

**PROJECT NUMBER 2024-863**

**04.11.2024**

**PROPOSAL FOR**

# **New Student Housing Unit**

**Columbia Basin College**

April 11, 2024

Columbia Basin College  
2600 N 20th Ave  
Pasco, WA 99301



**RE: PROJECT 2024-863, New Student Housing Unit**

Dear Selection Committee,

RGU | NAC, is very excited about your student housing project and what it offers students and means to CBC's campus life. As we all know, Higher Education is rapidly changing and reinventing itself. Meeting the needs of today's and tomorrow's student means building a diversified campus that offers, for lack of better words, everything.

Increasing CBC's on-campus housing is a tool that will open some outstanding opportunities. Capturing and maximizing these opportunities requires designing a facility that provides a great student experience while being durable, sustainable, and affordable to maintain and operate.

Project success will require hiring a design team that will work hand-in-hand with you to deliver a facility that is forward thinking. The design needs to consider lifecycle and maintenance costs while not losing sight of overall affordability and function.

To develop and offer CBC the right solution, RGU Architecture and NAC Architecture have teamed. **NAC offers extensive knowledge, skills, and successful experience in designing:**

- > College Student Housing
- > Active Higher Education Learning Environments
- > Integrating Technology

**RGU offers extensive knowledge, skills, and successful experience in:**

- > CBC's Long-term Vision, Campus Infrastructure, and Culture
- > Creating Durable, Easy to Maintain Facilities
- > Maximizing Budgets

Together we offer a comprehensive team that has the right knowledge, skills, and dedication to listen, share knowledge, and arrive at the best design decisions for the project.

We are here for Columbia Basin College and want to be your architectural team for this project. As you look through our proposal, keep in mind that the pages provide only a glimpse of our team's ability to listen, learn, and deliver outstanding projects.

We look forward to the opportunity of meeting with your selection committee to discuss how we can best use our knowledge, skills, and experience to support and advance your vision for this project. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Uhrich'.

Robert Uhrich  
RGU Architecture  
ruhricht@rguarchitecture.net

A handwritten signature in black ink, appearing to read 'Tom Golden'.

Tom Golden  
NAC Architecture



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41476, Olympia, WA 98504-1476

### Consultant Selection Contact Form

#### Designated Point of Contact for Statement of Qualifications

For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting  
(JOC) Selections

Firm Name: <a href="#">RGU Architecture and Planning</a>		
Point of Contact Name & Title: <a href="#">Robert G Urich</a>		
Email: <a href="mailto:ruhrich@rguarchitecture.net">ruhrich@rguarchitecture.net</a>	Telephone: <a href="tel:509.758.9894">509.758.9894</a> / <a href="tel:509.254.1444">509.254.1444</a>	
Address: <a href="#">122 2<sup>nd</sup> Street / PO Box 820</a>		
City: <a href="#">Asotin</a>	State: <a href="#">WA</a>	Zip: <a href="#">99402</a>

Consultant Selection Contact Form

# ABOUT US

## RGU ARCHITECTURE

For over 20 years RGU has enjoyed working with Columbia Basin College (CBC). We offer the knowledge and skills gained from completing over 80 CBC campus capital and planning projects.

We are committed to working with CBC to design higher education facilities that serve their purpose; through functionality, interaction with campus/community, and budget.

RGU is a principal-led, hands-on firm. Our leader, Robert G. Urich, is involved in every RGU project from design through construction administration. Our firm believes in clear communication pathways. We believe that every opportunity is special and deserves to be "Owner Centric.". Through a detail orientated and highly collaborative approach we lead you in defining and developing project goals and objectives.

All stakeholders are involved in the process, from maintenance staff to end-users, we work with you to develop projects that are inclusive, equitable, and representative of CBC's students, staff, faculty, and community. You drive the design.

## NAC ARCHITECTURE

NAC is a nationally recognized design leader in state-of-the-art 21st century student housing, committed to designing facilities that provide an impactful residential experience.

NAC specializes in meeting the broad spectrum of demands encountered in planning, programming and designing higher education buildings. We are knowledge experts and leaders in the design of comprehensive living/learning spaces that integrate efficiency and environmental sensitivity with aesthetics and function. Our projects excel because they effectively integrate theoretical models with evidence-based practice. While our student housing designs may vary widely from campus to campus, the principles remain the same. We are intimately aware that a student's academic performance is directly connected to his or her sense of well-being, and it is through the academic neighborhoods we create those social connections that encourage and foster health and wellness. Our team has worked with more than 50 colleges and universities across the country to create innovative student communities that embody the mission and values of the campuses they serve.

The way we practice balances our architectural ideas and service through an open and interactive design process. We are passionately participatory and collaborative, committed to working closely with you to achieve superior results. We provide the one-on-one, personal service of a small design firm with the resources of a large national organization.

**60+**  
Projects with  
Columbia Basin  
College

**4,000**  
Beds of LEED certified  
student housing  
projects

**200k**  
SF of CBC New Capital  
Construction



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# 1. EXECUTIVE SUMMARY

## QUALIFICATIONS OF KEY PERSONNEL

The proposed RGU | NAC Team for your new student housing unit includes Robert Uhrich, Kevin Heaney, Lauri Uhrich, Tom Golden, and Rob Kuffel. Together, the RGU | NAC Team and CBC will explore opportunities, overcome challenges, and develop a new student housing center that will become a beloved place for students at Columbia Basin College.

The RGU | NAC team has proposed a few highly qualified consultant options. We hope to consult with Columbia Basin College to make the final selection of consultants.

