure no student is hungry or ill-clothed; and that assures

parenthood is no barrier to being integrated into the college environment and prepared for rewarding employment.

2.2.3 Relation of Project with Institutional Goals

JEDI/ Justice, Equity, Diversity, and Inclusion: Our commitment to JEDI goes far beyond our newly approved Strategic Plan. For many years Everett Community College has made a commitment to advance equity and social justice by transforming itself into a diverse, equitable, and inclusive working and learning environment. EvCC acknowledges that this transformation requires culture change and a commitment to reflect, question, and change on multiple levels. EvCC is committed to cross-organizational engagement and collaboration in order to create an equity-minded organization that maximizes human and community potential.

Starting in 2015, EvCC underwent a three-year iterative process, proactively engaging students, faculty, staff, external partners in education and workforce, and the broader community to discover and explicate concepts of what EvCC means when speaking of equity within an educational ecosystem. These conceptions became known as the *5 Dimensions of Equity*TM: aspiration, access, achievement, economic progress, and engagement (Appendix 7.1). They reveal the campus culture Everett Community College aspires to create and uphold for its community. Our Student & Family Success Center project advances the college's efforts along all Five Dimensions:

- The Student Services One-Stop and Basic Skills components of the SFRC are specifically focused on improving the pathway to college for aspiring students. Most support functions of a college are embedded in separate buildings within the campus environment, which creates a perceived barrier for those not yet part of the institution. We intend to site the building in a highly visible location on North Broadway, literally serving a gateway role on the edge of the East Campus, with convenient parking and transit access. The mix of Student Services functions are intended for people not yet students, arranged in a one-stop setting to maximize effectiveness.
- The potential for student parents to access the full potential of their education is demonstrably more difficult than for students without children. The Family Resource Center exists to support these students in a variety of ways, through training, counseling, supplies, and events. Following the model set by the mission of the pioneering Family Resource Center at Los Angeles Valley College, our Family Resource Center will *“advance social and economic mobility for families by reducing barriers to higher education and jobs.”*²
- Our Basic Skills labs prepare students to succeed in their programs of choice. Embedding Basic Skills labs within a support facility (as opposed to embedding it within the individual program facilities) serves to reinforce the gateway role of the SFRC for all prospective students – and for student parents requiring Basic Skills instruction in particular – to make clear that EvCC is a unique institution in that it is academically demanding but within a family-friendly context.

² Mission statement, Family Resource Center at Los Angeles Valley College.

Closing Opportunity Gaps:

Factor A: In Everett Community College’s 2022-2027 Strategic Plan, we call out the following priorities:

- Rebuilding the current modes and system of instruction and student services to expand equitable access and opportunities for all students, faculty, and staff to learn.
- Develop equitable educational opportunities leading directly to the attainment of student aspirations, career mobility, etc.

Under the current status quo, the college fails to meet these priorities for student parents. Institutional data suggests that EvCC suffers from an opportunity gap in that student parents are not represented in courses necessary to progress in high wage professions such as Nursing, Business, and STEM.

	2017-18	2018-19	2019-20	2020-21	Average
Students with children or other dependents living in their care	2353	1803	1848	2225	
Historically Underserved (HU) Students of Color with children or other dependents living in their care	710	576	589	749	
All Students	13616	13363	13177	12205	
Percent of Students w/children or dependents (of Total Population)	17.3	13.5	14	18.2	15.8
Percent HU students with children or dependents (of Total Population)	5.2	4.3	4.5	6.1	5
Percent of Students w/children or other dependents that are HU	30.2	31.9	31.9	33.7	31.9

Student parents constitute an average of 15.8 percent of the total population of students enrolled at Everett Community College, and 32 percent of those students identify as historically underrepresented students of color.³

Factor B: College level English and Math attainment are important milestones required to proceed in programs that provide students with access to careers that offer high demand and high paying employment opportunities. Student parents suffer from a significant equity gap compared to non-parents meeting this milestone, which becomes more pronounced when disaggregated by race and ethnicity:

³ Numbers cited here reflect annualized headcounts. This includes all students enrolled in EvCC undergraduate coursework which is inclusive of any course offered at EvCC other than corporate and continuing education, and contract classes taught at high schools.

Percent of Entering Cohort Attaining College Level English and Math Within 2 years of entry	2015-16	2016-17	2017-18	2018-19	Average
Students with children or other dependents living in their care	19.7	17.2	17	28.6	20.6
Historically underserved students of color with children or other dependents living in their care	10.8	11.5	11.1	21.9	13.8
Students who did not report children or other dependents living in their care	25.3	26.8	30.6	31.6	28.6
All Students	24.8	25.4	28.8	31.4	27.6

Over the past four entering cohorts⁴, student parents meet this milestone on average 8 percent less compared to non-parents, and historically underrepresented student parents meet this milestone 14 percent less compared to non-student parents.

Even when this milestone is met, the evidence suggests that student parents are less represented in more advanced coursework in the STEM sequence. As part of the Washington State Allocation model, colleges receive additional funding for students enrolled in SBCTC’s list of STEM courses. These courses include upper division mathematics, physics, chemistry, engineering and computer science courses.

The following table shows the three-year average percent of student enrollments in these areas for student parents, and student parents that are historically underserved students of color:

⁴ Numbers cited here reflect the college's internal outcome tracking cohort based on enter quarter, or when a student from transitional studies enrolls in a course considered to be preparatory for transition to college level courses (currently defined as any transitional studies course in 70 series and above, or adult high school completion, or adult basic education courses above the 20 series). Historically underserved students include any non-international student that identifies as Black, Hispanic, Native American/Native Alaskan, Native Hawaiian/Pacific Islander, or other. College level English and math are defined using the criteria outlined in SBCTC's First Time Entering Cohorts (FTEC). This calculation excludes students that enter EvCC with transferred-in college level English and math earned elsewhere.

Year ⁵	Biology	Chemistry	Computer Science	Engineering	Math	Physics
Percent of total enrollment by subject of students with children or other dependents living in their care	12.6	5.6	8.3	8.2	8.3	6.8
Percent of above that are historically underserved students of color	30.1	33	27.6	13.1	27	14.7

In all cases student parents are less enrolled in these high demand STEM courses relative to their percentage in annual headcounts. The size of this gap ranges from 8 to 10 percent. In addition, historically underserved students of color are less represented in Computer Science, Engineering, Math, and Physics relative to their overall percentage of student parents. These gaps range from 4 percent to 19 percent.

The above data demonstrates that while student parents compose a substantive percentage of enrollments at Everett Community College, EvCC is not fulfilling its stated goal of providing these students equitable access to high demand, high wage careers.

Factor C: Everett Community College believes that the identified gaps can be reduced by constructing a Family Resource Center modeled after a similar project at Los Angeles Valley College. There are several components of this model that uniquely address the gaps outlined above. First, the majority of the population served by the center identify as historically underserved students of color. Secondly, the center offers access to individualized support, counseling, and advising. In Long and Mejia’s study on Institutional Barriers for underrepresented students in engineering programs⁶, the study cites lack of access to personalized learning, inexperience with institutional bureaucracy especially in terms of financial aid access, and lack of quality advising as substantive barriers for under-served students entering in engineering programs. Los Angeles Valley College Family Resource Center addresses each of these issues, which is why we’re confident that this model will be a good fit for EvCC.⁷

⁵ Enrollments measured using course assigned to EvCC in the tab Wtd STEM Courses on the 2020-21 Allocation Report: <https://www.sbctc.edu/colleges-staff/research/annual-reports-archive/enrollment.aspx>

⁶ Scholarly Commons Citation Long, L., & Mejia, J. A. (2016). Conversations about Diversity: Institutional Barriers for Underrepresented Engineering Students. *Journal of Engineering*, 105(2). <https://doi.org/10.1002/jee.20114>

⁷ Model: Los Angeles Valley Community College: <http://lavcfamilyresourcecenter.org/>
 Individualized Support and STEM: <http://lavcfamilyresourcecenter.org/module-iv-individualized-support>

Partnerships: EvCC has developed extensive connections and partnerships which benefit our existing students; increase our attractiveness to prospective students; and enhance our reputation among employers, other higher education institutions, and within the community. The Student & Family Success Center exemplifies our ability to see beyond our purely educational mission and to respond accordingly. Key partnerships include:

- **Washington State University:** The Everett University Center expands program access for residents of all communities in Everett’s service district. The origins for the Center began with 1997 state legislation that formed the North Snohomish-Island-Skagit (NSIS) Consortium. 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.⁸ 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 – now the Everett University Center – in the East Campus. The new facility supports EvCC students pursuing bachelor’s and master’s degrees at five universities operating in Washington State (Eastern Washington University, Hope International University, UW Bothell, WSU, and Western Washington University). WSU Everett’s own offerings at the new facility 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.
- **Central Washington University:** In addition to the University Center, EvCC maintains a partnership with Central Washington University wherein our Computer Information Systems students can achieve – online – a Bachelor of Science in Information Technology and Administrative Management (ITAM). This is a particularly high-demand field, and represents a significant opportunity for prospective students.
- **Volunteers of America:** The SFRC provides space for prospective and existing students to come in contact with outside organizations that may provide additional support. EvCC has a long-term partnership with Volunteers of America, wherein VOA has supported a food bank, crisis counseling, resource centers, and other important services for people in need.

2.3 SBCTC System Direction

The Student & Family Success Center advances SBCTC system direction goals in several key areas.

- **Economic Demand.** By providing a clear and supportive path for entry, and by supporting the ongoing needs of student parents throughout their tenure at EvCC, the SFRC will improve EvCC’s capacity to support all college programs, including those directly linked to employer demand in the region. By placing it adjacent to WSU’s new Everett University Center and its industry-aligned undergraduate programs, the SFRC will help prepare North Puget Sound students to compete globally in the local economy.

⁸ <http://apps.leg.wa.gov/documents/billdocs/2005-06/Htm/Bill%20Reports/House/3113.HBR.htm>

- *Student Success.* The Student Services offerings and Basic Skills labs within the SFRC exist to support individuals seeking entry into our programs and ultimately rewarding careers. For students who are also parents, we recognize that a welcoming environment coupled with ongoing support will be necessary for them to reach their objectives and potential.
- *Innovation.* To our knowledge, facilities targeted to assist the onboarding process and the ongoing needs of a particularly vulnerable student demographic (the student parent) are rare, and none presently exist in Washington State. We have done our homework and believe this facility will boost enrollment and retention in a powerful way.

2.4 Summary of Program and Related Space

The following space needs were identified in programming workshops held with Student Services administrators and staff, and from consultation with the Director of the Family Resource Center at LAVC. See Appendix 7.4 for a more detailed breakdown.

<u>Space Use</u>	<u>Area</u>	<u>Workstations</u>
Basic Skills Labs	2,400 asf *	80
Student Services (incl. Family Resource Center)	14,400 asf	0
Student Center***	1,900 asf	0
Subtotal:	18,700 asf	80
Circulation/Service/Walls @ 66.8% efficiency	9,300 sf	
Total Proposed Building Area:	28,000 gsf **	80

* Assignable square feet

** Gross square feet

*** Includes study lounges, food pantry, clothes closet, and wellness room

2.5 Increased FTEs (Type 1 and Type 2) Accommodated by Project

While the primary function of the SFRC is support not instruction, its Basic Skills lab have the capacity to support **80** additional Type 1 FTE/year.

The SBCTC predicts EvCC enrollment will grow 10.6 percent (402 Type 1 FTE and 539 Type 2 FTE) from 2019 to 2029, or 40.2 Type 1 FTE/year. Using the EvCC CAM ratio between Type 1 and Type 2 FTEs, the SFRC will support **107** new Type 2 FTEs.

2.6 Affected Existing Buildings

As an all-new facility, no existing buildings are affected by the SFRC.

3.0 ANALYSIS OF ALTERNATIVES

3.1 Defining the Capital Problem

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, we have diligently re-imaged and expanded our campus. We have completed major new and replacement academic facilities (e.g. Whitehorse Hall, Gray Wolf Hall, and Liberty Hall). We have renovated other buildings (the Corporate and Continuing Education Building and AMTEC/Advanced Manufacturing Training

& Education Center). We have constructed the Student Fitness Center, renovated and expanded our Parks Student Union, and leased two built-to-suit student housing facilities. We have made it easier for students to reach our campus by developing the on-campus College Station Transit Center in conjunction with the City of Everett and regional transit agencies. In Fall 2017, Washington State University opened its new Everett University Center at EvCC. We have begun construction of our Cascade Learning Resource Center (LRC), and we have completed the pre-design of our next academic building (the replacement for Baker Hall).

Each of these facilities enriches the college experience for our students, but we still face unmet needs. We intend the Student & Family Resource Center to serve three constituencies, none of which this long list of capital successes is fully able to support:

Family Resource Center: These students may not have the luxury of time to spend their off-hours in the library, or immersed in a group project at Whitehorse, or waiting to see a favorite professor to discuss independent work. More likely they are considering how tight they can time their commute before their daycare's late fees kick in. They may have stopped using the Fitness Center to take on a few extra hours at work to afford their child's school books. They may turn in work they know could have been better because their child was sick this week and their instructor wouldn't relax the deadline.

We know that with more institutional awareness, with better support services, and with a safe facility to call home we can make attending college a little easier for these students. We know they can partake in the college experience and find satisfaction in it.

Student Services One-Stop: Enrolling in college can be a harrowing experience. Test anxiety, low self-esteem, financial insecurity, homelessness, limited mobility (physical or transportation-related), and a plethora of other issues can easily derail a person seeking new skills or a better life. Our current Student Services are offered at several locations on campus. The result is that prospective students must navigate three buildings, then find the various offices and services they must use to matriculate. This is problematic on many levels, not the least of which is the probable outcome that the most vulnerable prospective students are simply lost through the cracks. This is a situation that could be resolved were there are adequate facilities in an easier to access location.

Recognizing the significance of this deficiency, EvCC is planning to make tenant improvements in a vacant section of the AMTEC Building which until recently was occupied by Providence Hospital. This will create a facility at AMTEC that is similar to the Student Services One-Stop described herein. However, long-term planning for this space in AMTEC reserves it for future expansion of our popular AMTEC program, so this should be considered a purely temporary use. Further, the AMTEC Building, while convenient to parking and North Broadway, is neither visibly prominent nor does it aesthetically express that it is a collegiate facility, which underscores that as a metaphoric gateway to the institution it is significantly lacking in appeal.

Basic Skills Labs: At EvCC we offer a number of pre-college programs, including ELA/ESL, the Youth Re-Engagement Program (U3), GED (including a Spanish language version), High School Completion (HSL), Integrated Basic Education and Skills Training (I-BEST), College Success 101, as well as online options. Our Basic Skills labs in which such programs are taught are distributed across campus and/or associated with individual programs. As shown in our CAM analysis (see Section 4.15), such spaces are insufficient in number.

3.2 Obvious and Critical Needs Driving the Project

3.2.1 – *The Family Resource Center Concept*

Everett Community College conducted a Student Parent Survey in Winter Quarter 2021 with support from the Washington Department of Commerce Child Care Partnership grant program. The survey was modeled after the Family Friendly Toolkit survey tool developed at Endicott College, with support from the Department of Education and the Lumina Foundation. Participants had the option to complete the survey in both English and Spanish languages.

One hundred and eight six (186) student parents completed this survey. These results achieve a representative sample which allows the college to generalize results from this survey to the experience of all student parents enrolled at EvCC. The results are also consistent with national surveys and white papers concerned with improving outcomes for student parents as a subset of adult learners. Among survey respondents:

- 74 percent are first generation students;
- 42 percent consider themselves single parents;
- the vast majority identify as female (87 percent);
- 46 percent are between the ages of 31-40;
- the majority have children ages 1-10 years old;
- 22 percent identified as Latino/a;
- 30 percent work full-time and 22 percent work part-time;
- about half enrolled in under 12-credits (part-time) and half enrolled in 12+ credits (full time); and
- it is likely that more than a third of respondents have attempted college outside of EvCC, based on reported credit accumulation and time taking classes at EvCC.

Time poverty, generally defined as low quality and quantity of time for schoolwork, is the number one challenge for EvCC student parents. It is quickly followed by financial challenges and difficulty finding and affording childcare. These are the reasons why student parents in this survey report stopping out.

Significantly, student parents are not likely to ask for help, although the academic climate does not appear to be a barrier. Most student parents report that they will tell their instructor if they have a parenting emergency, but do not ask for accommodations (e.g. scheduling, planned absences, extensions). The majority stay neutral when asked if the college is providing enough support to them.

Participant responses indicate that issues related to time management could possibly be allayed by offering more family friendly academic services and additional financial and childcare resources. A clear preference for hybrid and/or online asynchronous classes, for example, and an interest in evening and weekend classes may be linked to accommodating work schedules and the availability of childcare.

Child-friendly study spaces are one of the most significant academic support services that EvCC could provide and pointing to procedures that require extra on-campus visits as a burden also speaks to the challenge of time poverty. The overwhelming interest in financial assistance could be viewed as another solution to time poverty because of the flexibility that it affords.

Everett Community College also held a Student Parent Visioning Retreat in May 2021 that included twelve student parents. At the retreat, we asked the following question:

What does it feel like to be a student parent on the EVCC campus?

Student parents said they feel lonely and different, that their experience is different from that of other students, that don't quite belong, the school seems non-inclusive, there is a lack of community. They are also sensitive to age, feeling the college's focus is on younger students, and that as result they feel dismissed and intimidated. They feel systems at the college need to recognize that being a parent is their first and most important job.

At the retreat we also asked what else student parents would like to see offered/available on campus. They suggested a number of ideas:

- Family housing or connection to community housing, and support for homeless families
- Family friendly spaces – inside and outside
- Designated parent study areas
- Family events on campus for connection to other families including faculty/staff
- Welcome week to include a tour of student parent resources, the Early Learning Center, and how to navigate the available resources
- Student Parent Department/Consolidation of resources
- Assistance for outside EvCC/Everett resources

Overall, student parents believe the biggest need is to find connections with other student parents and build support networks.

EvCC's proposed Family Resource Center in this Project Request Proposal would address the issues the student parents raised in the survey and at the visioning retreat. This center would be the first of its kind on a community college campus in Washington State.