## RELEVANT EXPERIENCE

Our team offers strong Columbia Basin College, City of Pasco, Higher Education, current cost estimating, LEED, sustainability, life-cycle cost analysis, WA State Capital Budget, WA State Multi-phased construction, and Student Housing experience.

We are innovative and committed to delivering CBC the best Student Housing solution. Recent CBC experience includes the CBC Student Recreation Center, CASA Capital Request, CBC Dental Hygiene Laboratory, and 2023 CBC Facility Master Plan Update.

Recent student housing projects include Bellevue College, Columbia Gorge Community College, Montana State University, and Colorado School of Mines. We offer proven success in delivering projects that meet the goals outlined in this request for proposal. Creating spaces that encourage student engagement with one another, instructors, the college, and campus is what we do.

## PREVIOUS PERFORMANCE

*Muti-State Phased Agency Construction* - RGU and NAC live by Washington's phased design and construction cycles and have completed all phases of projects successfully.

*Capital Budget Process* - The RGU | NAC team has tremendous experience in the State of Washington capital budget process. NAC has completed over 100 projects for the Washington Department of Enterprise Services, including 50 for colleges or universities.

## PROJECT APPROACH

Although we do have philosophies that are consistent for every project, we will develop a specific approach to address the unique circumstances for Columbia Basin College. The foundation of our design approach is listening to you and your greater campus community to fully understand your goals and the vision for the project.

The new student housing unit will be more than a place for students to sleep. By creating a dynamic environment for inclusion and connection, the student housing unit will also be a social center that enriches the student life experience on the Columbia Basin College campus and improves students' academic performance.

We will collaborate with Columbia Basin College representatives to confirm the project schedule, site location, and the program components are in alignment with your goals and the overall project budget. Our proposed process and use of digital tools ensures that the project stays on budget and on schedule with quality documents that save dollars and ensure that the project is executed to exceed your expectations.

## SUSTAINABILITY

The RGU | NAC team has dozens of LEED certified student housing projects including nine LEED certified residence hall projects, ranging from LEED Silver to LEED Platinum. Integrating a sustainable approach to new buildings is both an opportunity for student recruitment and a chance to evaluate sustainability goals on campus.

## DIVERSE BUSINESS INCLUSION PLAN

Our proposal also includes RGU | NAC's proactive Diverse Business Inclusion Plan and the required SF330 forms.

# 2. QUALIFICATIONS OF KEY PERSONNEL

## OUR TEAM

RGU | NAC has put together a straightforward core team for this project that optimizes each person's area of expertise and creates a cohesive crew. A critical aspect to our organizational structure is that both firms are blended into a single team. Roles and responsibilities are tied to individual team members, intentionally creating a more collaborative and blended team approach.

We have organized our team around a central core leadership group with defined roles: **Robert Uhrich**, **Kevin Heaney**, team project management, **Tom Golden**, **Lauri Uhrich**, and **Rob Kuffel** as project design and programming. Tom Golden has a deep resume of experience with shepherding large campus projects.

Robert Uhrich is a proven leader in delivering complex campus projects, especially at CBC, and will merge the two firms into a singular design team. Special attention will be made to ensure that the design quality, essential Columbia Basin architectural character, and institutional quality are reflected throughout the process. As the project takes form and the individual components, such as quiet/alone spaces, shared spaces, or other desired elements become clearer, we will have smaller task groups addressing these programs.



## SUBCONSULTANTS

RGU | NAC has worked with various subconsultants, in each discipline, and feel that as part of your team you should assist us in selection of these subconsultants. The emphasis of our proposal is based on getting you the pertinent information on our Architectural leadership throughout design and construction. In order to complete the design team, we would like your input and aid in selecting the remainder of the consultants to be used throughout the project. Below is a list of consultants we have worked with in the past and would suggest being part of our team for this project.

**Civil Engineering:** JUB, KPFF

**Landscape Architecture:** SPVV, AHBL, Walker Macy

**Structural Engineering:** Structural Forte, KPFF, CPL, DCI

**Mechanical:** MSI, Hultz/BHU, MW Engineers

**Electrical:** MSI, Pennell, MW Engineers, NAC Engineering

**Acoustics:** Greenbusch, Yantis Acoustics

**LEED:** Design Balance

**Cost:** RC Cost, MACC Estimating Group

This will also ensure that who they present to work on the project will actually work on the project.

# Columbia Basin College

NEW STUDENT HOUSING UNIT

## CORE DESIGN TEAM

ARCHITECT

# RGU | NAC

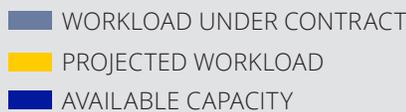
Robert Uhrich, AIA, LEED AP  
Principal-In-Charge

Kevin Heaney, LEED AP  
Project Manager

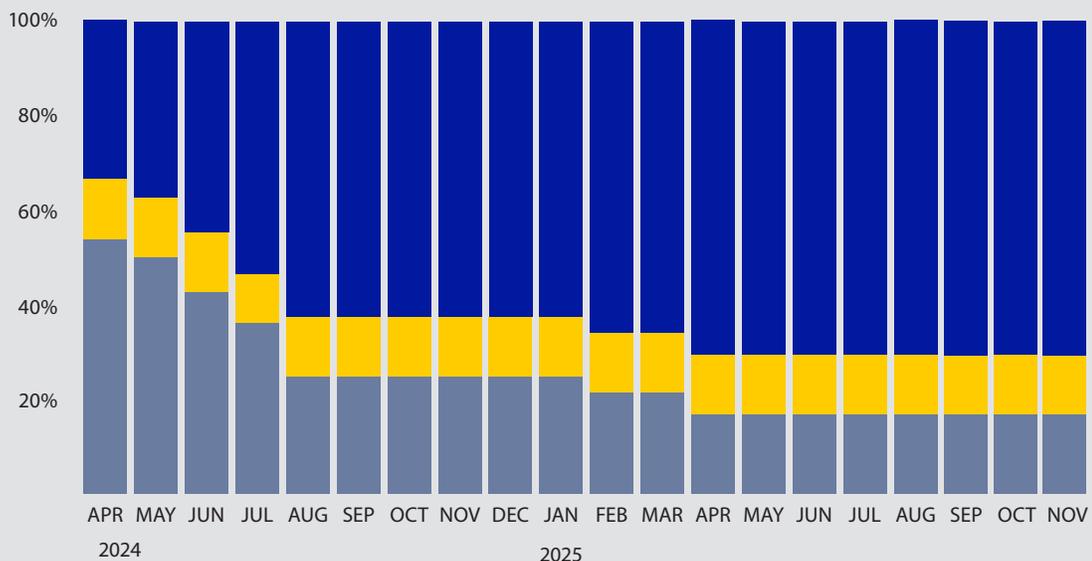
Tom Golden, AIA, LEED AP  
Architect

Rob Kuffel, AIA, LEED AP  
Designer

Lauri Uhrich  
Planner/Programmer



RGU | NAC Team Project Commitments 2024-2025





**Robert Uhrich,**  
AIA, LEED AP  
*Principal-in-Charge*

**EDUCATION**

University of Idaho,  
Bachelors of Architecture

**REGISTRATIONS**

Licensed Architect: WA  
American Institute of Architects (AIA)  
Leadership in Energy and Environmental  
Design (LEED AP) Accredited Professional  
OSPI Building Condition Assessment (BCA)

Over the last 20 years Robert has overseen the design and construction of CBC's Business Education Building, Center for Career & Technical Education, and Student Recreation Center. Additionally, he has worked with you to develop a facility and infrastructure master plan that will assist the campus in developing more efficiently over the next 20 to 50 years. Robert is dedicated to understanding your project vision and goals and making sure its at the core of the design effort. Futhermore, he is hands-on and will be with you from programming through construction/closeout.

Select Projects

**Student Recreation Center**  
Columbia Basin College  
Pasco, WA

**Dental Hygiene Laboratory**  
Columbia Basin College  
Richland, WA

**2023, 2017, 2011 Facility  
Master Plan & Updates**  
Columbia Basin College  
Pasco & Richland, WA

**CASA, Performing Arts, B Building,  
& CTE Capital Project Requests**  
Columbia Basin College  
Pasco, WA

**Planetarium**  
Columbia Basin College  
Pasco, WA

**Center for Career & Technical Education**  
Columbia Basin College  
Pasco, WA

**Business Education Building**  
Columbia Basin College  
Pasco, WA

**Potable Water & Infrastructure Upgrades**  
Columbia Basin College  
Pasco, WA

**Walla Walla Assisted Living Center**  
WA State Department of Veteran Affairs  
Walla Walla, WA

**Clearwater River Casino Resort**  
Nez Perce Tribe  
Lewiston, Idaho

**Church Student Housing**  
Lewiston, Idaho

**Math Learning Center**  
Columbia Basin College  
Pasco, WA

**HUD Training Center Addition**  
Columbia Basin College  
Pasco, WA

**P Building Canopy  
& Envelope Upgrades**  
Columbia Basin College  
Pasco & Richland, WA

**Diversity & Tutoring  
Center Renovation**  
Columbia Basin College  
Pasco, WA

**CBC Greenhouses**  
Columbia Basin College  
Pasco, WA

**CBC Student Services Renovation**  
Columbia Basin College  
Pasco, WA

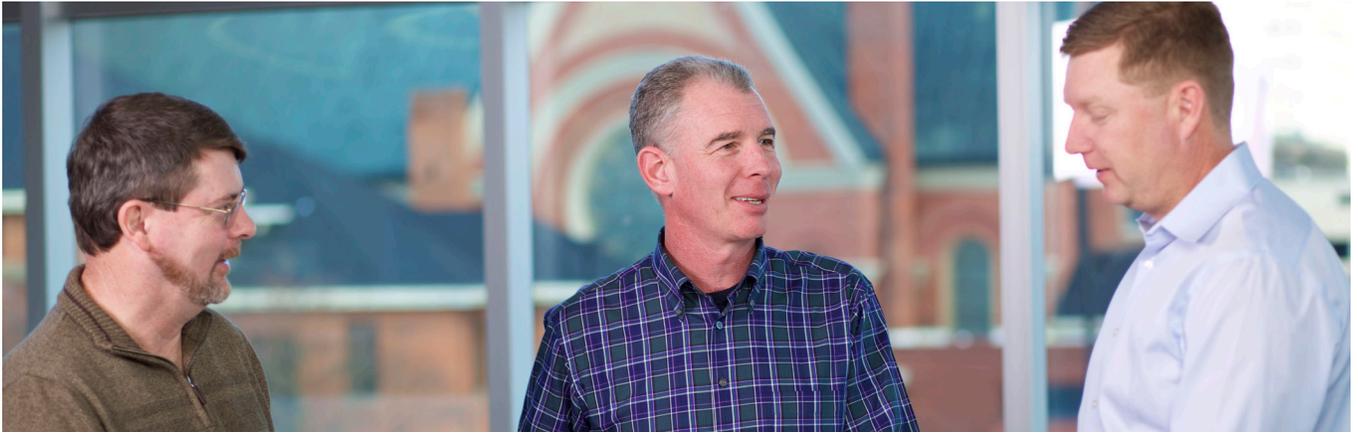
**Workforce Education Center**  
Big Bend Community College  
Moses Lake, WA