EvCC's Family Resource Center would provide the following services:

- Student Parent Program
- Parenting Workshops
- Infant Toddler Playgroups (available during programs and workshops)
- Free Children's Clothing Exchange
- Food Pantry
- Diapers, Wipes, Formula
- Student Parent Study Space
- Fun Family Events
- Assistance with community resources

A Family Resource Center in a welcoming space at an easy to access location on campus would provide EvCC the opportunity to consolidate student parent services, reduce the challenges and barriers to student parents completing their education, improve the student parent completion rate, provide assistance to a wide range of community services, and communicate to student parents their importance to the College.

EvCC's Family Resource Center is modeled after the successful Los Angeles Valley College Family Resource Center, which is the first and only center on a community college campus in California.

3.2.2 – The Student Services One-Stop Concept

The concept of Student Services One-Stop is well-established and remains valid. Student Services that include within a contiguous facility the functions of reception/welcoming, registration, advising, testing, financial aid, and cashiering are demonstrably more effective than facilities in which these functions are dispersed. The innovation we present herein hones the concept by considering the people accessing the services. The experiences of students in the midst of an educational program are much different than the experiences of people who have not yet matriculated. This project focuses on the latter, which influences the building layout and its location on campus.

3.2.3 – The Basic Skills Lab Concept

We have intentionally included two Basic Skills lab in this facility, (a) because we have a well-known shortage, supported by the CAM, and, (b) because a major purpose of this facility is to serve the needs of prospective students as they are preparing for (but have not begun) a formal course of study. It follows that including facilities for pre-college coursework is an important part of that preparatory experience, and that to include it within a facility offering many support services is beneficial. The SFRC Basic Skills labs follow the “Flexible Learning Spaces Best Practices” guidelines posted to the SBCTC capital budget development website, which advocate clustering similar programs, allowing visual access to classroom activities, anticipating multipurpose use, and assuring 10-15 percent of assignable space is dedicated to shared collaborative informal learning. As shown in the plan diagrams included in Attachment 6.7, non-classroom informal learning spaces are directly adjacent to the Basic Skills labs to emphasize their availability and maximize their positive impact.

3.3 Alternatives Considered

3.3.1 Programmatic and Facility Related

We considered several options before deciding on the preferred alternative:

Renovate Existing Space: While space is in high demand throughout campus, when the library vacates Parks Student Union some space could be available for a function such as the Family Resource Center. There are several reasons that suggest this is a poor idea. The FRC requires outdoor space, which is not available along the perimeter of Parks. Also, any function that can reasonably be expected to see the presence of children⁹ must have significant perimeter security. This would be difficult to enact in a busy student union. Ultimately, we found this approach to be a poor use of state funds.

Build at Location Depicted in the Master Plan: Geotechnical investigations conducted early in the design of the LRC have found this original site to be a poor use of state funds. The presence of a filled ravine within the footprint of the facility would require either the (1) removal of

⁹ Note: The FRC is not a childcare facility, but its mission assures students with children in will access the facility and require some accommodation.

unsuitable fill and its replacement with structural fill or (2) deep footings such as piles. Quantifying this, additional geotechnical work conducted during the Baker Hall predesign concluded soil 13 feet in depth or more. The SFRC has an important mission and every dollar spent needs to support it. High site development costs would come at the cost of badly needed above-ground space.

In addition to poor soils, a central premise of the SFRC is that it be visible to the community and easily accessible. The location we propose in the preferred alternative is clearly superior in this regard.

3.3.2 Consequences of Doing Nothing

There is no easily accessible space available on campus to support the facility we propose. Without action the Family Resource Center we envision will be deferred to a future opportunity and our student parents will continue to be marginalized and unable to access services that could help them reach their full potential. Without action the Student Services One-Stop constructed in the AMTEC Building during the 2021-2023 biennium will remain there indefinitely. This space, which was recently made available for college use when tenant Providence Hospital vacated it, is intended to support expansion of the AMTEC program. Without the space, AMTEC will not meet future demand and will not provide prospective students an entry point to well-paying and satisfying careers.

Both failures would jeopardize the college's ability to address the significant equity issues we have observed.

3.3.3 Cost Estimate for Preferred Alternate

See Attachment 6.1.

4.0 PROJECT PLANNING OF PREFERRED ALTERNATE

4.1 History of Building and Original Funding Source

As an all-new facility there is no prior history to consider.

The site is currently a parking lot with asphalt paving and small landscaped islands. WSU Everett's new facility, completed in 2018, is located due south of the proposed building footprint, and the EvCC AMTEC facility is to the east. To the west the site is bounded by North Broadway with the rest of the EvCC campus beyond.

4.2 Useful Life of Proposed Facility

The SFRC will have an anticipated life of 50 or more years.

4.3 Sustainability – LEED Silver Standard

Energy conservation is an essential criterion for all development projects as indicated in our Climate Action Plan (Appendix 7.2). We actively track our progress, and are in the process of revising our Plan. The SFRC will incorporate at least 10 of the 15 best practices identified by the SBCTC to reduce greenhouse gas emissions, including site planning, building envelope, and electrical/mechanical strategies (Appendix 7.2). The preferred site allows the building to be positioned to take advantage of daylighting opportunities while minimizing glare and solar heat

gain. The project will pursue a minimum certification of LEED Silver, with an anticipated score of at least 53 points (see LEED checklist in Attachment 6.5).

4.4 Impact on Deferred Maintenance and Repair Backlog

As an all-new facility the building has no impact on EvCC's deferred maintenance and repairs backlog. It will require additional state appropriations for its operation and maintenance.

4.5 Acquisition Needs

While we have a general need for additional property to satisfy parking demand, we do not anticipate property acquisition as part of this project. See Section 4.6.

4.6 Parking Expansion Directly Related to the Project

The City's traffic mitigation policy requires that projects generating ten or more daily trips be assessed a fee per PM peak hour trip. While the Family Resource Center will serve existing EvCC students and will not generate its own FTEs (other than its modest staff), Student Services will reach students not yet matriculated and this will generate vehicle trips. More importantly, the 2014 Facilities Master Plan recognizes a campus parking deficit, and the City of Everett will not issue construction permits for major new facilities without demonstrable progress in increasing parking capacity.

To reduce our parking deficit and minimize future parking needs, the college has undertaken significant Commute Trip Reduction initiatives, including construction of the College Station Transit Center, provision of secure parking and changing facilities for bicycle commuters, and transit subsidies for students and staff. These combined efforts will assure the parking impact on this project is minimized.

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 SFRC and its associated landscaping. Since almost all space on the East Campus not occupied by buildings is devoted to surface parking, it is not possible to develop the SFRC without impacting parking capacity. Independent of this project, the college has obtained a property with potential to fully accommodate the net lost stalls.

4.7 Permit Issues and Variances Required

This project is consistent with the 2008 Comprehensive Plan Update approved by the City of Everett. This document includes an Exhibit D, now called the "Long-Range" development plan, which was revised in 2018 at the direction of the Board of Trustees to enhance the college's vision for major developments east of North Broadway. It is this plan which depicts construction of the SFRC (albeit unnamed). While Exhibit D differs in detail from campus development shown in the (current) 2014 Facilities Master Plan, a new facility is clearly identified. As such, we foresee no issues with city approval of the Student and Family Resource Center project provided parking (See Section 4.6 above) is addressed.

4.8 Utility and Other Infrastructure Needs

The central location of the preferred site ensures the proposed new building will be well-served by campus utilities. It will not require connection to the college's central steam plant, consistent

with the college's ongoing migration of the entire campus from a central plant to a system of distributed boilers/chillers, but it will require space for these systems. All utility costs are included in the infrastructure estimate included in Attachment 6.1. The weighted average life of new utilities is **25.9** years (Appendix 7.7).

Water: Water is furnished to campus through the City of Everett municipal water system. Water will be drawn from an extension of the on-campus loop by tapping an existing main northeast of the WSU Everett University Center. The extension will be both for domestic use and fire protection.

Fire Access: 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. No fire lane improvements will be required as a result of this project.

In addition to the fire lane, fire hydrants must be located within 150 feet of all points on the building. Because of 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. The SFRC will require relocation of an existing line found below the building footprint. There appears to be adequate slope for the relocated line to be gravity fed.

Natural Gas: Consistent with state policy objectives, we do not anticipate the need for natural gas service to the SFRC.

Electrical: Power will be drawn from a vault at the south edge of the AMTEC Building, through new ductbank. Power for site lighting will be provided by reconfiguring existing underground lines below the parking lot.

4.9 Stormwater and Other Environmental Issues

Native soils have a very low infiltration capacity, which will impact stormwater design. They are also moisture sensitive, which may complicate construction activities.

Consistent with the 2014 Facilities Master Plan, we intend to employ low impact development guidelines (as recommended by the City of Everett) to maintain the natural flow of water of our developable sites. Part of our goal is to use sustainable stormwater management to enhance environmental awareness, create educational opportunities, and reduce infrastructure costs. At the SFRC we will use rain gardens as a landscaping strategy, but the impact and extent of these devices may be diluted by the impervious nature of site soils.

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 SFRC will be sited has a stormwater collection system connected to a combined (sanitary and storm) sewer main to the south. Due to the extent of existing surface parking, its impervious surface exceeds 90 percent.

The City of Everett intends to separate its combined system. This objective, when combined with the anticipated development timeline for the SFRC, suggests water quality treatment and detention capacity will likely be required as a condition for permit. The infrastructure estimate

(Attachment 6.1) includes costs for a pipe-based detention system consisting of 96-inch corrugated metal pipes and all associated piping, connections, and catch basins for the building and site.

4.10 Roads and Traffic Signals

EvCC is well-served by the city road network. Intersections accessing primary campus entrances are signalized. We foresee no costs specific to roads and traffic signals.

4.11 DAHP and Tribal Review

The land along Port Gardner Bay in North Puget Sound was for centuries home to the Snohomish tribes, who were moved to a Tulalip Bay reservation following the Indian Wars of the 1850s. The area was then logged commercially for several decades. The college moved to its current location in 1958, replacing several houses and a portion of the Legion Memorial Golf Course. No historic artifacts have been discovered during previous campus construction. As the specific SFRC site sits on property that has previously been developed, construction of the new building is highly unlikely to disturb or destroy any significant archeological or cultural resources.

Consistent with Governor’s Executive Order 21-02 we have submitted notice to the Department of Archaeology and Historic Preservation for review of our intent and sent letters to each tribe associated with the site. For these communications, please see Attachment 6.4.

4.12 Utilization of Instructional Spaces

Our calculation of future utilization includes not just the workstations for the SFRC, but workstations added by the LRC project (currently under construction) and the Baker Hall replacement (currently in the capital projects pipeline), and the loss of existing workstations at Monte Cristo Hall (to be demolished through our LRC project) and Baker Hall (to be demolished upon completion of the Baker Hall replacement). For each building shown to be demolished we have based workstation loss on actual physical count. The classroom workstation versus lab workstation distribution is aligned with the College's ASF data.

Facility	Classroom Workstations	Lab Workstations	Total Workstations
SFRC	0	80	80
Baker Hall Replacement	560	110	670
Cascade Learning Resource Center	220	70	290
Monte Cristo Hall	-272	-288	-560
Existing Baker Hall	-680	0	-680
Net Workstations	-172	-28	-200

This is sufficient for the project to score 18 points in the New Construction portion of the score tabulation spreadsheet, which is presented in Appendix 7.8. While it may seem unusual that this project will result in fewer workstations than are presently available on campus, it is consistent with prior planning decisions and not germane to this specific project and proposal.

4.13 New Programs and Changing Mix in Programs

The Family Support Center within our SFRC will be an all-new program at EvCC.

The Student Services functions within the SFRC will be the first permanent facilities for Student Services on the East Campus, and will allow us the space to move functions temporarily housed in our AMTEC Building, and to consolidate student support functions presently housed in dispersed locations, including:

- Food Pantry (currently in Whitehorse Hall)
- Clothes Closet. This will serve the entire campus community and is independent of the clothing exchange offered by the Family Resource Center.

4.14 New Space and Disposition of Vacated Space

This project proposes 28,000 gsf of new construction for functions that either do not yet exist (Family Resource Center and Basic Skills labs) or operate from temporary quarters (Student Services One-Stop).

We intend to establish a temporary Student Services One-Stop in the AMTEC Building during the 2021-2023 biennium, in space vacated by Providence Hospital. Our primary purpose for this project is to improve access for prospective students. Our long term intent for the space to be occupied by the one-stop is that it support future expansion of our AMTEC program. Once Student Services moves to the SFRC, its AMTEC Building space will be renovated independently from this proposed project

4.15 Comparison of Existing and New Spaces with CAM

This project represents a concerted effort by the college to align its capital needs with the CAM. The CAM identifies areas of shortage:

- Basics Skills Labs: The CAM demonstrates that we have less than 50 percent of the Basic Skills labs we are allowed (Appendix 7.6). The LRC currently under construction, and the Baker Hall replacement project in the capital projects pipeline, will likely not address this shortage. The SFRC includes two labs for Basic Skills instruction for students preparing to study at EvCC. Locating instructional spaces within the SFRC is consistent with the purpose of this facility, that it be an easily accessible, highly supportive entry point to the college.
- Student Services: The CAM indicates we have only 55 percent of the Administration/Student Services we are allowed. This shortage is not addressed by the LRC and Baker Hall replacement. Furthermore, its dispersed nature decreases its efficiency with the effect that impact of the space we have is diluted by inefficiencies and redundancies.

Note: In this analysis we used the preliminary CAM results provided at the SBCTC's 2023-2025 Capital Budget Development Workshop, as it accurately reflects the current and future needs of the college.

4.16 Need and Availability of Surge Space

As an all-new facility, the SFRC does not generate the need for surge space. Student Services will operate from temporary facilities in the AMTEC Building until completion of the facility.

4.17 Flexibility and Adaptability of Proposed Spaces

We achieve flexibility in the broadest sense by establishing a reasonable net-to-gross ratio of 66.8 percent.

Since the SFRC will include instructional space through its Basic Skills labs, we propose it be accompanied by a non-scheduled gathering space supportive of informal learning. This is consistent with the best practices for flexible learning facilities promoted by the SBCTC.¹⁰

5.0 PROJECT BUDGET ANALYSIS OF PREFERRED ALTERNATE

5.1 Prediction of Overall Project Cost

We estimate the total project cost of the Student & Family Success Center is **\$16,323,000**, with a MACC of **\$10,900,000**. Project cost is based on a conceptual estimate of probable cost. This estimate assumes a construction start date of August 2025, a construction duration of 18 months, and escalation to the mid-point of construction (May 2026). All figures are rounded.

We also propose infrastructure improvements totaling **\$814,000**, also escalated and rounded.

We request funding by legislative appropriation. See Attachment 6.1 for C-100 forms and detailed estimates.

5.2 Comparison of \$/FTE to Similar WACTC Projects

The following cost comparisons are based upon the MACC for building and infrastructure, escalated to December 15, 2021. All data was obtained from C-100 forms included in the SBCTC's 2021-23 Capital Request. As the central premise of this project is student support, not FTE growth, comparisons are based on \$/GSF rather than \$/FTE:

Project	Esc. Project Cost	GSF	\$/GSF
CC Teacher Ed & Family Development Center	\$7,968,000	18,430	\$432
HC Welcome Center for Student Success	\$24,030,000	60,315	\$398
GHC Student Services & Instruction Center	\$37,622,000	69,985	\$538
EvCC Student & Family Resource Center	\$10,027,266	28,000	\$358

5.3 Impact on Operating Budget in Both Program 090 FTEs and M&O Costs

As an all-new facility, the SFRC will add 28,000 gsf to our inventory, which will result in additional operating and maintenance costs (including staffing) as follows:

Description	Annual Cost in 2021 \$	\$ per Sq. Ft.
5.3.1 Custodial	\$47,880	\$1.71
5.3.2 Utilities	\$52,920	\$1.89
5.3.3 Technology	\$40,320	\$1.44
5.3.4 Building Maintenance	\$58,800	\$2.10
5.3.5 Grounds Maintenance	\$560	\$0.02
5.3.6 Security	\$26,040	\$0.93
5.3.7 Administration	\$14,280	\$0.51
Total Annual Operating Costs	\$240,800	\$8.60

¹⁰ <https://www.sbctc.edu/resources/documents/colleges-staff/programs-services/capital-budget/BestPracticesforDesignofFlexibleandAdaptableLearningSpaces19Dec13.pdf>.