**Aviation Maintenance Technology Building**  
Big Bend Community Center  
Moses Lake, WA

**STEM Learning Center**  
Big Bend Community College  
Moses Lake, WA

**Center for Tech Education and Innovation**  
Wenatchee Valley College  
Wenatchee, WA

**Sunhawk Hall Ramp - Temporary**  
Columbia Basin College  
Pasco, Washington



## > Tom Golden,

AIA, LEED AP  
Architect

### EDUCATION

Bachelor of Architecture,  
University of Idaho

### REGISTRATIONS

Licensed Architect in Washington, Idaho, Oregon

Leadership in Energy and Environmental  
Design (LEED) Accredited Professional  
American Institute of Architects (AIA)

Tom possesses a wide range of design and project experience in higher-education facilities. He places strong emphasis on client communication, team organization, production drawing standards, consultant coordination, and construction administration. Tom has worked on over 20 community college projects, nine student housing projects, and 25 projects for universities. He fully understands Washington State's funding and construction processes and has served on DES's CPARB Project Review Committee for several years. His decades of experience in student housing will help CBC explore opportunities and make informed design choices.

### Select Projects

**Bellevue College New Residence Hall**  
Bellevue, WA

**Montana State University  
Hyalite Residence Hall**  
Bozeman, MT

**Montana State University  
Yellowstone Residence Hall**  
Bozeman, MT

**Washington State University  
Northside Residence Hall**  
Pullman, WA

**Gonzaga University Second  
Year Housing Study**  
Spokane, WA

**Eastern Washington University  
Patterson Hall Renovation**  
Cheney, Washington

**Washington State University  
Eastlick Hall Renovation**  
Pullman, Washington

**Central Washington University  
North Academic Complex**  
Ellensburg, WA

**Washington State University  
Champions Center**  
Spokane, WA

**Washington State University Wilmer-  
Davis Residence Hall Feasibility Study**  
Pullman, Washington

**Walla Walla Community College  
Clarkston Workforce and Business  
Development Center**  
Clarkston WA

**Walla Walla Community College  
Recreation Center**  
Walla Walla, WA

**Spokane Community College  
Main Building Renovation**  
Spokane, WA

**Whitworth University Dana & David  
Dornsife Health Sciences Building**  
Spokane, Washington

**Washington State University  
Sleep Research Addition**  
Spokane, WA

**Washington State University  
Diversity Center**  
Spokane, WA

**Washington State University  
Spokane Teaching Health Clinic**  
Spokane, WA

**Spokane Falls Community  
College Master Plan**  
Spokane, WA

**Whitworth University Recreation Center**  
Spokane, WA



## Kevin Heaney, LEED AP

*Project Manager*

### EDUCATION

Montana State University  
Bachelors of Architecture

### REGISTRATIONS

Leadership in Energy and Environmental Design  
(LEED AP) Accredited Professional

Kevin is detail orientated and dedicated to delivering high-performance buildings. His background in construction aids our team in designing efficiently. Throughout design and construction administration Kevin will develop and verify that your project goals for energy performance, daylighting, ventilation, comfort and mechanical performance are incorporated into the Owner Project Requirement (OPR) Manual and fully developed in the built environment. Kevin is creative and innovative. He oversees Quality Control throughout the project. He will coordinate with the LEED Consultant to ensure that LEED goals are met. He will add value to CBC's Student Housing project through maintaining the OPR Manual and overseeing QA/QC.

### Select Projects

**Student Recreation Center**  
Columbia Basin College  
Pasco, WA

**Dental Hygiene Clinic**  
Columbia Basin College  
Richland, WA

**Potable Water & Infrastructure Upgrades**  
Columbia Basin College  
Pasco, Washington

**Sundown Hall Ramp - Temporary**  
Columbia Basin College  
Pasco, WA

**CASA Capital Request**  
Columbia Basin College  
Pasco, WA

**2023 CBC Facility Master Plan Update**  
Columbia Basin College  
Pasco, WA

**Workforce Education Center**  
Big Bend Community College  
Moses Lake, WA

**Center for Tech. Education & Innovation**  
Wenatchee Valley College  
Wenatchee, WA



## Lauri Uhrich

*Planner/Programmer*

### EDUCATION

Pacific Lutheran University  
Bachelor of Art

Lauri offers 20 years of experience in working with CBC Administration, Maintenance, Faculty, Staff, and Students. Her goal is to assist you in creating highly functional and multipurpose space that increases learning outcomes. Her expertise lies in analyzing space utilization and working with you to maximize every project and how it will connect to the rest of campus. She stays on top of the latest higher educational trends and is committed to working with you to create a comprehensive program that considers how you will use and maintain the facility short and long-term. She coordinates programming workshops, sustainability workshops, need assessments, focus groups and various surveys. Additionally, she archives this information and is able to provide it as needed throughout the project and beyond.

### Select Projects

**2011 Facility Master Plan  
2017 & 2023 Updates**  
Columbia Basin College  
Pasco & Richland, WA

**CASA, Performing Arts, B Building,  
& CTE Capital Project Requests**  
Columbia Basin College  
Pasco, WA

**Business Educ. Bldg. Predesign**  
Columbia Basin College  
Richland, WA

**Center for Career & Technical  
Education Predesign**  
Columbia Basin College  
Pasco, WA

**Dental Hygiene Clinic**  
Columbia Basin College  
Richland, WA

**Student Recreation Center**  
Columbia Basin College  
Pasco, WA

**Workforce Education Center Predesign**  
Big Bend Community College  
Moses Lake, WA 99402

**Walla Walla Assisted living Center**  
WA State DVA  
Walla Walla, WA



**Rob Kuffel,**  
AIA, LEED AP  
*Designer*

With 19 years at NAC, Rob has become renowned for finding creative solutions that satisfy all collaborators' needs. He is a well-rounded architect who takes great pride in maintaining positive relationships with his clients. Rob will combine his in-depth understanding of student housing with a genuine desire to understand Columbia Basin's residential needs to design a cohesive and integrated architectural solution that is uniquely yours.

**EDUCATION**

Bachelor of Architecture  
Montana State University

**REGISTRATIONS**

Licensed Architect: WA  
American Institute of Architects (AIA)  
Leadership in Energy and Environmental  
Design (LEED AP) Accredited Professional  
OSPI Building Condition Assessment (BCA)

Select Projects

**Bellevue College Residence Hall**  
Bellevue, WA

**Washington State University  
Northside Residence Hall**  
Pullman, WA

**Montana State University  
Hyalite Residence Hall**  
Bozeman, MT

**Montana State University  
Yellowstone Residence Hall**  
Bozeman, MT

**University of Hawaii, Manoa  
New Student Housing**  
Honolulu, HI

**University of Washington New  
Blakely Village Student Housing**  
Seattle, WA

**Walla Walla Community College  
Clarkston Workforce and Business  
Development Center**  
Clarkston, WA

**Eastern Washington University  
Patterson Hall Renovation**  
Cheney, WA

**Whitworth University Recreation Center**  
Spokane, WA

**Central Washington University  
North Academic Complex**  
Ellensburg, WA

**Spokane Community College  
Main Building Renovation**  
Spokane, WA

**Walla Walla Community College  
Recreation Center**  
Walla Walla, WA

**Spokane Falls Community  
College Gateway Building**  
Spokane, WA

**Western Washington University  
Academic Instructional Center**  
Bellingham, WA

**sn-w'ey'-mn Building, Spokane  
Falls Community College**  
Spokane, WA

**Whitworth University Dana and David  
Dornsife Health Sciences Building**  
Spokane, WA

# 3. RELEVANT EXPERIENCE



Over the past decade, we have been responsible for many of the country's most innovative student life projects, including residence halls, dining facilities, recreation facilities, and indoor and outdoor gathering spaces. We specialize in meeting the broad spectrum of demands encountered in planning, programming, and designing 24/7 residential life environments. The team we have proposed for this project has worked on similar projects on campuses across the country, and RGU brings deep experience on Columbia Basin's campus.

Through this work, we have learned that designing for the student's social and emotional health is just as important as designing for educational delivery, and we bring this thinking to every student housing project we program, plan, and design.

Student housing is more than just a place for students to crash during school. It is a place to connect, develop identity, and grow. We know that the students at Columbia Basin College come from a wide variety of backgrounds from all over the world, including different races, genders, classes, cultural backgrounds, traditional and non-traditional students, and preferred learning environments. With RGU | NAC, you can trust that our team will develop a program with these issues in mind. The result can be implemented in student housing that encourages students to mingle, learn new cultures, and create community. In turn, their positive engagement benefits their overall academic performance.

## NAC STUDENT HOUSING CLIENTS

- > Bellevue College
- > Whitworth University
- > Columbia Gorge Community College
- > Washington State University
- > Montana State University
- > University of Montana
- > University of California Davis
- > Salt Lake Community College
- > San Bernardino Community College District
- > California State University, Dominguez Hills
- > Los Angeles Community College District
- > University of Arizona
- > Gonzaga University
- > Colorado School of Mines
- > University of Hawaii, Manoa

## RGU CBC CAMPUS EXPERIENCE

- > 2023 Facility Master Plan
- > Student Recreation Center
- > Dental Hygiene Clinic/Laboratory
- > CBC CASA Project Request
- > CBC Planetarium
- > CBC Business Education Building
- > CBC Center for Career & Technical Education

# BELLEVUE COLLEGE RESIDENCE HALL

Bellevue, College  
Bellevue, WA

**SIZE**  
135,000 sf

**DELIVERY METHOD**  
GC/CM

**COST**  
Budget: \$36,362,000  
Actual: \$39,897,000

**REFERENCE**  
Ray White  
Former VP of Administration  
(360) 410-0432  
rayewhite@gmail.com

**RELEVANCE**  
Public spaces distributed through site  
Live/learn pedestrian environment  
First on-campus student housing for  
Bellevue College



The college wanted to maximize new public amenity spaces for the entire campus, not just residents. This new facility provided study, hangout, and a small convenience store for the entire campus. The second floor provides flexible conferencing rooms and a large outdoor deck with views toward Seattle for the entire campus to access. This high level of campus integration needed to be carefully designed to also ensure separation between residents' private space. Access, view, and entrance sequences were carefully studied to ensure that both residents and the campus neighborhood could feel welcome and safe while maximizing opportunities for the entire campus to come together.

# NORTHSIDE RESIDENCE HALL

Washington State University  
Pullman, WA

**SIZE**  
100,000 sf

**DELIVERY METHOD**  
Design-Build

**COST**  
Budget: \$23,200,000  
Actual: \$24,300,000

**REFERENCE**  
Louise Sweeney  
Facilities Project Manager  
(509) 335-4437  
lsweeney@wsu.edu

**RELEVANCE**  
Great hall serves as neighborhood  
anchor  
Design addresses equity and belonging  
LEED Silver Certified



Like so many institutions we serve, WSU was facing the issue of addressing their post-World War II student housing, which was outdated and unwelcoming. The critical first phase of this plan was Northside Residence Hall, which introduced the university to new concepts in student living. The project forms a courtyard that opens to the southern winter sun and campus core. Each floor is organized around 38 student communities with RA, study spaces, active lounges with kitchens, and nonlinear corridors that encourage serendipitous student engagement. Each smaller neighborhood offers a wide variety of room types to address equity and belonging. The second floor is home to a large, active terrace that overlooks the campus and the "great hall" on the ground level, which is designed as a neighborhood anchor for multiple uses, from a game of pool to full residence hall gatherings.