ATTACHMENT 6.1

Building & Site - C100 Forms
Building & Site - Detailed Cost Projection
Infrastructure - C100 Forms
Infrastructure - Detailed Cost Projection

Student and Family Resource Center

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Everett Community College
Project Name	Student & Family Resource Center
OFM Project Number	

Contact Information

Name	Erica Dias
Phone Number	425-388-9516
Email	edias@everettcc.edu

Statistics

Gross Square Feet	28,000	MACC per Square Foot	\$338
Usable Square Feet	18,700	Escalated MACC per Square Foot	\$389
Space Efficiency	66.8%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	8.05%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower Street, Everett, WA 98201
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month	December-21		
Project Administered By	DES		

Schedule

Predesign Start	August-23	Predesign End	December-23
Design Start	January-24	Design End	March-25
Construction Start	August-25	Construction End	February-27
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$14,281,310	Total Project Escalated	\$16,323,135
		Rounded Escalated Total	\$16,323,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Everett Community College	
Project Name	Student & Family Resource Center	
OFM Project Number		

Cost Estimate Summary

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

Consultant Services			
Pre-design Services	\$225,000		
A/E Basic Design Services	\$551,807		
Extra Services	\$970,500		
Other Services	\$472,913		
Design Services Contingency	\$111,011		
Consultant Services Subtotal	\$2,331,231	Consultant Services Subtotal Escalated	\$2,573,262

Construction			
Construction Contingencies	\$473,067	Construction Contingencies Escalated	\$545,589
Maximum Allowable Construction Cost (MACC)	\$9,461,339	Maximum Allowable Construction Cost (MACC) Escalated	\$10,900,287
Sales Tax	\$973,572	Sales Tax Escalated	\$1,121,696
Construction Subtotal	\$10,907,978	Construction Subtotal Escalated	\$12,567,572

Equipment			
Equipment	\$504,000		
Sales Tax	\$49,392		
Non-Taxable Items	\$0		
Equipment Subtotal	\$553,392	Equipment Subtotal Escalated	\$638,228

Artwork			
Artwork Subtotal	\$81,210	Artwork Subtotal Escalated	\$81,210

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$150,000	Project Administration Subtotal Escalated	\$172,995

Other Costs			
Other Costs Subtotal	\$257,500	Other Costs Subtotal Escalated	\$289,868

Project Cost Estimate			
Total Project	\$14,281,310	Total Project Escalated	\$16,323,135
		Rounded Escalated Total	\$16,323,000

Cost Estimate Details

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

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$180,000			
Student Engagement	\$45,000			
Insert Row Here				
Sub TOTAL	\$225,000	1.0696	\$240,660	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$551,807			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$551,807	1.0899	\$601,414	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$60,000			
Geotechnical Investigation	\$25,000			
Commissioning	\$90,000			
Site Survey	\$15,000			
Testing	\$5,000			
LEED Services	\$70,000			
Voice/Data Consultant	\$50,000			
Value Engineering	\$50,000			
Constructability Review	\$50,000			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$50,000			
Acoustical Design	\$25,000			
Arborist Report	\$1,000			
Architectural Lighting Design	\$15,000			
Audio Visual Design	\$20,000			
Commissioning Participation	\$25,000			
Constructability Review Participation	\$40,000			
DAHP Mitigation Support	\$2,000			
DAS System Design	\$0			
ELCCA	\$50,000			
Electrical - Site	\$40,000			
Envelope Consulting	\$30,000			
Hazardous Materials Study	\$10,000			
Independent Cost Estimating	\$30,000			
Interior Design (Furnishings Assistance)	\$15,000			
LEED Energy Modeling	\$75,000			
Reimbursable Expenses Prior to Bid	\$15,000			
Security	\$30,000			
SEPA Services	\$2,500			
Signage and and Graphics	\$15,000			

Stormwater Permitting (SWPPP, NOI)	\$25,000			
Value Engineering Participation	\$40,000			
Insert Row Here	\$0			
Sub TOTAL	\$970,500	1.0899	\$1,057,748	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$247,913			31% of A/E Basic Services
HVAC Balancing	\$0			
Staffing	\$0			
Arborist Inspection and Monitoring	\$5,000			
Art Installation Coordination	\$5,000			
Building Envelope Testing	\$15,000			
Construction Materials Testing	\$50,000			
Enhanced Construction Administration	\$90,000			
Hazardous Materials Abatement Monitoring	\$5,000			
Post Construction LCCA	\$10,000			Executive Order 13-03
Post Occupancy Commissioning	\$15,000			
Record Documents	\$10,000			Includes bid set printing and distribution
Reimbursable Expenses Post Bid	\$20,000			
Insert Row Here	\$0			
Sub TOTAL	\$472,913	1.1533	\$545,411	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$111,011			
Other				
Insert Row Here				
Sub TOTAL	\$111,011	1.1533	\$128,029	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,331,231		\$2,573,262	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$162,163			
G20 - Site Improvements	\$210,461			
G30 - Site Mechanical Utilities	\$0			
G40 - Site Electrical Utilities	\$43,200			
G60 - Other Site Construction				
Building Demolition	\$0			
Hazardous Materials Abatement	\$0			
General Conditions	\$0			See Facility Construction Below
Contractor's Overhead and Profit	\$0			See Facility Construction Below
Insert Row Here				
Sub TOTAL	\$415,824	1.1257	\$468,094	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1257	\$0	
3) Facility Construction				
A10 - Foundations	\$344,909			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$1,024,718			
B20 - Exterior Closure	\$1,232,625			
B30 - Roofing	\$304,704			
C10 - Interior Construction	\$310,335			
C20 - Stairs	\$36,000			
C30 - Interior Finishes	\$683,015			
D10 - Conveying	\$93,600			
D20 - Plumbing Systems	\$216,720			
D30 - HVAC Systems	\$927,360			
D40 - Fire Protection Systems	\$120,960			
D50 - Electrical Systems	\$1,209,600			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$0			
General Conditions	\$842,400			
E-10 - Fixed Equipment	\$2,016			
E-20 - Furnishings	\$236,347			
Design Contingency	\$800,113			10.0%
Contractor's Overhead and Profit	\$660,093			7.5%
Insert Row Here				
Sub TOTAL	\$9,045,515	1.1533	\$10,432,193	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$9,461,339		\$10,900,287	

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7) Construction Contingency

Allowance for Change Orders	\$473,067		
Other			
Insert Row Here			
Sub TOTAL	\$473,067	1.1533	\$545,589

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1533	\$0

Sales Tax

Sub TOTAL	\$973,572		\$1,121,696
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CONSTRUCTION CONTRACTS TOTAL	\$10,907,978		\$12,567,572
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings	\$336,000				
F10 - Special Construction					
IT equip/computers	\$168,000				
Insert Row Here					
Sub TOTAL	\$504,000		1.1533	\$581,264	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1533	\$0	
Sales Tax					
Sub TOTAL	\$49,392			\$56,964	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$553,392			\$638,228	

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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	\$81,210				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$81,210		NA	\$81,210	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Independent Project Management	\$150,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$150,000		1.1533	\$172,995	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Building and Land Use Permits	\$175,000				
Transportation Impact Fees	\$75,000				
LEED Registration/Certification Fees	\$7,500				
Insert Row Here					
OTHER COSTS TOTAL	\$257,500		1.1257	\$289,868	

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PROJECT ESTIMATE - Building and Site

Date: December 13, 2021

Project Name: **Student & Family Resource Center**
Everett Community College

Project No.: 2022-237

Building GSF: 28,000

Estimate Summary					
DIVISION	DESCRIPTION	TOTAL	\$/GSF	PERCENT	
A10	Foundations	\$ 344,909	12.32	3.65%	
A20	Basement Construction	\$ -	-	0.00%	
B10	Superstructure	\$ 1,024,718	36.60	10.83%	
B20	Exterior Closure	\$ 1,232,625	44.02	13.03%	
B30	Roofing	\$ 304,704	10.88	3.22%	
C10	Interior Construction	\$ 310,335	11.08	3.28%	
C20	Stairs	\$ 36,000	1.29	0.38%	
C30	Interior Finishes	\$ 683,015	24.39	7.22%	
D10	Conveying Systems	\$ 93,600	3.34	0.99%	
D20	Plumbing	\$ 216,720	7.74	2.29%	
D30	HVAC	\$ 927,360	33.12	9.80%	
D40	Fire Protection	\$ 120,960	4.32	1.28%	
D50	Electrical Systems	\$ 1,209,600	43.20	12.78%	
E10	Equipment	\$ 2,016	0.07	0.02%	
E20	Furnishings	\$ 236,347	8.44	2.50%	
F10	Special Construction	\$ -	-	0.00%	
F20	Selective Demolition	\$ -	-	0.00%	
G10	Site Preparation	\$ 162,163	5.79	1.71%	
G20	Site Improvements	\$ 210,461	7.52	2.22%	
G30	Site Civil / Mechanical Improvements	\$ -	-	0.00%	
G40	Site Electrical Utilities	\$ 43,200	1.54	0.46%	
G90	Other Site Construction	\$ -	-	0.00%	
Z10	General Requirements	\$ 842,400	30.09	8.90%	
ESTIMATE SUBTOTAL		\$ 8,001,133	285.75	84.57%	
	Design Contingency @	10.00%	\$ 800,113	28.58	8.46%
	Subtotal	\$ 8,801,247	314.33	93.02%	
	General Contractor's OH&P @	7.50%	\$ 660,093	23.57	6.98%
	Subtotal	\$ 9,461,340	337.91	100.00%	
	Escalation - See C-100 Form	0.00%	\$ -	-	0.00%
TOTAL		\$ 9,461,340	337.91	100.00%	

Clarifications:

Estimate assumes public bid, Washington State Prevailing Wage rates
 Estimate does not include WSST, Change Order Allowances or Construction Contingency
 Estimate does not include Owner-Furnished Owner-Installed (OFOI) elements
 Estimate does not include Fixtures, Furnishings, and Equipment
 Estimate does not include any impacts from COVID-19

PROJECT ESTIMATE - Building and Site

Date: December 13, 2021

Project Name: **Student & Family Resource Center**
Everett Community College

Project No.: 2022-237

Building GSF: 28000

Estimate Detail		QUANTITY	UNIT	UNIT COST	TOTAL
DESCRIPTION					
A10 Foundations					
033100	Elevator pit	1	LS	\$ 14,400.00	\$ 14,400
033100	Foundation	15,200	SFA	\$ 14.40	\$ 218,880
033100	Slab on grade - 4"	15,200	SF	\$ 6.84	\$ 103,968
071000	Dampproofing	1,280	SF	\$ 0.36	\$ 461
071326	Sheet waterproofing	240	SF	\$ 10.80	\$ 2,592
072100	Thermal insulation at stem walls/slab - 2" XPS	3,200	SF	\$ 1.44	\$ 4,608
A10 Foundations				Division Total:	\$ 344,909
				\$/sf:	\$ 12.32
A20 Basement Construction					
				\$ -	\$ -
A20 Basement Construction				Division Total:	\$ -
				\$/sf:	\$ -
B10 Superstructure					
033000	Cast in Place Concrete				
	2-1/2" concrete on 3" metal deck	12,800	SF	\$ 10.80	\$ 138,240
	Misc. housekeeping pads	1	LS	\$ 1,800.00	\$ 1,800
051200	Structural Steel				
	Structural steel columns & beams (10#/sf @ 2nd floor)	64	TON	\$ 4,104.00	\$ 262,656
	Structural steel columns & beams (7.5#/sf @ roof)	48	TON	\$ 4,104.00	\$ 196,992
	Misc. connections @ 5% of Structural Steel	6	TON	\$ 4,104.00	\$ 22,982
	Braced Frames	4	EA	\$ 14,400.00	\$ 57,600
	Entry canopies	400	SF	\$ 36.00	\$ 14,400
055000	Misc. Metal Fabrication	28,000	SFA	\$ 0.54	\$ 15,120
061719	Cross-Laminated Timber				
	3 ply acoustical dowel laminated timber (DLT)	12,800	SF	\$ 20.16	\$ 258,048
	Labor to install DLT panels	12,800	SF	\$ 3.42	\$ 43,776
071200	Firestopping	28,000	SFA	\$ 0.47	\$ 13,104
B10 Superstructure				Division Total:	\$ 1,024,718
				\$/sf:	\$ 36.60
B20 Exterior Closure					
042113	Brick Masonry				
	Brick veneer	10,205	SF	\$ 25.20	\$ 257,166
054113	Load-bearing Metal Stud Framing				
	CFMS - 6" wall complete w/VB and gyp. sheathing	21,760	SF	\$ 12.60	\$ 274,176
072100	Thermal Insulation - batt & semi-rigid cavity insulation	14,060	SF	\$ 4.14	\$ 58,208
074210	Composite Framing System				
	3-1/2" composite framing support system (Green Girt)	5,075	SF	\$ 2.52	\$ 12,789

Estimate Detail				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
074213 Metal Wall Panels				
Metal wall panel system	5,075	SF	\$ 32.40	\$ 164,430
079200 Joint Sealants	21,760	SFA	\$ 0.54	\$ 11,750
081100 HM Doors and Frames				
Ext single leaf	3	EA	\$ 2,340.00	\$ 7,020
Ext paired leaves	1	EA	\$ 3,600.00	\$ 3,600
084313 Storefronts				
Aluminum storefront windows	5,440	SF	\$ 57.60	\$ 313,344
Aluminum storefront doors - single leaf	4	EA	\$ 3,240.00	\$ 12,960
Aluminum storefront doors - paired leaves	4	EA	\$ 5,400.00	\$ 21,600
084413 Curtain Wall and Glazed Assemblies				
Curtainwall	1,088	SF	\$ 82.80	\$ 90,086
Spandrel Glass at 5% add	54	SF	\$ 21.60	\$ 1,175
087000 Finish Hardware				
Exterior doors - HM only	5	EA	\$ 864.00	\$ 4,320
B20 Exterior Closure			Division Total:	\$ 1,232,625
			\$/sf:	\$ 44.02
B30 Roofing				
055113 Roof Access Ladders	1	EA	\$ 1,080.00	\$ 1,080
077223 Roof Hatches	1	EA	\$ 2,520.00	\$ 2,520
072270 Fall Arrest Devices	15,200	SFA	\$ 0.36	\$ 5,472
075600 Thermoplastic Roofing System - complete	12,800	SF	\$ 16.20	\$ 207,360
075600 Green Roofing System - complete	2,400	SF	\$ 28.80	\$ 69,120
076200 Sheetmetal Flashing and Trim	15,200	SFA	\$ 1.08	\$ 16,416
077200 Roof Accessories	15,200	SFA	\$ 0.18	\$ 2,736
B30 Roofing			Division Total:	\$ 304,704
			\$/sf:	\$ 10.88
C10 Interior Construction				
061000 Rough Carpentry				
Misc. wood blocking	28,000	SFA	\$ 0.36	\$ 10,080
072100 Acoustical Insulation	28,000	SFA	\$ 1.80	\$ 50,400
081100 HM Doors and Frames				
Single door	65	EA	\$ 972.00	\$ 63,180
087000 Door Hardware	65	EA	\$ 702.00	\$ 45,630
092113 Plaster and Gypsum Board Assemblies				
Interior wall types - Metal studs + 5/8" GWB ea. side	28,000	SF	\$ 3.96	\$ 110,880
Soffits - allowance	1	LS	\$ 18,000.00	\$ 18,000
092116 GWB Shaft Wall Assemblies				
Shaft walls at elevator	1,200	SF	\$ 9.72	\$ 11,664
097730 Fiberglass Reinforced Plastic Panels				
FRP wall panels in service rooms to 8'	96	SF	\$ 5.22	\$ 501
C10 Interior Construction			Division Total:	\$ 310,335
			\$/sf:	\$ 11.08
C20 Stairs				
055100 Stairs with Guardrails				
Stair w/handrail (flight)	4	EA	\$ 9,000.00	\$ 36,000
C20 Stairs			Division Total:	\$ 36,000
			\$/sf:	\$ 1.29
C30 Interior Finishes				
033600 Ground and Polished Concrete				
1st public spaces	3,150	SF	\$ 4.86	\$ 15,309

Estimate Detail						
DESCRIPTION	QUANTITY	UNIT	UNIT COST		TOTAL	
062023 Sealed concrete - service rooms	2,300	SF	\$	1.98	\$	4,554
093113 Interior Finish Carpentry	28,000	SFA	\$	1.08	\$	30,240
093113 Ceramic Tiling						
Tile flooring in toilet/locker rooms	1,325	SF	\$	10.80	\$	14,310
Wall tile @ plumbing walls	1,680	SF	\$	9.36	\$	15,725
095113 Acoustical Ceiling Tile	28,000	SF	\$	10.80	\$	302,400
096500 Resilient Flooring	630	SF	\$	5.40	\$	3,402
096800 Carpet Tile	21,225	SF	\$	6.84	\$	145,179
096513 Resilient Base and Accessories	28,000	SFA	\$	0.90	\$	25,200
097200 Acoustical Wall Coverings	28,000	SFA	\$	1.08	\$	30,240
099113 Exterior Painting	28,000	SFA	\$	0.61	\$	17,136
099123 Interior Painting	28,000	SFA	\$	1.98	\$	55,440
099623 Graffiti-Resistant Coatings	10,205	SF	\$	2.34	\$	23,880
C30 Interior Finishes					Division Total:	\$ 683,015
					\$/sf:	\$ 24.39
D10 Conveying Systems						
142400 Hydraulic Elevators						
2-stop hydraulic elevator	1	EA	\$	93,600.00	\$	93,600
D10 Conveying Systems					Division Total:	\$ 93,600
					\$/sf:	\$ 3.34
D20 Plumbing						
220000 Plumbing						
Target value, complete	28,000	SFA	\$	7.74	\$	216,720
D20 Plumbing					Division Total:	\$ 216,720
					\$/sf:	\$ 7.74
D30 HVAC						
230000 HVAC						
Target value, complete	28,000	SFA	\$	33.12	\$	927,360
D30 HVAC					Division Total:	\$ 927,360
					\$/sf:	\$ 33.12
D40 Fire Protection						
211313 Wet Pipe Automatic Sprinkler Systems						
Target value, complete	28,000	SFA	\$	4.32	\$	120,960
D40 Fire Protection					Division Total:	\$ 120,960
					\$/sf:	\$ 4.32
D50 Electrical Systems						
260000 Electrical Systems						
Target value, complete	28,000	SFA	\$	43.20	\$	1,209,600
D50 Electrical Systems					Division Total:	\$ 1,209,600
					\$/sf:	\$ 43.20
E10 Equipment						
113100 Residential Appliances and Equipment						
Break rooms	28,000	SFA	\$	0.07	\$	2,016
E10 Equipment					Division Total:	\$ 2,016
					\$/sf:	\$ 0.07
E20 Furnishings						
101100 Visual Display Surfaces						
Tackboards	28,000	SFA	\$	0.72	\$	20,160

Estimate Detail						
DESCRIPTION		QUANTITY	UNIT	UNIT COST		TOTAL
	Markerboards	28,000	SFA	\$	0.54	\$ 15,120
104100	Signage	28,000	SFA	\$	0.36	\$ 10,080
	Monument Sign	1	EA	\$	10,800.00	\$ 10,800
102113	Toilet Compartments	20	EA	\$	856.80	\$ 17,136
102800	Toilet Accessories	28,000	SFA	\$	0.25	\$ 7,056
104413	Fire Extinguisher Cabinets	28,000	SFA	\$	0.05	\$ 1,411
102600	Wall and Door Protection	28,000	SFA	\$	0.18	\$ 5,040
105613	Metal Storage Shelving	28,000	SFA	\$	0.72	\$ 20,160
122113	Blinds	28,000	SFA	\$	0.61	\$ 17,136
123200	Manufactured Wood Casework	28,000	SFA	\$	3.24	\$ 90,720
124813	Grille and Walk off Mats	460	SF	\$	46.80	\$ 21,528
E20	Furnishings				Division Total:	\$ 236,347
					\$/sf:	\$ 8.44
F10	Special Construction					
	N/A			\$	-	\$ -
F10	Special Construction				Division Total:	\$ -
					\$/sf:	\$ -
F20	Selective Demolition					
	N/A			\$	-	\$ -
F20	Selective Demolition				Division Total:	\$ -
					\$/sf:	\$ -
G10	Site Preparation					
310000	Site Preparation					
	Demolish existing pavements	5,644	SY	\$	5.76	\$ 32,509
	Clearing and grubbing	1.21	AC	\$	3,600.00	\$ 4,356
	Export and import - structural fill	2,555	CY	\$	32.40	\$ 82,782
	Strip and relocate topsoil	500	SY	\$	14.40	\$ 7,200
	Fine Grade Hardscape	5,250	SY	\$	1.80	\$ 9,450
	Fine Grade Landscape	450	SY	\$	1.08	\$ 486
	Temporary Tree Protection	1	LS	\$	3,600.00	\$ 3,600
	TESC / temporary erosion and sediment control	1.21	AC	\$	18,000.00	\$ 21,780
G10	Site Preparation				Division Total:	\$ 162,163
					\$/sf:	\$ 5.79
570520	Site Improvements					
320000	Site Improvements					
	Concrete pavements - 4"	345	SY	\$	46.80	\$ 16,146
	Asphalt pavements - 3"	3,675	SY	\$	24.48	\$ 89,964
	Base course - 5"	3,675	SY	\$	13.50	\$ 49,613
	Vertical concrete curb	650	LF	\$	15.12	\$ 9,828
	Site furnishings	1	LS	\$	14,400.00	\$ 14,400
	Soil preparation	450	SY	\$	21.60	\$ 9,720
	Irrigation (temp establishment)	450	SY	\$	5.40	\$ 2,430
	Plantings	450	SY	\$	28.80	\$ 12,960
	Hydroseeding	1	LS	\$	5,400.00	\$ 5,400
G20	Site Improvements				Division Total:	\$ 210,461
					\$/sf:	\$ 7.52
G30	Site Civil / Mechanical Utilities					
	See Infrastructure Estimate			\$	-	\$ -
G30	Site Civil / Mechanical Utilities				Division Total:	\$ -

Estimate Detail		QUANTITY	UNIT	UNIT COST		TOTAL
DESCRIPTION				\$/sf:	\$	
G40	Site Electrical Utilities				\$	-
	Site Lighting					
	General Area Lighting	6	EA	\$ 3,600.00	\$	21,600
	Pedestrian Lighting	12	EA	\$ 1,800.00	\$	21,600
	Electrical					
	See Infrastructure Estimate			\$ -	\$	-
	Communications					
	See Infrastructure Estimate			\$ -	\$	-
G40	Site Electrical Utilities			Division Total:	\$	43,200
				\$/sf:	\$	1.54
G90	Other Site Construction					
	N/A			\$ -	\$	-
G90	Other Site Construction			Division Total:	\$	-
				\$/sf:	\$	-
Z10	General Requirements					
	General Requirements	18	MO	\$ 46,800.00	\$	842,400
Z10	General Requirements			Division Total:	\$	842,400

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Everett Community College	
Project Name	Student & Family Resource Center	
OFM Project Number		

Contact Information

Name	Erica Dias	
Phone Number	425-388-9516	
Email	edias@everettcc.edu	

Statistics

Gross Square Feet	28,000	MACC per Square Foot	\$20
Usable Square Feet	18,700	Escalated MACC per Square Foot	\$23
Space Efficiency	66.8%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.72%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	Yes
Sales Tax Rate %	9.80%	Location Used for Tax Rate	2000 Tower Street Everett, WA 98201
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month	December-21		
Project Administered By	DES		

Schedule

Predesign Start	August-23	Predesign End	December-23
Design Start	January-24	Design End	March-25
Construction Start	August-25	Construction End	February-27
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$723,391	Total Project Escalated	\$813,733
		Rounded Escalated Total	\$814,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Everett Community College	
Project Name	Student & Family Resource Center	
OFM Project Number		

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$43,954		
Extra Services	\$0		
Other Services	\$19,747		
Design Services Contingency	\$3,185		
Consultant Services Subtotal	\$66,886	Consultant Services Subtotal Escalated	\$74,354

Construction			
Construction Contingencies	\$28,296	Construction Contingencies Escalated	\$32,635
Maximum Allowable Construction Cost (MACC)	\$565,927	Maximum Allowable Construction Cost (MACC) Escalated	\$637,065
Sales Tax	\$58,234	Sales Tax Escalated	\$65,631
Construction Subtotal	\$652,457	Construction Subtotal Escalated	\$735,331

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0

Artwork			
Artwork Subtotal	\$4,048	Artwork Subtotal Escalated	\$4,048

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	\$723,391	Total Project Escalated	\$813,733
		Rounded Escalated Total	\$814,000

Cost Estimate Details

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

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0696	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$43,954			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$43,954	1.0899	\$47,905	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0899	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$19,747			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$19,747	1.1533	\$22,775	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$3,185			
Other				
Insert Row Here				
Sub TOTAL	\$3,185	1.1533	\$3,674	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL				
	\$66,886		\$74,354	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$501,375			
G20 - Site Improvements	\$0			
G30 - Site Mechanical Utilities	\$0			
G40 - Site Electrical Utilities	\$0			
G60 - Other Site Construction				
Design Contingency	\$25,069			10%
General Contractors Overhead and Profit	\$39,483			7.5%
Sub TOTAL	\$565,927	1.1257	\$637,065	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1257	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1533	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$565,927		\$637,065	

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7) Construction Contingency

Allowance for Change Orders	\$28,296		
Other			
Insert Row Here			
Sub TOTAL	\$28,296	1.1533	\$32,635

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1533	\$0

Sales Tax

Sub TOTAL	\$58,234		\$65,631
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CONSTRUCTION CONTRACTS TOTAL	\$652,457		\$735,331
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1533	\$0	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1533	\$0	
Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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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	\$4,048				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$4,048		NA	\$4,048	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Independent Project Management					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$0		1.1533	\$0	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.1257	\$0	

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PROJECT ESTIMATE - Infrastructure

Date: December 13, 2021
 Project Name: **Student & Family Resource Center**
 Everett Community College
 Project No.: 2022-237
 Site Area 205500

Estimate Summary			
DIVISION		TOTAL	\$/GSF
G10 Site Preparation		\$ 20,000	\$0.10
G20 Site Improvements		\$ -	\$0.00
G30 Site Civil / Mechanical Utilities		\$ 333,200	\$1.62
G40 Site Electrical Utilities		\$ 148,175	\$0.72
Estimate Subtotal		\$ 501,375	\$2.44
Design Contingency	5%	\$ 25,069	\$5.79
	Subtotal	\$ 526,444	
General Contractor Overhead and Profit	7.5%	\$ 39,483	\$9.13
	Subtotal	\$ 565,927	
Escalation - SEE C100 Form	0.0%	\$ -	\$0.00
TOTAL ESTIMATED MAXIMUM ALLOWABLE CONSTRUCTION COST		\$ 565,927	\$130.82

Exclusions:

- | | |
|--|--------------------------------------|
| Sales Tax | Permits |
| Testing and Inspections | Furnishings, Fixtures, and Equipment |
| Construction Contingency (10% recommended) | Project Contingency (5% Recommended) |
| Architect/Engineering Fees | Utility Fees and Connection Charges |
| Owner Consultants | Alternative Contracting Procurement |
| Builder Risk Insurance | Construction Management |

PROJECT ESTIMATE - Infrastructure

Date: December 13, 2021
Project Name: **Student & Family Resource Center**
Everett Community College
Project No.: 2022-237

Estimate Detail				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
G10 Site Preparation				
Erosion Control	1.00	LS	\$ 20,000.00	\$ 20,000
G10 Site Preparation			Division Subtotal	\$ 20,000
G20 Site Improvements				
G20 Site Improvements			Division Subtotal	\$ -
G30 Site Civil / Mechanical Utilities				
Water/Fire System				
Wet tap to existing system	1	EA	\$ 6,000.00	\$ 6,000
Ductile iron piping - 6"	180	LF	\$ 90.00	\$ 16,200
Post indicator valve - 6"	1	EA	\$ 3,500.00	\$ 3,500
Double check valve assembly in vault	1	LS	\$ 25,000.00	\$ 25,000
DCVA in box for irrigation - 2"	1	EA	\$ 2,500.00	\$ 2,500
Irrigation deduct meter	1	EA	\$ 2,500.00	\$ 2,500
Sanitary Sewer				
Side sewer connection to existing system	1	EA	\$ 1,000.00	\$ 1,000
Side sewer - 6" concrete	175	LF	\$ 100.00	\$ 17,500
Sewer manhole	3	EA	\$ 5,500.00	\$ 16,500
Clean out	2	EA	\$ 800.00	\$ 1,600
Storm Drainage				
Connect to existing system	1	EA	\$ 2,500.00	\$ 2,500
Storm drain piping - 8" PVC	175	LF	\$ 70.00	\$ 12,250
Storm drain piping - 12" PVC	75	LF	\$ 90.00	\$ 6,750
Clean out	8	EA	\$ 800.00	\$ 6,400
Area drains	4	EA	\$ 1,000.00	\$ 4,000
Catch basins - Type 1	5	EA	\$ 2,000.00	\$ 10,000
Water quality treatment vault	1	EA	\$ 15,000.00	\$ 15,000
Storm detention pipe - 96" CMP	460	LF	\$ 400.00	\$ 184,000
G30 Site Civil / Mechanical Utilities			Division Subtotal	\$ 333,200
G40 Site Electrical Utilities				
Electrical				
Pad mounted transformer	1	EA	\$ 95,000.00	\$ 95,000
Conduit - (2) @ 4"	75	LF	\$ 125.00	\$ 9,375
Feeders	225	LF	\$ 80.00	\$ 18,000
Vault	1	EA	\$ 5,000.00	\$ 5,000

Estimate Detail				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Communications (Fiber Optics)				
Conduit (Two 4")	100	LF	\$ 125.00	\$ 12,500
Fiber Optic Cable	100	LF	\$ 58.00	\$ 5,800
Vault	1	EA	\$ 2,500.00	\$ 2,500
G40 Site Electrical Utilities			Division Subtotal	\$ 148,175
			SUBTOTAL	\$ 501,375

ATTACHMENT 6.2

Project Parameters

Student and Family Resource Center

ATTACHMENT 6.2 Project Parameters Form

Type of Space	Square Footage	Percent
Renovation of existing	(S1) 0	0%
New space	(S2) 28,000	100%
Exterior circulation of existing. See appendix H.	(S6) 0	0%
Demolished area	(S3) 0	0%
Total Affected Area	(S4 = S1 + S2) 28,000	100%
Net Area Change = New – Demo – Circulation	(S5 = (S2 – S3 – S6)) 28,000	100%

Costs	Dollars	Percent
Acquisition	\$ 0	0%
Consultant services	\$ 2,573,262	15.76%
Construction contracts (w/o eligible infrastructure)	Ca \$ 12,567,572	76.99%
Eligible infrastructure contracts (from C100)	Cb \$ 813,733	4.99%
Equipment	\$ 638,228	3.91%
Artwork	\$ 81,210	0.50%
Other Costs	\$ 289,868	1.78%
Project management	\$ 172,995	1.06%
Total Project Cost (C1)	\$ 17,136,868	

Funding	Dollars	Percent
State appropriation	\$ 17,136,868	100%
Financed – backed by state appropriation		
Local funds – cash (see list of qualifying funds)	Ma \$ 0	
Financed – backed by Local Funds	Mb \$ 0	
Total Project Funding	(F1) \$ 17,136,868	
Matching	(Ma+Mb)	(Ma+Mb) / F
Variance = Cost – Funding	(C1 – F1) \$ 0	

Project Weighting	Equivalent Area	Percent
Matching	(M4 * S4)	M4 =
Infrastructure	(I4 * S4) 1,330	I4 = min(Cb/(Ca+Cb),(1-M4)) 4.75%

Renovation	$(R4 * S4)$		$R4 = (S1 * (1-M4-I4)) / (S1+S5+\min(S2,S3))$
Replacement	$(P4 * S4)$		$P4 = (\min(S2,S3) * (1-M4-I4)) / (S1+S5+\min(S2,S3))$
New	$(N4 * S4)$	26,670	$N4 = ((S5)*(1-M4-I4)) / (S1+S5+\min(S2,S3))$ 95.25%
Total	S4	28,000	M4+R4+P4+N4 100%

ATTACHMENT 6.3

Minimum and Overarching Criteria

Student and Family Resource Center

ATTACHMENT 6.3 2023-25 Minimum and Overarching Criteria Form

Evaluation Criteria	Scoring Standard	
College Response	Affected buildings are at a single site.	Yes
College Response	Project does not include improvements to temporary or portable facilities.	Yes
College Response	Project is not a gymnasium or recreational facility.	Yes
College Response	Project is not an exclusive enterprise function such as a bookstore, dormitory or contract food service.	Yes
College Response	Project is not dependent on another project in the current request.	Yes
College Response	Project meets LEED silver standard requirements.	Yes
College Response	College has a greenhouse gas emission reduction plan.	Yes
College Response	The facility is state-owned or a condominium interest is held (state capital funds cannot be spent on leased space).	Yes
College Response	Project will take more than one biennium. And, project costs at least \$5,000,000 and does not exceed 70,000 gsf without WACTC Capital Budget Committee approval.	Yes
College Response	If project includes renovation or replacement, then affected buildings have been owned by the college for 20 years at the time of the request.	Yes
College Response	If project includes renovation, then the project extends the useful life of the affected building at least 20 years.	Not a Renovation
College Response	If project includes renovation, then the cost does not exceed 80% of the current replacement cost.	Not a Renovation
Effective use of existing facilities See Appendix C for guidelines on determining existing utilization.	Fall 2019 space utilization relative to standards and other proposals. Standards are: classroom seats used 22 hours per week. laboratory seats used 16 hours per week.	Up to 9 points 9* Classrooms: 14.55 Labs: 16.75
Ability to enhance state and institution's achievement of goals	<i>Add up points from each category: (Max 14)</i> Directly tied to facilities master plan Directly tied to objectives in strategic plan Include clear and succinct description of the relationship between the project and its impact on partnerships with K-12, four years, business, etc. This may be supported by letters from partners describing how the project will benefit the partnership. Project includes at least seven of the best practices identified in appendix A to reduce greenhouse gas emissions.	4 4 4 2
Overarching subtotal (O1)		23
Overarching weighting (O2)		1.00
Overarching weighted subtotal (O3 = O1 x O2)		23.00
Overarching portion of project (O4)		1.00

Overarching point (O5 = O3 x O4)

23.00

* Our current utilization is sufficient for the full score in this category. Our pipeline capital projects will result in a net loss of both workstations and classrooms, which will result in increased utilization.

ATTACHMENT 6.4

DAHP Review and Reports
Tribal Review Letters

Student and Family Resource Center

DAHP USE ONLY
Date Received:
DAHP Log #:
Reviewer(s):
<input type="checkbox"/> ARCHY <input type="checkbox"/> BEU



EZ-1 FORM

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects

GEO 21-02

New Consultation? YES NO ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions?

Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102.

SECTION 1: PROJECT INFORMATION

Project Title:	Provide 1-2 sentence summary of the project.	
Property Name: <i>if applicable</i>		
Project Address:		
City / State / Zip:	County:	Township / Range / Section: <i>leave blank if unsure</i>

SECTION 2: PROJECT DESCRIPTION

Project includes (check all that apply): NEW CONSTRUCTION DEMOLITION GROUND DISTURBANCE REHABILITATION / RENOVATION ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old? YES NO NOT SURE **Contact DAHP* Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT SURE	Is the building, structure or site already recorded in WISAARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT SURE <i>[!] See Note *Contact DAHP</i>	If Yes, what is the Property ID # or Site #? _____	[!] If the resource is not recorded in WISAARD, please contact DAHP Staff. Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.
---	--	--	---

Are there any Federal funds, lands, permits, or licenses involved in/required by this project? YES NO NOT SURE If Yes, what Federal Agency?

What is the nature of your request? (Check all that apply) PREDESIGN DESIGN CONSTRUCTION APPLYING FOR GRANT / LOAN TRYING TO GET UNDER CONTRACT NOT SURE

SECTION 3: STATE AGENCY INFORMATION

State Agency:	Grant / Loan Program Name:	<input type="checkbox"/> Direct Appropriation?
Contact Person:	Phone:	e-mail:
Funding biennium?	Requested grant / loan amount:	Total project amount:

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name:	Submitter Organization:
Submitter Address:	City / State / Zip:
Submitter Phone:	Submitter e-mail:

SECTION 5: ATTACHMENTS

Please email completed form and all attachments to: **2102@dahp.wa.gov**

<input type="checkbox"/> MAP / APE - Be sure to show the project boundary and location of property(ies). See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.	<input type="checkbox"/> SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.
<input type="checkbox"/> DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. See Section 6 on Page 2 for optional template.	<input type="checkbox"/> PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

DAHP DETERMINATION (DAHP USE ONLY)

<input type="checkbox"/> EXEMPT from GEO 21-02 review.	<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DAHP REVIEWER _____
<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> IDP REQUIRED	DATE _____
	<input type="checkbox"/> MONITORING REQUIRED	



Instructions: Please describe the type of work to be completed. Be as detailed as possible to avoid a request for additional information. Be sure to describe all ground disturbing activities in the appropriate box below, and provide photos of areas of work.

SECTION 6: ADD'L PROJECT INFORMATION

NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The fill will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review such as plans, specifications, and photographs. An historic property inventory form may need to be completed by a qualified cultural resource professional.