# CBC STUDENT RECREATION CENTER

Columbia Basin College  
*Pasco, WA*

## SIZE

80,000 sf

## DELIVERY METHOD

GC/CM

## COST

Budget: \$23,898,765

Actual: \$26,492,216

## REFERENCE

Brian Dexter  
(509) 542-4727  
bdexter@columbiabasin.edu

## RELEVANCE

Study Areas  
LEED Silver pending  
Informal learning/gathering areas  
Interactive technology



The Student Recreation Center (SRC) provides students with a state-of-the-art facility for fitness, athletics, and entertainment. The 80,000 square foot LEED Silver (pending) facility houses three gymnasiums, one for basketball and volleyball games, one for general use and practice, and one with a multipurpose floor for expanded uses. Other spaces within the SRC include a fitness center, offices, meeting and break rooms, computer labs, athletic lounge, and an esports arena. The SRC is a hub for CBC's campus. The facility will promote health and wellness on campus through recreational and educational opportunities, while boosting campus street presence from the highway in hopes of increasing community engagement with the College.

# BBC - WORKFORCE EDUCATION CENTER

Big Bend Community College  
*Moses Lake, WA*

## SIZE

127,000 sf

## DELIVERY METHOD

Design-Bid-Build

## COST

Budget: \$37,237,000

Actual: \$42,750,935

## REFERENCE

Linda Schoonmaker  
(509) 793-2002  
lindas@bigbend.edu

## RELEVANCE

Indoor/outdoor connectivity  
Active learning/latest technology  
Project based learning space



The New Workforce Education Center expanded (flexible and adaptable) square footage for existing programs and provided space for new programs. The facility created spaces for inter-disciplinary learning, shared resources, project-based learning, and modular-based laboratories and classrooms, which allows for curriculum growth and changes without added expenses for retrofitting and renovating. WEC contains an industry training lab, which supports industry/student interaction, provides additional classrooms, and provides the college with its first indoor/outdoor teaching environment. On the second floor is a large collaborative center that connects technical education programs with other campus programs, students, parents, instructors, and industry. It features centralized advising and instructional offices to maximize student access for continual mentoring, tutoring, and networking.

# UNIVERSITY OF HAWAII, MANOA, NEW STUDENT HOUSING

University of Hawaii  
Honolulu, HI

## SIZE

233,100 sf

## DELIVERY METHOD

P3

## COST

Budget: \$85,000,000  
Actual: TBD

## REFERENCE

Jan Gouveia  
Vice President, Administration  
(808) 956-6405  
jgouveia@hawaii.edu

## RELEVANCE

Indoor and outdoor communal spaces  
Highly practical design  
Mixed-use amenities  
Sustainable design



Graduate and Faculty Housing living options at the University of Hawaii, Manoa are few: The goals with this project have been simple: maximize density and affordability, consider graduate and faculty tenant needs, and affirm cultural sensitivity. Working with cultural consultants, the team diminished the bulk of the program by organizing the program around two towers: one for faculty and the other for graduates. These towers are linked together on the first and second floors by indoor and outdoor communal spaces that include: conferencing and study, a café and convenience store, a childcare, and a large-covered community gathering space. On the top floor of the south tower there is also a grand terrace with views to Daimon Head, Waikiki, and the ocean beyond.

# COLORADO SCHOOL OF MINES, SPRUCE HALL

Colorado School of Mines  
Golden, CO

## SIZE

125,000 sf

## DELIVERY METHOD

GC/CM

## COST

Budget: \$36,950,000  
Actual: \$36,000,000

## REFERENCE

Mary Elliott  
Director of Housing and Residential  
Life  
(303) 869-5522

## RELEVANCE

Construction within campus village  
Variety of communal living spaces  
Highly practical design



As proposed in the master plan completed by NAC, this new building completes an existing student housing district with a campus village. In addition to traditional student amenities, this update also includes ground level dining, a fitness center, and a state-of-the-art makerspace. Notably, Spruce Hall provides space for collaboration and reflection for extroverts and introverts to feel at home. The design carves out havens of respite within the larger social and academic fabric. There are a wide variety of outdoor spaces, from the public dining terrace at the end of the main pedestrian mall, to intimate spaces of refuge along the water; places to engage and disengage.

# SALT LAKE CITY CC BASE CAMP

Salt Lake City  
Community College  
*Salt Lake City, UT*

## SIZE

127,000 sf

## DELIVERY METHOD

P3

## COST

Budget: \$26,000,000  
Actual: TBD

## REFERENCE

Mike Loganbill  
Program Manager, Scion Group  
(312) 343-0102

## RELEVANCE

Integrated dining  
Indoor/Outdoor connection  
Affordable shared rooms



Salt Lake CC set three goals for their new housing: financial accessibility, student completion, and campus living. We put affordability first and were able to balance very affordable shared room suites mixed with single student rooms for those who require privacy. A College-staffed front desk provides counseling and IT support to keeps students engaged with persistence, and an on site food pantry provides healthy choices coupled with food security as a compliment to the food service at the student union. The design revolves around an embrace of students metaphorically through the massing and orientation of the building, and more directly through the indoor and outdoor common space that support planned programming.