Provide a detailed description of the proposed project:

Describe the existing project site conditions (include building age, if applicable):

If there are ground disturbing activities proposed, describe them *including the approximate depth of ground disturbance*:

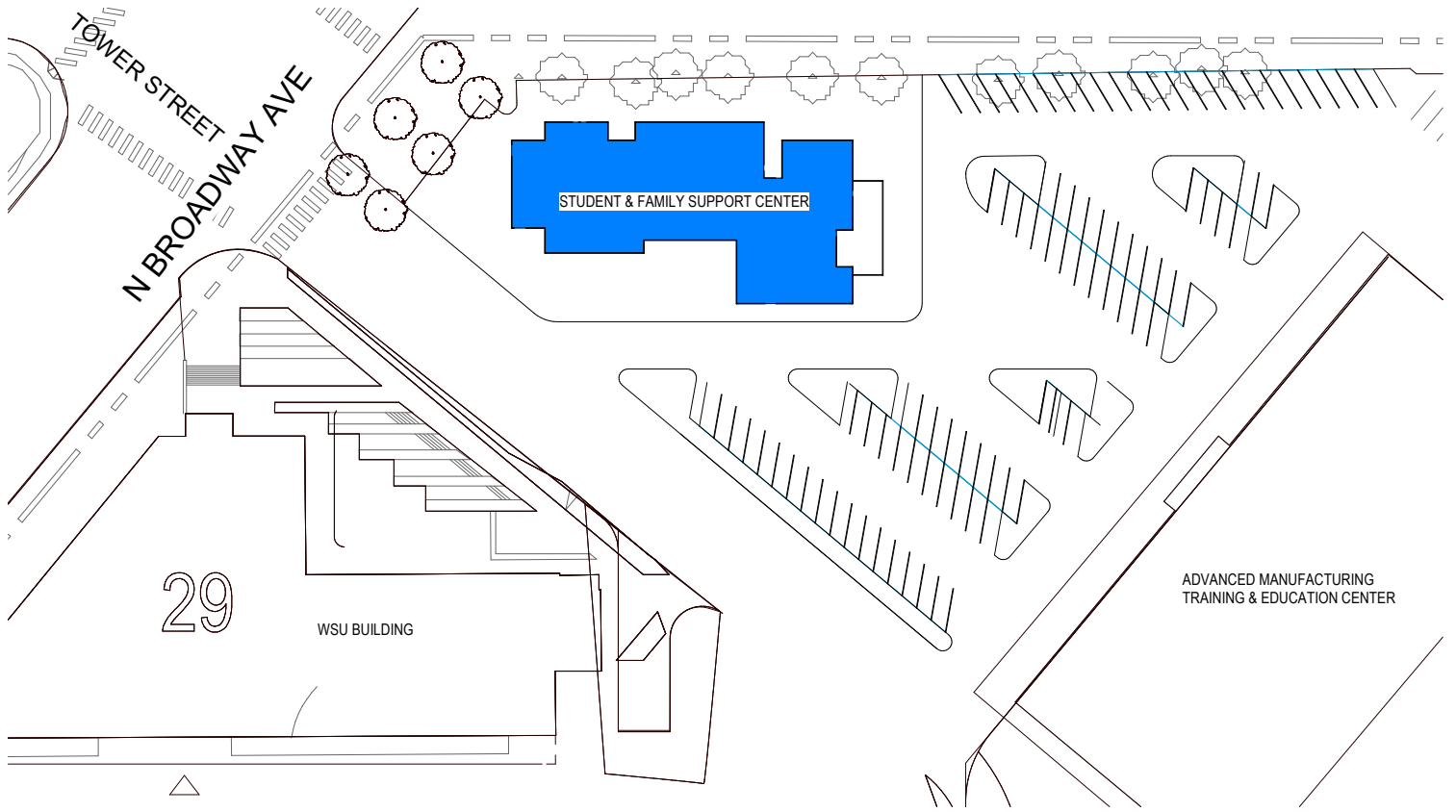
Instructions: Please attach a MAP of the project area. (Use WISAARD with USA Topo Basemap background. Click [HERE](#) for Snipping Tool Tutorial. Draw an outline of the Area of Potential Effect (APE) that clearly delineates the project boundary.

SECTION 7: MAP / Area of Potential Effect

**CLICK IN THIS BOX TO ADD A MAP
MAP MUST BE IN JPEG FORMAT**

**SEE LINK ABOVE TO INSTRUCTIONS FOR CREATING A JPEG MAP
WITH THE SNIPPING TOOL FOR WINDOWS**





Site Plan - Proposed Construction

December 1, 2021

Muckleshoot Indian Tribe

Attn: Jaison Elkins
39015 172nd Avenue SE
Auburn, WA 98092

Subject: Student & Family Support Center
Everett Community College

Dear Jaison Elkins

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the existing buildings/site eligibility for listing on the National Register of Historic Places.

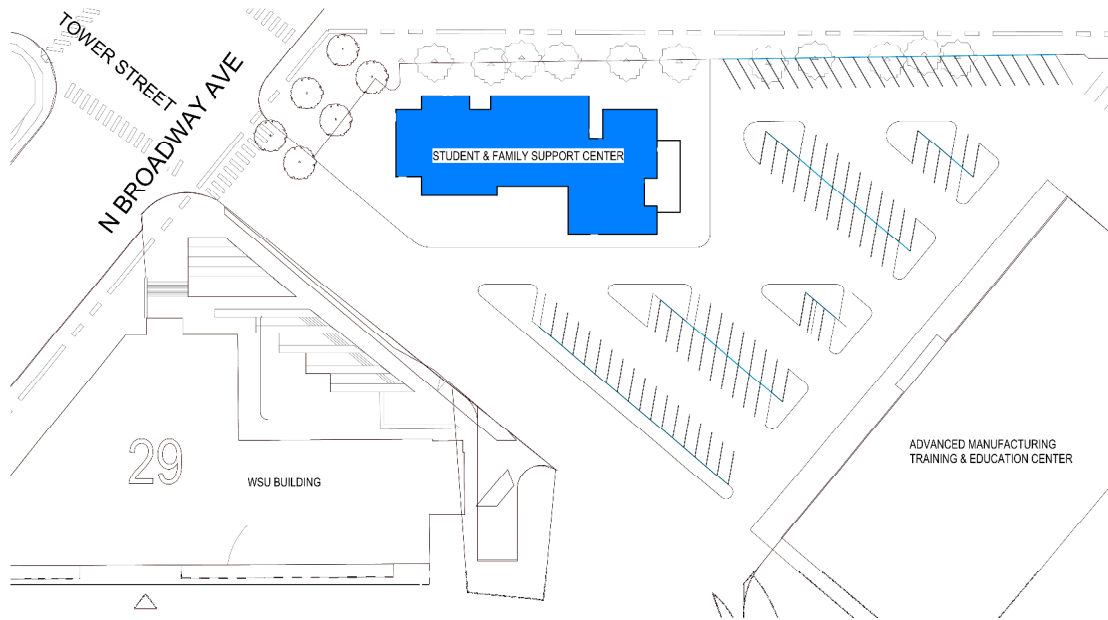
In addition, Everett Community College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services



Campus plan with anticipated location of the Student & Family Support Center

December 1, 2021

Samish Indian Nation
Attn: Tom Wooten
2918 Commercial Ave.
Anacortes, WA 98221

Subject: Student & Family Support Center
Everett Community College

Dear Tom Wooten

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

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If you have any comments or concerns regarding this matter, please direct them to me by phone at 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services

December 1, 2021

Sauk-Suiattle Tribe
Attn: Norma Joseph
5318 Chief Brown Lane
Darrington, WA 98241

Subject: Student & Family Support Center
Everett Community College

Dear Norma Joseph

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

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If you have any comments or concerns regarding this matter, please direct them to me by phone at 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services

December 1, 2021

Snoqualmie Indian Tribe
Attn: Robert de los Angeles
P O Box 969
Snoqualmie, WA 98065

Subject: Student & Family Support Center
Everett Community College

Dear Robert de los Angeles

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

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If you have any comments or concerns regarding this matter, please direct them to me by phone at 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services

December 1, 2021

Stillaguamish Tribe of Indians

Attn: Shawn Yanity
3310 Smokey Point Drive
PO Box 277
Arlington, WA 98223-0277

Subject: Student & Family Support Center
Everett Community College

Dear Shawn Yanity

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

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If you have any comments or concerns regarding this matter, please direct them to me by phone at 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services

December 1, 2021

Suquamish Tribe
Attn: Leonard Forsman
PO Box 498
Suquamish, WA 98392-0498

Subject: Student & Family Support Center
Everett Community College

Dear Leonard Forsman

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

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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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services

December 1, 2021

Swinomish Indian Tribal Community

Attn: Steve Edwards
11430 Moorage Way
La Conner, WA 98257-8707

Subject: Student & Family Support Center
Everett Community College

Dear Steve Edwards

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

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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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services

December 1, 2021

Tulalip Tribes
Attn: Teri Gobin
6406 Marine Drive
Tulalip, WA 98271

Subject: Student & Family Support Center
Everett Community College

Dear Teri Gobin

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

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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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



Patrick Sisneros
Vice President of College Services

ATTACHMENT 6.5

LEED v4 Checklist

Student and Family Resource Center



LEED v4.1 BD+C
Project Checklist

Project Name: Student & Family Resource Center
Date: December 15, 2021

Y ? N

Y ? N 1 Credit Integrative Process

1

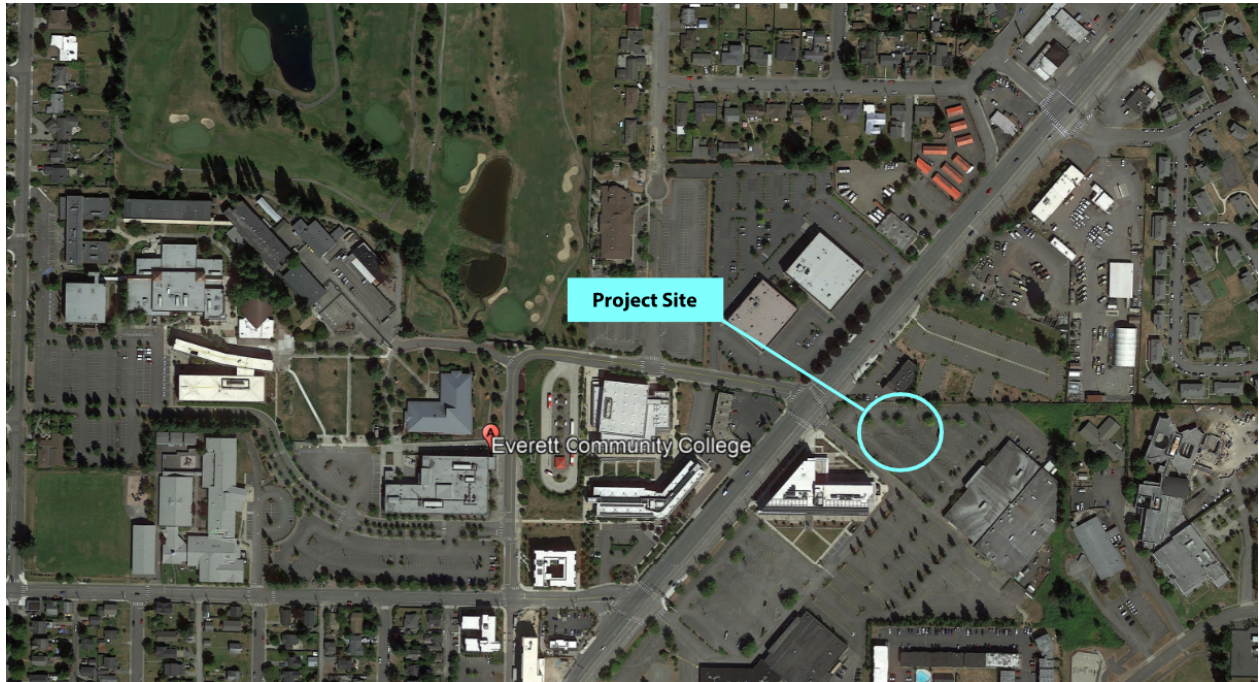
8 3 21 Location and Transportation 16			6 5 2 Materials and Resources 13							
16	Credit	LEED for Neighborhood Development Location	16	Y	Prereq	Storage and Collection of Recyclables	Required			
1	Credit	Sensitive Land Protection	1	Y	Prereq	Construction and Demolition Waste Management Planning	Required			
2	Credit	High Priority Site	2	1	2	2	Credit	Building Life-Cycle Impact Reduction	5	
3	1	1	Credit	Surrounding Density and Diverse Uses	5	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
3	1	1	Credit	Access to Quality Transit	5	1	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	Credit	Bicycle Facilities	1	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2		
1	Credit	Reduced Parking Footprint	1	2	1	Credit	Construction and Demolition Waste Management	2		
1	Credit	Electric Vehicles	1							
3 5 2 Sustainable Sites 10			12 4 0 Indoor Environmental Quality 16							
Y	Prereq	Construction Activity Pollution Prevention	Required	Y	Prereq	Minimum Indoor Air Quality Performance	Required			
1	Credit	Site Assessment	1	1	1	Credit	Enhanced Indoor Air Quality Strategies	2		
1	1	Credit	Protect or Restore Habitat	2	2	1	Credit	Low-Emitting Materials	3	
1	Credit	Open Space	1	1	Credit	Construction Indoor Air Quality Management Plan	1			
1	2	Credit	Rainwater Management	3	2	Credit	Indoor Air Quality Assessment	2		
1	1	Credit	Heat Island Reduction	2	1	Credit	Thermal Comfort	1		
1	Credit	Light Pollution Reduction	1	2	Credit	Interior Lighting	2			
				1	2	Credit	Daylight	3		
				1	Credit	Quality Views	1			
				1	Credit	Acoustic Performance	1			
5 4 2 Water Efficiency 11			4 2 0 Innovation 6							
Y	Prereq	Outdoor Water Use Reduction	Required	3	2	Credit	Innovation	5		
Y	Prereq	Indoor Water Use Reduction	Required	1	Credit	LEED Accredited Professional	1			
Y	Prereq	Building-Level Water Metering	Required							
1	1	Credit	Outdoor Water Use Reduction	2						
3	3	Credit	Indoor Water Use Reduction	6						
1	2	Credit	Cooling Tower Water Use	2						
1	Credit	Water Metering	1							
15 5 13 Energy and Atmosphere 33			0 0 0 Regional Priority 4							
Y	Prereq	Fundamental Commissioning and Verification	Required	53	28	41	TOTALS	Possible Points: 110		
Y	Prereq	Minimum Energy Performance	Required	Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110						
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						
1	3	2	Credit	Renewable Energy	5					
1	Credit	Enhanced Refrigerant Management	1							

ATTACHMENT 6.6

Site Map

Student and Family Resource Center

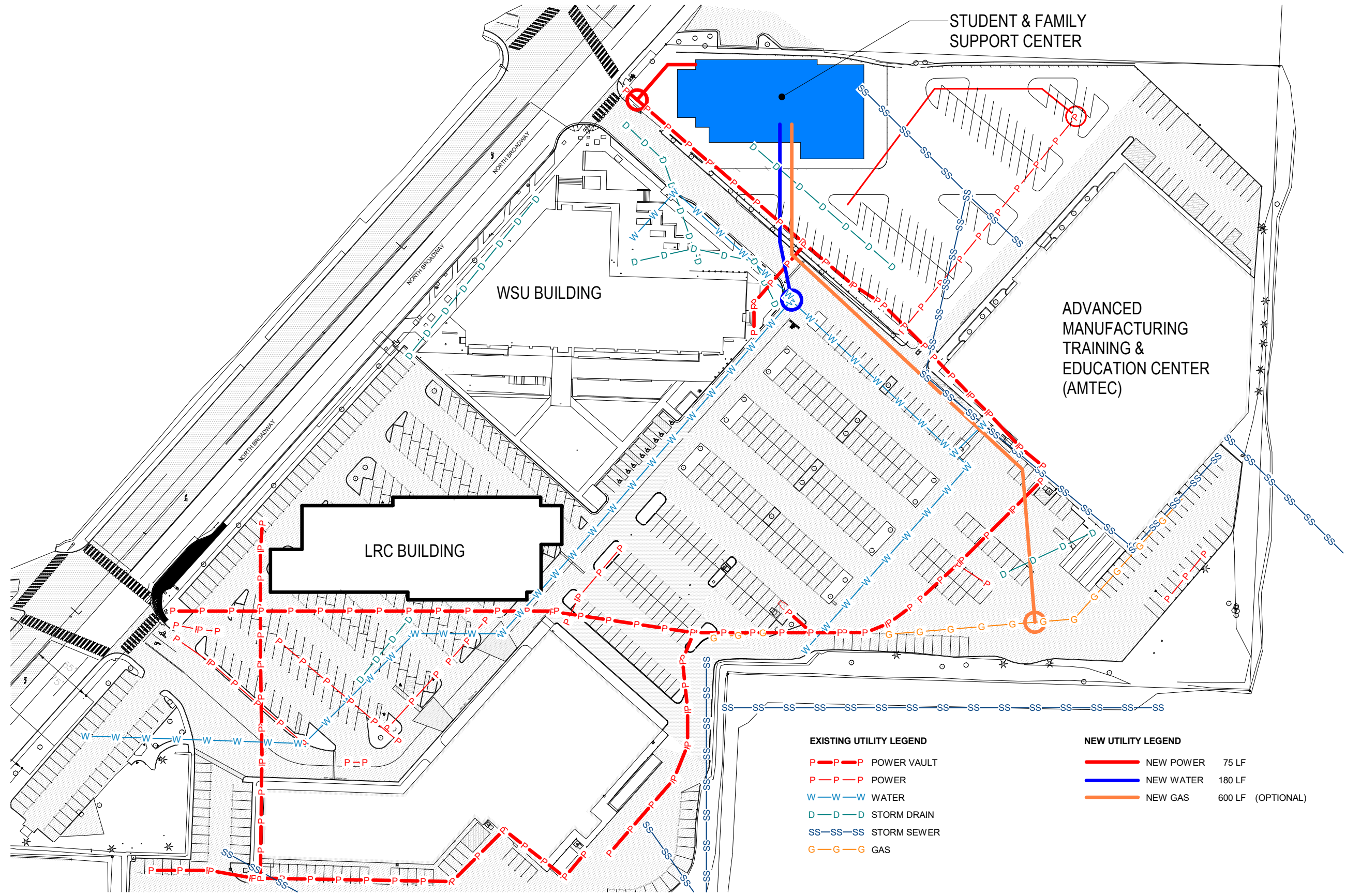
ATTACHMENT 6.6 SITE MAP



ATTACHMENT 6.7

Concept Site Plan
Floor Plan Diagrams

Student and Family Resource Center



EXISTING UTILITY LEGEND

- P-P-P POWER VAULT
- P-P-P POWER
- W-W-W WATER
- D-D-D STORM DRAIN
- SS-SS-SS STORM SEWER
- G-G-G GAS

NEW UTILITY LEGEND

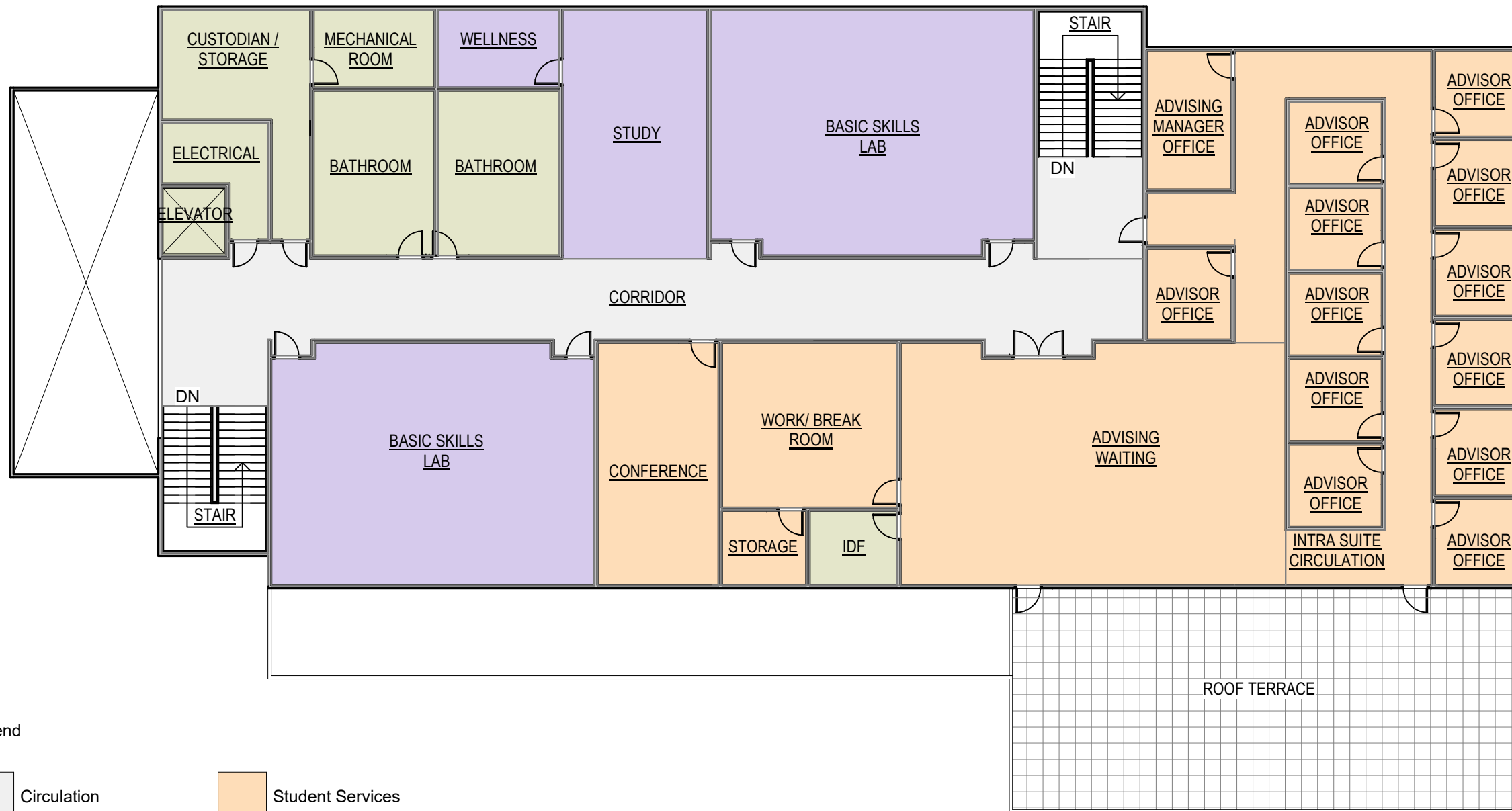
- NEW POWER 75 LF
- NEW WATER 180 LF
- NEW GAS 600 LF (OPTIONAL)



Legend

- Circulation
- Outdoor Area
- Student Services
- Utility
- Family Resource Center
- Shared
- Student Support

Gross Area	
Level	Area
First Floor	15,200 SF
Second Floor	12,800 SF
Bldg Total	28,000 SF



Legend

- Circulation
- Student Services
- Shared
- Utility

Gross Area	
Level	Area
First Floor	15,200 SF
Second Floor	12,800 SF
Bldg Total	28,000 SF

APPENDIX 7.1

Facilities Master Plan Excerpts
Strategic Plan
Institutional Goals: Five Dimensions of Equity

Student and Family Resource Center

Fall 2014

Facilities Master Plan





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

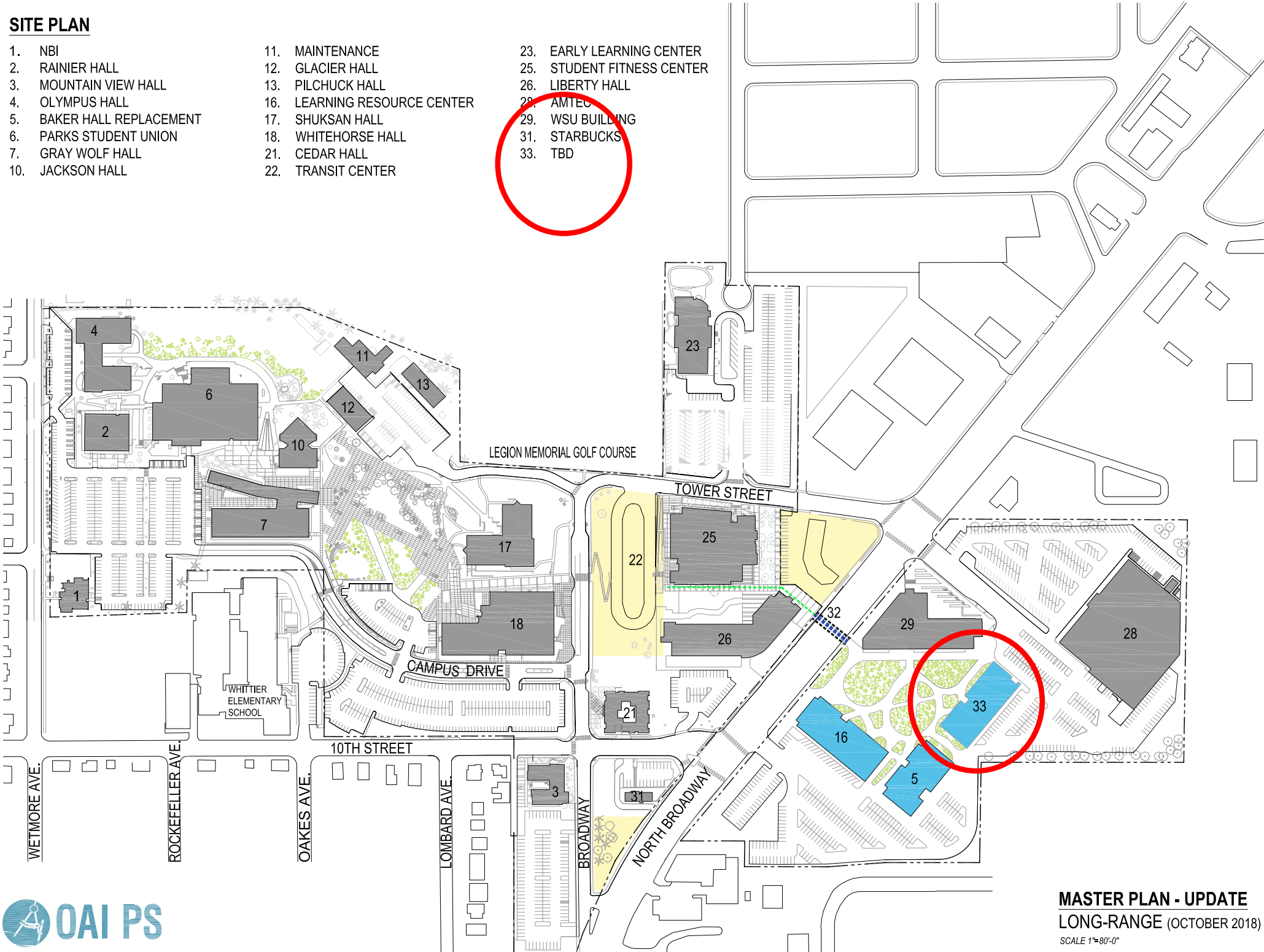
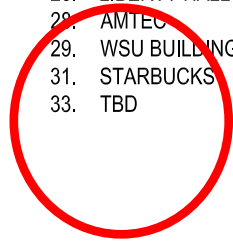
These principles address the broader community, describe the campus setting, and provide for a vital, campus centered student life. The college will strive to:

- 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"

SITE PLAN

- | | | |
|---------------------------|------------------------------|----------------------------|
| 1. NBI | 11. MAINTENANCE | 23. EARLY LEARNING CENTER |
| 2. RAINIER HALL | 12. GLACIER HALL | 25. STUDENT FITNESS CENTER |
| 3. MOUNTAIN VIEW HALL | 13. PILCHUCK HALL | 26. LIBERTY HALL |
| 4. OLYMPUS HALL | 16. LEARNING RESOURCE CENTER | 28. AMTEC |
| 5. BAKER HALL REPLACEMENT | 17. SHUKSAN HALL | 29. WSU BUILDING |
| 6. PARKS STUDENT UNION | 18. WHITEHORSE HALL | 31. STARBUCKS |
| 7. GRAY WOLF HALL | 21. CEDAR HALL | 33. TBD |
| 10. JACKSON HALL | 22. TRANSIT CENTER | |





STRATEGIC PRIORITIES, GOALS, AND OBJECTIVES

Strategic priorities-What we intend to accomplish during the life of the plan.

Strategic goals- Measurable actions we intend to accomplish

Strategic objectives-Collaborative actions carried out by departments, committees, units that will evolve throughout the course of the plan

Priority 1: Belonging: Everett Community College creates an equitable campus culture where students, faculty, staff, and the larger community are valued, welcomed, and actively supported.

Goal 1.1: Establish structures and practices that promote students' development of social and academic belonging.

- Objectives:
 - 1.1.1 Assess and revise pathways and program maps to ensure historically underserved students' goals, values, and experiences are represented.
 - 1.1.2 Create and sustain opportunities for Native/Indigenous; African/Black; Hispanic/Latino; Undocumented; Pacific Islander; LGBTQ+ students to form student-based organizations to support each other and to access trained mentors.
 - 1.1.3 Expand professional development opportunities for faculty that lead to historically underserved students' participation in high impact practices regardless of a chosen program or pathway.

Goal 1.2: Everett Community College develops and nurtures an inclusive and equitable campus culture.

- Objectives:
 - 1.2.1: Recruit and retain faculty and staff that reflect the student population and community.
 - 1.2.2: Design spaces and services that provide outreach and welcome historically underrepresented students, faculty, staff, and community members.
 - 1.2.3: Develop and implement a professional development program for faculty and staff focused on diversity, equity, inclusion, and anti-racism to inform new and ongoing initiatives.

Priority 2: Student Ready: Everett Community College rebuilds the current modes and systems of instruction and student services to expand equitable access and opportunities for all students, staff, and faculty to learn.

Goal 2.1: Build an intentional and supportive environment for students that reinforces that every student is known, respected, and valued.

- Objectives:
 - 2.1.1 Reexamine policies, practices, and processes to alleviate barriers to student engagement and success.
 - 2.1.2 Scale equity-minded support services that center the experiences of students disproportionately impacted by college delivery systems.

Goal 2.2: Establish balanced modes of delivery to meet varying and diverse student needs.

- Objectives:
 - 2.2.1: Implement an advising model that leads to student access, persistence, success, completion, and successful transfer and/or placement.
 - 2.2.2: Increase accelerated and non-traditional program offerings (e.g. distance learning, prior learning experience/assessment, I-BEST, competency based, evening and weekend programs, bachelor of applied science, etc.).
 - 2.2.3: Expand and implement early intervention strategies to reduce the number of students who stop/drop out.

Priority 3: Sustainability: Everett Community College reimagines and reforms the institution to equitably balance cultural, human, environmental, technological, and financial resources.

Goal 3.1 Implement a financial stewardship model that promotes transparency, accountability and strategic alignment with equity and social justice values.

- Objectives:
 - 3.1.1 Align budget planning, allocation, and management with EvCC's Strategic Plan.

- 3.1.2 Grow foundation support for students by designing, developing, and executing comprehensive annual fundraising campaigns and by ensuring equitable transparent processes for accessing foundation resources.
- 3.1.3 Develop a comprehensive long-term Strategic Enrollment Management and Retention Plan founded in equitable practices, based on regular environmental scans, predictive modeling and targeted investment/program development.

Goal 3.2: Everett Community College builds institutional capacity for equity and social justice through structures, systems, and processes that promote enfranchisement, inclusivity, and dialogue

- Objectives:
 - 3.2.1 Develop, retain, and promote a diverse workforce with the skills and experience to meet the needs of EvCC student communities, especially those disproportionately impacted by systemic racism.
 - 3.2.2 Implement shared governance to promote transparency, trust and accountability in the decision-making process.
 - 3.3.3 Cultivate expertise and leadership on equity issues across all functions of the institution (instruction, equity, student services, administration, finance, facilities, and human resources).

Priority 4: Career-connected: Everett Community College develops equitable educational opportunities leading directly to the attainment of student aspirations, career mobility, strengthened partnerships, and community vitality.

- Objectives:
 - 4.1.1 Incorporate work-based and experiential learning opportunities into every Pathway at EvCC (e.g. prior learning experience/assessment, pedagogies [such as CURE classes], internships, externships, clinical, practicums, capstones projects, and portfolios, etc.).
 - 4.1.2 Improve program offerings/programs for students to ensure they are reflective of local/regional needs and emerging trends.
 - 4.1.3 Formalize co-curricular learning process(es) and advertise process(es) for all students to know and utilize.

5 Dimensions of Equity™

Everett Community College (EvCC), through its Vision, Mission, and Strategic Plan, has made a commitment to advance equity and social justice by transforming itself into a diverse, equitable, and inclusive working and learning environment. EvCC acknowledges that this transformation requires culture change and a commitment to reflect, question, and change on multiple levels. EvCC is committed to cross-organizational engagement and collaboration in order to create an equity-minded organization that maximizes human and community potential.

Starting in 2015, EvCC underwent a three-year iterative process, proactively engaging students, faculty, staff, external partners in education and workforce, and the broader community to discover and explicate concepts of what EvCC means when speaking of equity within an educational ecosystem. These conceptions became known as the *5 Dimensions of Equity™*: aspiration, access, achievement, economic progress, and engagement. They reveal the campus culture Everett Community College aspires to create and uphold for its community.

Reflecting the voices of many, the *5 Dimensions of Equity™* are designed to:

- Recast traditional higher educational frames of thought regarding aspiration, access, achievement, economic progress, and engagement;
- Explore underlying personal, professional, and systemic attitudes, beliefs, norms and practices;
- Motivate reflection, deeper conversations, curiosity, and inquiry;
- Encourage vulnerability, humility, and commitment;
- Inspire change at personal, professional, organizational, and systemic levels; and
- Create a continuous cycle of critical analysis, discussion, and change.

The essence of the *5 Dimensions of Equity™* is social justice. They rest on the belief that the purpose of education is to invest in the development of a just society and that equity is non-negotiable and everyone's moral responsibility. They extend an invitation to critically reflect upon current educational systems, challenge what has been deemed normal and acceptable, and envision a transformed institution. In exercising the *5 Dimensions of Equity™*, EvCC seeks to confront historically inequitable policies and practices and their cumulative impact on black, indigenous and other underserved communities.

EvCC acknowledges that this work is ever changing and dependent upon its context. As such, the *5 Dimensions of Equity™* offer a 'living framework', expected to evolve and change with time.

Aspiration

Equitable aspiration allows for an individual to continuously negotiate multiple contradictory voices to co-create a vision of possible dreams that builds self-efficacy and contributes to a just society. This dimension acknowledges

that aspiration is systematically influenced and challenges the notion that individuals are void of hopes and dreams.

Access

Equitable access allows for an individual to experience a mutually beneficial relationship with the institution that creates a true sense of ownership, belongingness and familiarity. This dimension challenges the assumption that the community college open door policy equates to access for all, including historically underrepresented populations.

Achievement

Equitable achievement allows for an individual to exercise, refine, and acquire capacities (Cronon, 1998) that nurture and grow their talents both individually and as a member of a collective. This dimension challenges simplistic notions that achievement equates to individualistic accomplishments.

Economic Progress

Equitable economic progress allows for an individual to be a self-fulfilled, and contributing member of society, understanding and negotiating the interdependent relationship between equitable aspiration, economic capital, and community cultural wealth (Yosso, 2005). This dimension challenges the notion that it is necessary to sacrifice any of the above for the sake of economic and social mobility.

Engagement

Equitable engagement allows for an individual to exercise, refine and acquire capacities (Cronon, 1998) that can be used to exert influence within their social, cultural and political contexts to further equity and community well-being. This dimension challenges the belief that participation is sufficient to exert influence.

Cronon, W. (1998). "Only Connect...". *American Scholar*, 67(4), 73-80.


Yosso, T. (2005). Whose culture has capital? A critical race theory discussion of community cultural wealth. *Race Ethnicity and Education*, 8(1), 69-91.

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Everett Community College

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APPENDIX 7.2

Best Practices to Reduce Green House Gas Emissions Form
Climate Action Plan

Student and Family Resource Center

Appendix A – Best Practices to Reduce Greenhouse Gas Emissions

System / Best Practices	Included in Project?
Mechanical	
Solar water heating	
Above code HVAC system efficiency	Yes
Use natural gas instead of electricity for heating	
Geothermal heat pump	
Post occupancy commissioning	Yes
Interconnectivity of room scheduling in 25Live and HVAC controls	Yes
Electrical	
Photovoltaic energy systems	Yes
Time of day and occupancy programming of lighting	Yes
Efficient lighting	Yes
Envelope	
Minimize building surface area for necessary floor area	
Roofing materials with high solar reflectance and reliability	Yes
Green roofs to absorb heat and act as insulators for ceilings	Yes
Site	
Orient building for natural light and reduced heating and cooling loads	Yes
Trees and vegetation planted to directly shade building	
Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements	Yes
Increase transportation choices — drive, walk, bike or public transit	
Total number of these best practices included in project:	10



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:

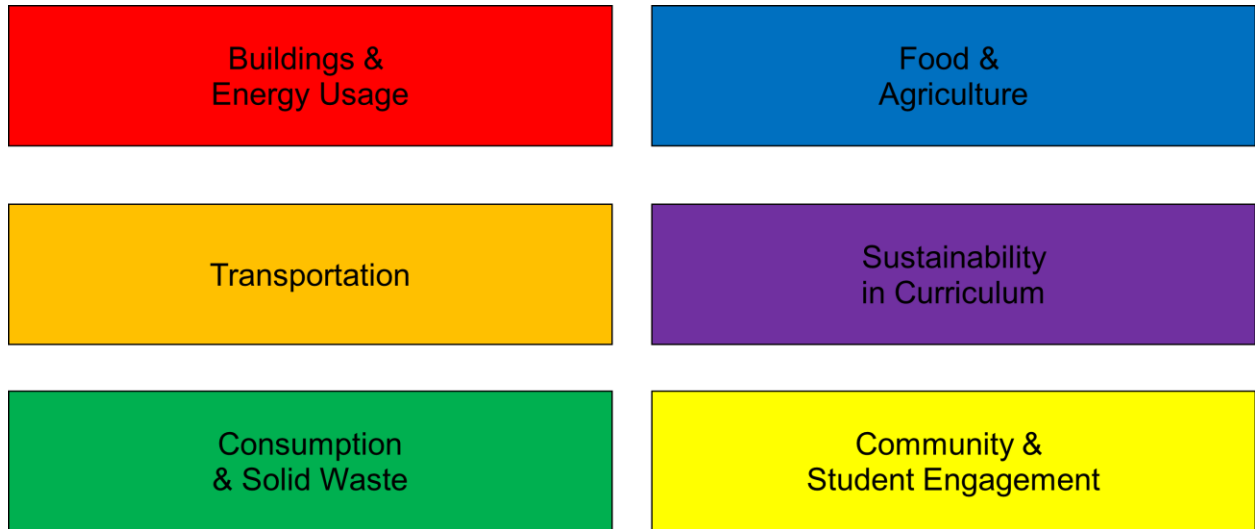
- Complete a green house gas (GHG) emissions inventory.
- Set a target date and interim milestones for becoming climate neutral, within the first two years.
- Take immediate steps to reduce GHG emissions by choosing from a list of short-term actions.
- Integrate sustainability into the curriculum, making 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 CO₂. Emissions per full-time enrollment (FTE) were calculated at 0.92 metric tons of CO₂ and 14.85 metric tons of CO₂ 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 CO₂ /FTE and 27.38 metric tons of CO₂ / 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.