# COLUMBIA GORGE CC HOUSING

Columbia Gorge  
Community College  
*The Dalles, OR*

## SIZE

17,500 sf

## COST

Budget: \$4,000,000  
Actual: \$4,000,000

## RELEVANCE

Welcoming and comfortable design  
Extremely practical, cost-efficient design  
Remote, underserved area  
Design inspired by surroundings



Perched above The Dalles Oregon with panoramic views of the Columbia Gorge River and hills beyond, CGCC is making the transformation from a commuter to residential campus. NAC was asked to help design a two phase residence hall. Phase 1 is a 50 bed project in the center of campus. The main community space opens up to a outdoor terrace, which welcomes both residents and commuter students. The exterior forms are inspired by nearby barns, and the interior is designed to be a welcoming home for students living on campus. In association with Opsi Architecture.

# CBC 2023 FACILITY MASTER PLAN UPDATE

Columbia Basin College  
Pasco, WA

**SIZE**  
N/A

**COMPLETION**  
2023

**REFERENCE**  
Brian Dexter  
(509) 542-4727  
bdexter@columbiabasin.edu

**RELEVANCE**  
Knowledge of campus infrastructure  
Knowledge of campus culture  
Proven ability to work with CBC



The inclusive Master Plan gathered data and information from students, faculty, administration, economic development agencies, AHJ's, and surrounding industry. We examined past master plans and assessed what had and had not been addressed. We next looked at and discussed with administrators where enrollment was, their needs, and what programs needed to be expanded upon. Next, an external scan of rising industry and meetings with community partners helped to bolster relationships and pathways from K-12 into the college and out to industry. An internal scan, polls and discussions with students helped the college understand where the campus could better serve their needs. From the data gathered we mapped the college's top priorities and project overview for the next fifty years.

# CBC DENTAL HYGIENE CLINIC

Columbia Basin  
Community College  
Richland, WA

**SIZE**  
15,000 sf

**DELIVERY METHOD**  
Design-Bid-Build

**COST**  
Budget: \$3,276,222  
Actual: \$3,368,609

**REFERENCE**  
Brian Dexter  
(509) 542-4727  
bdexter@columbiabasin.edu

**RELEVANCE**  
Space encourages group work  
Latest technologies/active learning  
Student and faculty engagement



Armed with a limited budget and a huge vision, RGU began working with the Program and College to design space that would allow the College to better serve the community and expose students to a setting similar to the workforce. The College hoped to strengthen connections with regional professionals and provide a stronger internship and networking system for students. The space includes 22 operatories, a dry lab, imaging lab, wet lab, radiation imaging practice center, laundry room, locker room, two classrooms, administration wing, reception desk and waiting room. All goals for this project were achieved. To maximize budget RGU designed most of the Dental Lab Casework. The facility is highly functional and features enough mechanical capacity for all of the operatories and labs to operate simultaneously.

# CBC CENTER FOR CAREER AND TECH EDUCATION

Columbia Basin College  
*Pasco, WA*

## SIZE

79,420 sf

## DELIVERY METHOD

Design-Bid-Build

## COST

Budget: \$16,589,000

Actual: \$16,819,750

## REFERENCE

Brian Dexter  
(509) 542-4727  
bdexter@columbiabasin.edu

## RELEVANCE

LEED Gold Certified  
Integration of technology into student life  
Strategic placement of support spaces



The Center for Career and Technical Education was the first facility in Washington State to focus on removing the traditional isolation created within existing technical education programs by integrating CTE programs and students into campus. Classrooms and offices were removed from the laboratory spaces. Classrooms were placed in centralized locations to serve not only their programs, but also to allow interdisciplinary learning and active engagement with non-typical technical education programs. Support spaces were placed in strategic locations to allow programs to share resources, which reduced replication of spaces, and allowed for growth of new program spaces. An industry training laboratory, which supports industry/student interaction, provides additional classrooms, and allows the college to host continuing education opportunities.

# WVC CENTER FOR TECHNICAL EDUCATION AND INNOVATION

Wenatchee Valley College  
*Wenatchee, WA*

## SIZE

93,000 sf

## DELIVERY METHOD

Design-Bid-Build

## COST

Budget: \$39,000,000

Actual: \$TBD

## REFERENCE

Rich Peters  
rpeters@wvc.edu  
(509) 682-6465

## RELEVANCE

Indoor/outdoor connectivity/  
adaptability  
Student involvement  
Customized to WVC programs



A 93,000 sf facility has been designed within budget that addresses several needs of the programs and students; such as, improved and expanded classroom and lab space, better access to technology and college resources, and creates study and lounge space for students. Placement of informal areas strategically encourage student instructor engagement outside of the classroom. This project will improve campus development and appearance on the North side of campus which had otherwise been underdeveloped for the last sixty years. A courtyard created on the southwest side of the site connects the building to the rest of campus and provides outdoor space for students and faculty to enjoy. This building will incrementally improve the programs, student experience, and the campus as a whole.