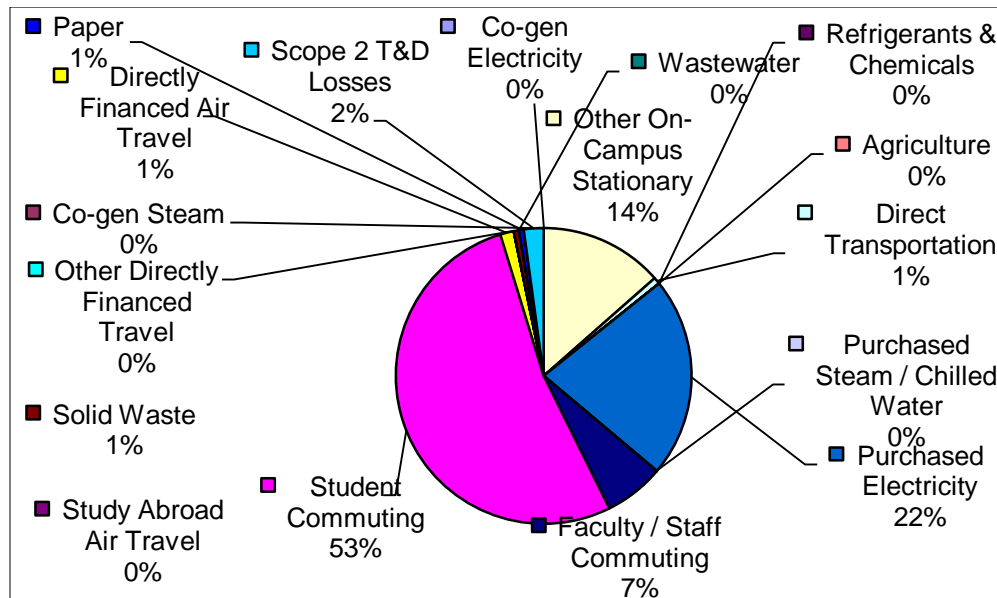


Figure 1. Total GHG Emissions for Everett Community College FY 2009 as calculated by Clean Air-Cool Planet, Campus Carbon Calculator, ©2001-2009 Clean Air-Cool Planet, Inc. All rights reserved.

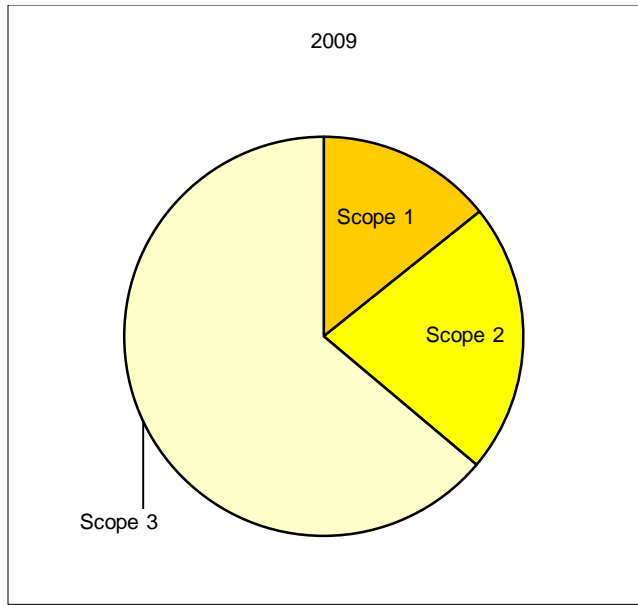


Figure 2. Total Everett Community College Emissions by “Scope” see below for definitions

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 goals¹”. 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.²⁹” 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 7.3

Letters of Support



December 9, 2021

To Whom It May Concern:

The Los Angeles Valley College (LAVC) Family Resource Center (FRC) supports Everett Community College's major capital project proposal which includes a family resource center.

The LAVC Family Resource Center has been serving families for over twenty years. It is the first family resource center on a community college campus in California. Our data backs up that of national data: those student parents who use the FRC have a 10% higher success rate at LAVC than those who do not.

EvCC's proposed Family Resource Center would address the issues that student parents often encounter on a college campus, such as feeling lonely and that their experience is different from that of other students. The holistic support they need to succeed in college goes beyond child care. This center would be the first of its kind on a community college campus in Washington State.

EvCC's Family Resource Center is following LAVC's model and would provide the following services:

- Student Parent Program
- Parenting Workshops
- Infant Toddler Playgroups (available during programs and workshops)
- Free Children's Clothing Exchange
- Food Pantry
- Diapers, Wipes, Formula
- Student Parent Study Space
- Fun Family Events
- Assistance with community resources

A family resource center, in a welcoming space at an easy to access location on campus, would provide EvCC the opportunity to reduce the challenges and barriers to student parents completing their education and to provide assistance to a wide range of community services for ongoing family support.

The LAVC FRC is excited about this new initiative at Everett Community College. We will continue to provide technical assistance to EvCC as needed. We know it will have a huge impact at EvCC and serve as a model in the state of Washington.

Sincerely,

Marni Roosevelt

Marni Roosevelt, Founder/Director
LAVC Family Resource Center
roosevm@lavc.edu

December 2, 2021

To Whom It May Concern:

The Volunteers of America Western Washington (VOAWW) fully supports Everett Community College's major capital project proposal that will include a Family Resource Center and a touchdown space for organizations such as VOAWW to better connect community resources with EvCC students. VOAWW operates three Family Resource Centers throughout Snohomish County and is excited for the addition of this much needed resource.

EvCC's proposed Family Resource Center would address the issues that student parents encounter on the EvCC campus such as feeling lonely and different and that their experience is different from that of other students. This center would be the first of its kind on a community college campus in Washington State.

We are excited that EvCC's Family Resource Center would provide the following services:

- Student Parent Program
- Parenting Workshops
- Infant Toddler Playgroups (available during programs and workshops)
- Free Children's Clothing Exchange
- Food Pantry
- Diapers, Wipes, Formula
- Student Parent Study Space
- Fun Family Events
- Assistance with community resources through VOAWW

A Family Resource Center, in a welcoming space at an easy to access location on campus, would provide EvCC the opportunity to reduce the challenges and barriers to student parents completing their education and provide assistance to a wide range of community services.

The VOAWW is excited about the possibility of becoming a partner in this new initiative at Everett Community College.

Sincerely,



Brian Smith
Chief Operating Officer
Volunteers of America Western Washington

APPENDIX 7.4

Space Tabulation Summary

Student and Family Resource Center

Student & Family Resource Center

December 15, 2021

Space Name	ASF	Qty	Total ASF	Classroom Workstations	Lab Workstations
Family Resource Center					
Waiting	500	1	500		
Reception/Work Study	250	1	250		
Resource Library	40	1	40		
Office / Counseling	120	4	480		
Director's Office	230	1	230		
Copy/Print Center	100	2	200		
Kitchen	250	1	250		
Toilet	100	2	200		
FRC Skills Lab	1,200	1	1,200		
Computer Lab	150	1	150		
Conference	250	1	250		
Drop-Off	250	1	250		
Suite Circulation	400	1	400		
Supplies Storage	200	1	200		
Playground Storage	100	1	100		
subtotal nsf			4,700	0	0

Student Services

Waiting Lounge / Self-Help	1,400	1	1,400		
Welcome Desk	250	1	250		
Touchdown Space	120	1	120		
MGR Office	120	1	120		
MPR Office	120	1	120		
Enrollment Office	120	1	120		
Advising Waiting	1,400	1	1,400		
Advising Manager Office	200	1	200		
Advisor Office	120	12	1,440		
Suite Circulation	800	1	800		
Cashier	200	1	200		
Conference	450	1	450		
Dual Credit Center	700	1	700		
Testing Center	1,000	1	1,000		
Testing Center Office	120	3	360		
Testing Center Needs	300	1	300		
Testing Center Storage	170	1	170		
Breakroom	450	1	450		
Supply Storage	100	1	100		
subtotal nsf			9,700	0	0

Shared Spaces

Lobby	300	1	300		
Study	1,100	1	1,100		
Food Pantry / Clothes Closet	350	1	350		
Basic Skills Lab	1,200	2	2,400	80	
Wellness	150	1	150		
General Storage	-	1	-		
subtotal nsf			4,300	80	-

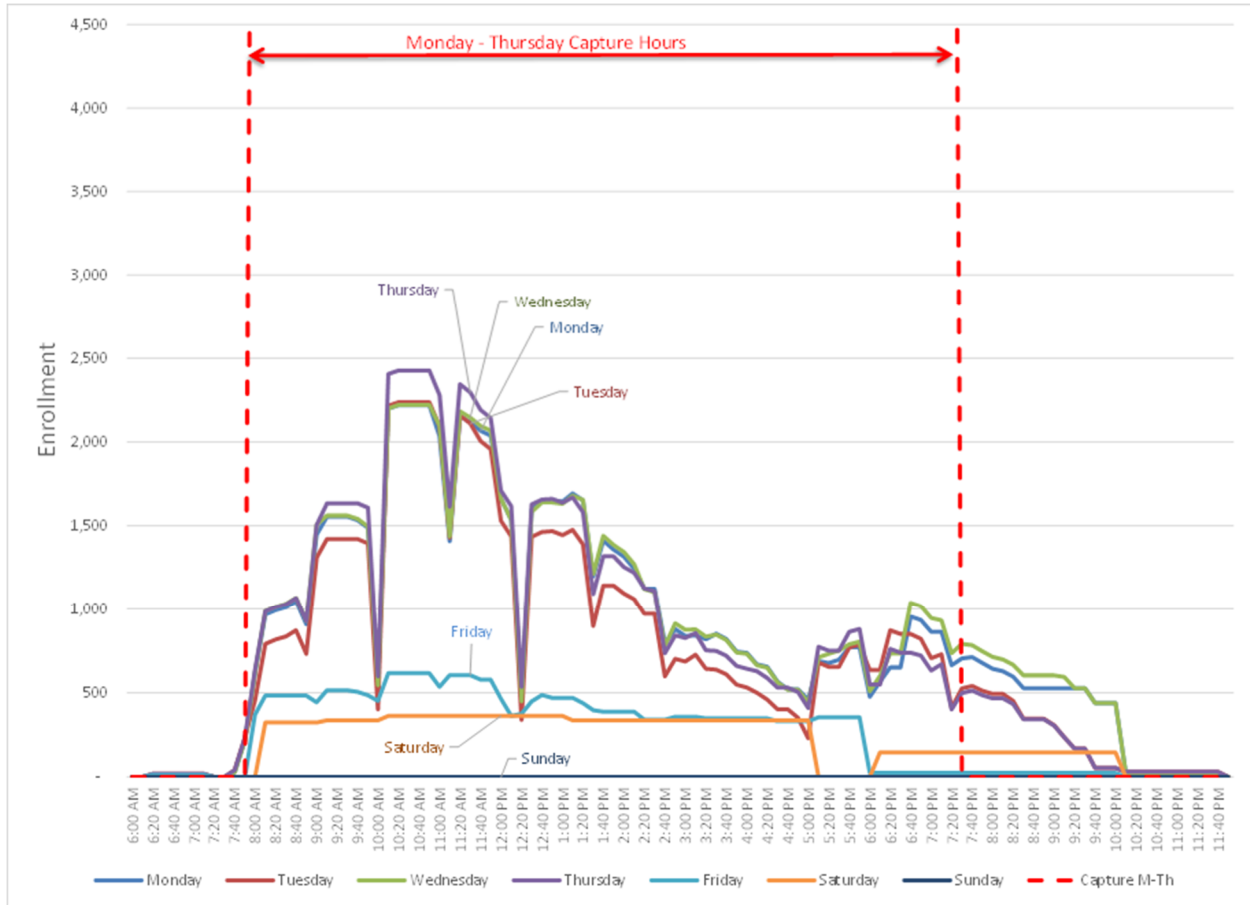
TOTAL NSF			18,700	80	-
Circulation, Walls/Structure, MEP/Support	Efficiency:	66.8%	9,300		
TOTAL GSF			28,000		

APPENDIX 7.5

2019 Utilization Analysis

Student and Family Resource Center

APPENDIX 7.5 2019 UTILIZATION ANALYSIS



	Contact Hours	Workstations	Utilization	Capture Efficiency
Classes	33,906.17	2,331	14.55	92%
Labs	17,690.42	1,056	16.75	88%
Campus	51,596.58	3,387	15.23	90%

APPENDIX 7.6

EvCC Preliminary 2023-2025 CAM Report

Student and Family Resource Center

Preliminary for 2023-25 Project Requests

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

DirectLine inventory data from July 12, 2021

COLLEGE: **Everett**

TYPE: **Community College**

Warning: do not use before ~

College breaks out assignable areas by CAM category for
College verifies assignable area by CAM category on the

All FTE *	FALL 2019	FALL 2029	Growth	Percent	FTE/Year
Academic	3,990	4,412	422	11%	42
Vocational	1,686	1,865	179	11%	18
Basic Skills/Dev Ed	1,035	1,145	110	11%	11
TOTAL	6,712	7,422	710	11%	71

Type 1 FTE	FALL 2019	FALL 2029	Growth	Percent	FTE/Year
Academic	2,462	2,722	260	11%	26
Vocational	724	801	77	11%	8
Basic Skills/Dev Ed	613	677	64	11%	6
TOTAL	3,798	4,200	402	11%	40

Type 2 FTE	FALL 2019	FALL 2029	Growth	Percent	FTE/Year
Academic	3,336	3,689	353	11%	35
Vocational	1,077	1,191	114	11%	11
Basic Skills/Dev Ed	675	747	72	11%	7
TOTAL	5,088	5,627	539	11%	54

* All funding sources, all ages, all intents (excluding community service), all enrollments (excluding DOC)

Type 1 = Day On-Campus (excludes Online)

Type 2 = Day On-Campus + Online

Preliminary for 2023-25 Project Requests

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

DirectLine inventory data from July 12, 2021

COLLEGE: **Everett**

TYPE: **Community College**

Warning: do not use before ~

College breaks out assignable areas by CAM category for
College verifies assignable area by CAM category on the

TYPE OF SPACE	FAE CODING	FTE TYPE	2021 SPACE AVAILABLE	COMMITTED CHANGES 2016-26	2029 SPACE AVAILABLE	2029 CAM ALLOWANCE	2023-25 SPACE DEFICITS		SHORTAGE AS % OF 2023-25 CAM ALLOWANCE
							SHORTAGE	OVERAGE	
GEN. CLASSROOM	A1	1	35,694		35,694	39,760	4,066	0	10%
BASIC SKILLS LABS (open)	A2	2	9,004		9,004	20,617	11,613	0	56%
SCIENCE LABS.	B1	1	41,813		41,813	25,859	0	15,954	0%
COMPUTER LABS. (open)	B2,B4,B5	2	46,033		46,033	35,414	0	10,619	0%
ART	C1	2	22,228		22,228	6,000	0	16,228	0%
MUSIC	C2	2	4,712		4,712	4,000	0	712	0%
DRAMA	C3	2	812		812	5,000	4,188	0	84%
Subtotal Instruction			160,296	0	160,296	136,651	19,868	43,513	15%
AUDITORIUM	C4	2	0		0	9,000	9,000	0	100%
LIBRARY/LRC	E1	2	7,170		7,170	70,630	63,460	0	90%
PHYS. EDUCATION	H3	2	0		0	44,890	44,890	0	100%
FACULTY OFFICE	F1	2	53,085		53,085	48,794	0	4,291	0%
Subtotal Instructional Support			60,255	0	60,255	173,314	117,350	4,291	68%
Total Instructional Space			220,551	0	220,551	309,965	137,217	47,803	44%
ADMIN./STU.SERV.	G1,G2	2	21,604		21,604	39,442	17,838	0	45%
STU.CTR.& RELATED	H1,H2	2	30,847		30,847	59,187	28,340	0	48%
C.STORES/MAINT.	I1	2	30,211		30,211	27,749	0	2,462	0%
CHILD CARE	H4	2	0		0	19,132	19,132	0	100%
Subtotal Student Service/Other			82,662	0	82,662	145,510	65,310	2,462	45%
TOTAL CAM SPACE			303,213	0	303,213	455,475	202,527	50,265	44%

TOTAL ASSIGNED
CAM/TOT. ASSIGN.

500,536
61%

APPENDIX 7.7

Infrastructure Weighted Age Analysis

Student and Family Resource Center



COST WEIGHTED INFRASTRUCTURE ANALYSIS
Everett Community College: Student & Family Resource Center

Infrastructure Component	Serves	Ave. Useful Life	Est. Cost 2021*	Cost Weighted Life
Potable Water - Piping	SFRC	25	\$ 29,009	\$ 725,225
Potable Water - Meters	SFRC	25	\$ 33,863	\$ 846,575
Sewer Lines - Concrete	SFRC	50	\$ 41,312	\$ 2,065,600
Storm Drains - Plastic	SFRC	25	\$ 31,492	\$ 787,300
Storm Drains - Concrete	SFRC	40	\$ 32,734	\$ 1,309,360
Storm Drains - CMP	SFRC	30	\$ 207,690	\$ 6,230,700
Electrical Service/Distribution - Underground	SFRC	20	\$ 36,543	\$ 730,860
Electrical Transformer - Pad-Mounted	SFRC	5	\$ 87,662	\$ 438,310
Communications - Fiber Optics Conductors	SFRC	5	\$ 6,547	\$ 32,735
Communications - Interbuilding Infrastructure	SFRC	25	\$ 16,931	\$ 423,275
Subtotal:			523,783	\$ 13,589,940
Cost Weighted Average Useful Life:				25.9

APPENDIX 7.8

SBCTC Score Sheet

My Project

Gross Square Footage

-	0% Renovation of Existing
28,000	100% New Space
-	0% Exterior Circulation Allowance (included in New Space above)
-	0% Demolished Area
28,000	100% Total Affected Area
28,000	100% Net Area Change = New - Demo - Circulation

Escalated Building Costs

-	0% Acquisition
2,573,262	15.76% Consultant Services
12,567,572	76.99% Construction Contracts
638,228	3.91% Equipment
81,210	0.50% Artwork
289,868	1.78% Other Costs
172,995	1.06% Project Management
16,323,135	100% Total Building Cost

Escalated Infrastructure Costs

-	0% Acquisition
74,354	0.46% Consultant Services
735,331	4.50% Construction Contracts
-	0% Equipment
4,048	0.02% Artwork
-	0% Other Costs
-	0% Project Management
813,733	4.99% Total Infrastructure Cost

Project Funding

17,136,868	100% State Appropriation
-	0% Financed - backed by State Appropriation
-	0% Local Funds - Cash
-	0% Financed - backed by Local Funds
17,136,868	100% Total Project Funding
-	0% Matching = Local / Appropriated
-	0% Variance = Cost - Funding

Project Weighting

-	0% Matching = 0
1,330	4.75% Infrastructure = (Infrastructure / Total Project Cost) - Matching
-	0% Renovation
-	0% Replacement
26,670	95.25% New
28,000	100% Total

My Project

Fall 2019 Utilization - used in Overarching Criteria for all projects. See Appendix C.

	Contact Hours	Work- stations	Fall 2016 Utilization
Classes	33,906.17	2,331	14.55
Labs	17,690.42	1,056	16.75
Campus	51,596.59	3,387	15.23

My Project

Future Utilization - use for projects with net **New Area**. See Appendix D.

State Board enrollment projections are available here -

<http://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>

3,798	Fall 2019 Type 1 FTE
4,200	Fall 2029 Type 1 FTE
402	Net New Type 1 FTE
(172)	This project net new Classroom workstations
(28)	This project net new Laboratory workstations
(200)	Net new workstations in project

	Contact Hours	Work-stations	Future Utilization
Classes	39,482.30	2,159	18.29
Labs	18,598.16	1,028	18.09
Campus	58,080.46	3,187	18.22

My Project

Building UFI, Year Built, and GSF are available here -

<http://www.ofm.wa.gov/budget/facilities/fis.asp>

Area weighted age of buildings to be demolished - use for projects with **Replacement** elements.

Building	GSF	Year Built	Building UFI
1	-		
2	-		
3	-		
4	-		
5	-		
6	-		
7	-		

- 0 Area to be demolished and area weighted age
2023 Request Year

0 Building Age for Replacement portion of project
--

Area weighted FCS of buildings to be demolished - use for projects with **Replacement** elements.

Building	GSF	2019FCS	Building UFI
1	-	0	0
2	-	0	0
3	-	0	0
4	-	0	0
5	-	0	0
6	-	0	0
7	-	0	0

- 0 Area weighted FCS for Replacement portion of project.
--

Exterior circulation area of buildings to be replaced - used for projects with **Replacement** elements.

Building	Length of qualifying exterior walls in feet	Area allowance	Building UFI
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	0	0	0
6	0	0	0
7	0	0	0

0 Exterior circulation area allowance for Replacement elements

My Project

Area weighted age of buildings to be renovated - use for projects with **Renovation** elements.

Building	GSF	Year Built	Building UFI
1	-	0	
2	-	0	
3	-	0	
4	-	0	
5	-	0	
6	-	0	
		0 Area to be renovated and area weighted age 2023 Request Year	
0 Building Age for renovation portion of project			

Area weighted FCS of buildings to be renovated - used for projects with **Renovation** elements.

Building	GSF	2019FCS	Building UFI
1	-	336	0
2	-	0	0
3	-	0	0
4	-	0	0
5	-	0	0
6	-	0	0
		0 Area weighted FCS for Renovation portion of project.	

Exterior circulation area of buildings to be renovated - used for projects with **Renovation** elements.

Building	Length of qualifying exterior walls in feet	Area allowance	Building UFI
1	0	0	0
2	0	0	0
3	0	0	0
4	0	0	0
5	0	0	0
6	0	0	0
		0 Exterior circulation area allowance for Renovation elements	

Expected Cost Calculations

	Start (Bid)	End (SC)	
Construction Mid-point:	5/2/2026	8/1/2025	2/1/2027
Expected Cost Multiplier:	1.165 from Appendix B		
Project GSF:	28,000 S1 + S2 from Project Parameters		
Student Engagement budget:	\$ 45,000	Base Amount from Pre-schematic Design Services portion of Consultant tab in C-10	
Pre-schematic Escalation Factor:	1.0899 from Pre-schematic Design Services portion of Consultant tab in C-10C		
Contingency Rate:	5.00% from Summary tab in C-10C		

Facility Type (use codes)	Expected Cost / GSF in 2021\$	Expected Cost / GSF	GSF by Type	Expected Cost	Point Thresholds	My Project	
Classroom (100s)	\$502	\$585	3,594	\$ 2,103,529			
Teaching Lab (200s except 250)	\$537	\$626	-	\$ -			
Administration (300s)	\$498	\$581	24,406	\$ 14,169,423			
Library (400s)	\$483	\$563	-	\$ -			
Day Care (640)	\$405	\$472	-	\$ -			
Assembly (600s except 640)	\$641	\$747	-	\$ -			
Support (700s)	\$507	\$591	-	\$ -			
add escalated Student Engagement budget and associated contingency >				\$ 51,498			
				28,000	\$ 16,324,450	100%	\$ 16,323,135
				-	\$ 18,120,140	111%	
					\$ 22,364,497	137%	
					<137%		

The following data is based on the May 2021 Global Insight forecast for state and local government spending and is to be used for adjusting the expected costs from July 1, 2021, to the mid-construction date for comparison to project estimates.

Mid-construction Date	Expected Cost Multiplier
7/1/2021	1.000
8/15/2021	1.005
11/15/2021	1.015
2/14/2022	1.024
5/16/2022	1.033
8/15/2022	1.042
11/15/2022	1.051
2/14/2023	1.059
5/16/2023	1.067
8/15/2023	1.075
11/15/2023	1.084
2/15/2024	1.092
5/16/2024	1.101
8/15/2024	1.109
11/15/2024	1.118
2/14/2025	1.127
5/16/2025	1.137
8/15/2025	1.146
11/15/2025	1.156
2/14/2026	1.165
5/16/2026	1.175
8/15/2026	1.185
11/15/2026	1.195
2/14/2027	1.205
5/16/2027	1.215
8/15/2027	1.225

Consolidated Score Sheet

Category	Criteria	Standard	Possible	Yes/No	Points	
Overarching	Goals	Max 23				
		Effective use of existing facilities based on current utilization	9	variable	9	
		Directly tied to facilities master plan	4	Yes	4	
		Directly tied to objectives in strategic plan	4	Yes	4	
		Includes partnerships with K-12, 4yrs, business, etc.	4	Yes	4	
		Project includes at least 7 of the best practices identified to reduce gre-	2	Yes	2	

Overarching Subtotal	23	out of 23 possible.
Category Weighting	1.00	
Category Weighted Subtotal	23.00	out of 23 possible.
Project Weighting	1.00	
Overarching Category Total	23.00	

Consolidated Score Sheet

Category	Criteria	Standard	Possible	Yes/No	Points	
Infrastructure	Program Need	Max 20				
		Infrastructure serves new building area constructed in this proposal. Or, serves 100% of the existing college.	20	Yes	20	
		Serves 80% or more, and less than 100% of the existing college.	15		0	
		Serves between 40% and 80% of college of the existing college.	10		0	
		Serves 40% or less of the existing college.	0		0	
Infrastructure	Reasonableness of Cost	Max 30				
		Infrastructure costs less than 5% of the total project. Or, infrastructure cost divided by previous average annual costs is twenty, or less.	30	Yes	30	
		Infrastructure costs 5%, or more, and less than 10% of the total project. Or, infrastructure cost divided by previous average annual costs is greater than twenty and less than fifty.	15		0	
		Infrastructure costs 10%, or more, and less than 15% of the total project. Or, infrastructure cost divided by previous average annual costs is fifty, or more, and less than one hundred.	5		0	
		Infrastructure costs 15% or more of the total project. Or, infrastructure cost divided by previous average annual costs is one hundred, or more.	0		0	
Infrastructure	Risk Mitigation	Max 12				
		Infrastructure serves new area building constructed in this proposal. Or, infrastructure age is at least 200% of the average life.	12	Yes	12	
		Infrastructure is 100% to 200% of average life.	6		0	
		Infrastructure is less than 100% of average life.	0		0	
Infrastructure	Suitability for Financing	Max 15				
		Average life of new infrastructure is more than 30 years.	15		0	
		Average life of new infrastructure is more than 25 years and less than 30 years.	10	Yes	10	
		Average life or new infrastructure is 20 through 25 years.	5		0	
		Average life of new infrastructure is less than 20 years.	0		0	

Infrastructure Category Subtotal

Infrastructure Category Subtotal	72	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	72.00	out of 77 possible.
Project Weighting	0.05	
Infrastructure Category Total	3.42	out of 3.66 possible.

Consolidated Score Sheet

Category	Criteria	Standard	Possible	Yes/No	Points			
Renovation	Building Age	Calculated from My Project Renovation elements						
		Over 50	16	No	0			
		41 - 50	13	No	0			
		36 - 40	11	No	0			
		31 - 35	8	No	0			
		26 - 30	5	No	0			
		20 - 25	2	No	0			
< Less than 20 years	0	Yes	0					
Renovation	Building Condition	Calculated from My Project Renovation elements						
		Greater than 600	2	No	0			
		526 - 600	11	No	0			
		476 - 525	16	No	0			
		451 - 475	11	No	0			
		351 - 450	2	No	0			
		276 - 350	0	No	0			
0 - 275	-5	Yes	-5					
Renovation	Cost	Calculated based on Project and Expected Costs						
		Total project cost is less than or equal to the expected cost per square foot for the facility type, escalated to the construction mid-point.	10	Yes	10			
		Project cost is between 100% and 111% of expected cost.	8	No	0			
		Project cost is between 111% and 137% of expected cost.	2	No	0			
		Project cost is more than 137% of expected cost.	0	No	0			
Renovation	Improvements	Max 13 based on facility programming						
			ASF	Base Pts	DEI?	DEI Pts	Percent of total ASF	
		Classroom, labs	-	11		0	0%	0.00
		Student Services	-	11		0	0%	0.00
		Library	-	11		0	0%	0.00
		Childcare and FOiwLS & Student Center	-	9		0	0%	0.00
		Faculty offices	-	6		0	0%	0.00
		Administration	-	5		0	0%	0.00
		Maintenance/Central Stores	-	2			0%	0.00
Renovation	Issues Addressed	Max 7						
		Seismic issues (documentation by a Structural Engineer is required)	3	Yes	3			
		Life safety	2	No	0			
		Energy code issues	2	Yes	2			
Renovation	Building Life Extension	Select one based on facility design and intent						
		31 + years	8	Yes	8			
		26 - 30 years	5		0			
		20 - 25 years	2		0			
Renovation	Fitness for Use	To what extent does the proposed renovation address the existing deficiencies and project objectives?	2	Variable	1.5			
Renovation	Closing opportunity gaps	To what extent does the proposed renovation address the college's opportunity gaps?	5	Variable	3.5			

Renovation Category Subtotal

Renovation Category Subtotal	23	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	23.00	out of 77 possible.
Project Weighting	0.00	
Renovation Category Total	0.00	out of . possible.

Category	Criteria	Standard	Possible	Yes/No	Points			
Replacement	Building Age	Calculated from My Project Replacement elements						
		Over 50	14	Yes	14			
		41 - 50	12	No	0			
		36 - 40	9	No	0			
		31 - 35	7	No	0			
		26 - 30	5	No	0			
		20 - 25	2	Yes	2			
	< Less than 20 years	0	Yes	0				
Replacement	Building Condition	Calculated from My Project Replacement elements						
		681 - 730	14	No	0			
		601 - 680	12	No	0			
		526 - 600	9	No	0			
		476 - 525	7	No	0			
		451 - 475	5	No	0			
		351 - 450	2	No	0			
		276 - 350	0	No	0			
		0 - 275	-5	Yes	-5			
Replacement	Cost	Calculated based on Project and Expected Costs						
		Total project cost is less than or equal to the expected cost per square foot for the facility type, escalated to the construction mid-point.	16	Yes	16			
		Project cost is between 100% and 111% of expected cost.	12	No	0			
		Project cost is between 111% and 137% of expected cost.	5	No	0			
	Project cost is more than 137% of expected cost.	0	No	0				
Replacement	Improvements	Max 12 based on facility programming						
			ASF	Base Pts	DEI?	DEI Pts	Percent of total ASF	
		Classroom, labs	-	10		0	0%	0.00
		Student Services	-	10		0	0%	0.00
		Library	-	10		0	0%	0.00
		Childcare and FOIWLS & Student Center	-	7		0	0%	0.00
		Faculty offices	-	5		0	0%	0.00
		Administration	-	3		0	0%	0.00
		Maintenance/Central Stores	-	2			0%	0.00
Replacement	Issues	Max 14						
		Seismic (documentation required)	6	Yes	6			
		Life safety	5	No	0			
	Energy code	3	Yes	3				
Replacement	Fitness for Use	Max 2						
	To what extent does the proposed renovation address the existing deficiencies and project objectives?	2	Variable	1.75				
Replacement	Closing opportunity gaps	Max 5						
	To what extent does the proposed renovation address the college's opportunity gaps?	5	Variable	3.5				

Replacement Category Subtotal

Replacement Category Subtotal	41	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	41.25	out of 77 possible.
Project Weighting	0.00	
Replacement Category Total	0.00	out of . possible.

Consolidated Score Sheet

Category	Criteria	Standard	Possible	Yes/No	Points
New	Calculated based on Project data				
	Efficient use of space – future utilization				
		If either Lab utilization will be more than 17 or Class utilization will be more than 23	18	Yes	18
		If Lab utilization will be at least 15 but less than 17 and Class utilization was at least 21 but less than 23	24	No	0
		If Lab utilization was at least 12 but less than 15 and Class utilization was at least 19 but less than 21	12	No	0
		If either Lab utilization will be less than 12 or Class utilization will be less than 19	0	No	0
New	Improvements	Max 12 based on facility programming			Percent of total ASF
		Classroom, labs	ASF 2,400 Base Pts 10 DEI? Yes DEI Pts 2	13%	1.54
		Student Services	ASF 14,400 Base Pts 10 DEI? Yes DEI Pts 2	77%	9.24
		Library	ASF - Base Pts 10 DEI? No DEI Pts 0	0%	0.00
		Childcare and FOiwLS & Student Center	ASF 1,900 Base Pts 7 DEI? Yes DEI Pts 2	10%	0.91
		Faculty offices	ASF - Base Pts 5 DEI? No DEI Pts 0	0%	0.00
		Administration	ASF - Base Pts 3 DEI? No DEI Pts 0	0%	0.00
		Maintenance/Central Stores	ASF - Base Pts 2 DEI? No DEI Pts 0	0%	0.00
New	Planning	Max 24			
		Space improves program delivery and student support	5	Variable	5
		To what extent does the proposed new area address the college's opportunity gaps?	5	Variable	5
		Programs and student support space are identified by usage and square footage	5	Variable	5
		Location of project is identified by site	2	Yes	2
		Special initiatives beyond participation rates	2	No	0
		Reasonable cost estimate and building efficiency	3	Yes	3
		Expected building life - 50 years or greater	2	Yes	2
New	Cost	Max 17			
		Total project cost is less than or equal to the expected cost per square foot for the facility type, escalated to the construction mid-point.	17	Yes	17
		Project cost is between 100% and 111% of expected cost.	12	No	0
		Project cost is between 111% and 137% of expected cost.	5	No	0
		Project cost is more than 137% of expected cost.	0	No	0

New Category Subtotal

New Category Subtotal	69	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	68.70	out of 77 possible.
Project Weighting	0.95	
New Category Total	65.43	out of 73.34 possible.

Category Score Subtotal:	68.85
Overarching Score Subtotal:	23.00
Project Score:	91.85

Parameters based on My Project inputs.

Parameters

Square Footage

S1	-	0% Renovation of Existing
S2	28,000	100% New Space
S3	-	0% Exterior Circulation Allowance (included in New Space above)
S4	-	0% Demolished Area
S5	28,000	100% Total Affected Area
S6	28,000	100% Net Area Change = New - Demo - Circulation

Costs

Ca	16,323,135	
Cb	813,733	
C1	17,136,868	100% Total Project Cost

Funding

	17,136,868	100% State Appropriation
	-	0% Financed - backed by State Appropriation
M1	-	0% Local Funds - Cash
M2	-	0% Financed - backed by Local Funds
F1	17,136,868	100% Total Project Funding
	-	0% Matching
	-	0% Variance = Cost - Funding

Project Weighting

M4	-	0% Matching = $2 * (\text{Local} / \text{Appropriated}) / \text{Total Project Funding}$
I4	1,330	5% Infrastructure = $(\text{Infrastructure} / \text{Total Project Cost}) - \text{Matching}$
R4	-	0% Renovation
P4	-	0% Replacement
N4	26,670	95% New
	28,000	100% Total

Total Points Possible:

	Possible Points	Relative Category Priority	Category Points Available
Overarching	23	1.00	23.00
Matching	77	0.00	0.00
Renovation	77	1.00	77.00
Replacement	77	1.00	77.00
New	77	1.00	77.00
Infrastructure	77	1.00	77.00