# 4. PAST PERFORMANCE

## EXPERIENCE WITH PROJECT SCOPE, SCHEDULE, AND BUDGET

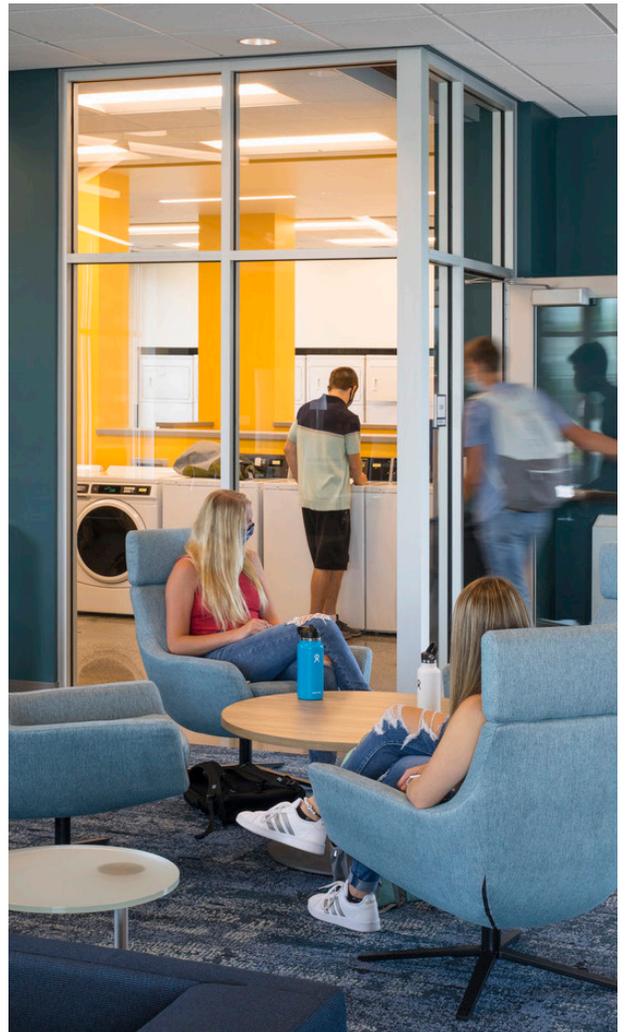
The RGU | NAC team has worked with a wide variety of institutions to understand and facilitate educational and residence hall programs that define project scope, schedule, and budget. **RGU has first-hand experience working with Columbia Basin College and your unique stakeholder groups. RGU | NAC is committed to working with students and facilities to design a functional, balanced solution.**

Our program exploration methodology will be diverse and capture as much of the student voice as possible. In the past, we have utilized surveys, focus-groups (in-person and virtual) and hosted informational tables in the HUB at optimal times. We will collaborate with you to develop an action plan that captures and documents students' wants and needs.

Additionally, we will engage CBC Facilities and Administration in explorative discussions on systems, materials, lifecycle, and costs for informed decision making. Columbia Basin College's involvement and direction will drive the design. Our job will be to provide objective information on life cycles, durability, maintenance, and cost estimating throughout the design. We will use our experience from past projects to aid you in your decision making.

For example, we are currently working on repairing the shower rooms on a student housing complex that was completed in 2010 for another Washington State College. Original showers are fiberglass with standard mixing valves, gypsum board walls, and sheet vinyl floors. The showers specified were not designed for the use. The constant up and down load on the shower caused the floor drains to loosen and the mixing valve to work loose, which resulted in slow leaks that created black mold, and then ultimately failing and causing damage to the finishes. If better showers/drains/valves had been specified and installed initially this costly repair could have been avoided. When originally constructed the facility was around \$4 million, it is going to cost around \$1.2 million to remedy the showers.

Designing for efficiency and function upfront may cost more but will deliver longer lifecycle. Designing for durability and ease of maintenance upfront can be done with minimal impact to the budget.



**Project schedules** have become increasingly difficult to manage. The RGU | NAC team will take a proactive approach to managing the project schedule. We believe in building in float time and allowing for unexpected time extensions. We will collaborate with our contractor partners and Washington State Department of Enterprise Services to accelerate bidding on long-lead construction items. Additionally, during early planning we will work with Columbia Basin College to target substantial completion and final completion dates and coordinate the design and construction schedule to allow for adequate time to furnish the building and move-in students.

**Collectively, our team has a strong history of creating facility programs that are fiscally responsible and in alignment with allocated budgets.** We have a proven track record where we have worked, including at Columbia Basin College.

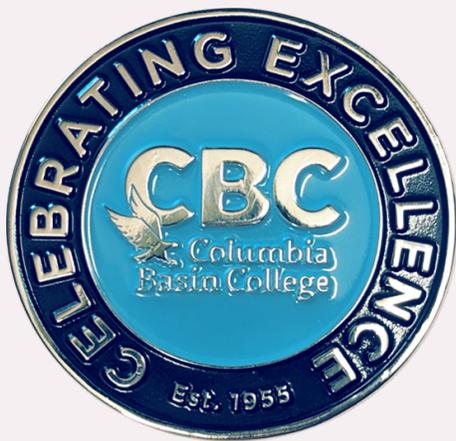
### **Maintain Estimates of Probable Cost:**

As responsible stewards of your budget, our team places great emphasis on getting the costs right — balancing quality, functionality, and aspirations within budget limitations. We will implement two strategies: Number one is engaging a professional cost estimator during programming. The cost estimator will provide a third party opinion on project costs throughout design and bidding.

Our second strategy will be to employ Target Value Design (TVD). Through close collaboration we will use TVD to guide your decision making and help predict early in the process where the greatest cost benefits can be achieved.

This is our roadmap for cost control:

- > Benchmark relevant projects and create a preliminary cost model.
- > Develop life-cycle cost analysis to assess the return on investment in durable, high performance, and sustainable systems.
- > Capitalize on the creativity that comes from collaboration of integrated team members with different skills and knowledge to find cost effective solutions.
- > Work with the third-party cost estimator to devise innovative constructability strategies that cost less and perform better.
- > Start each design phase by re-aligning budget and scope: identify possible changes to the construction climate, identify scope creep, balance cost, size, and quality, and lastly affirm solutions align with Columbia Basin's vision and goals.



*Columbia Basin College's Coin of Excellence awarded to RGU Architecture and Planning in 2023 for the successful RGU-CBC-DES CASA Project Request Report.*



*Student Engagement at Bellevue College*



### **Control Consultant Costs:**

We have suggested consultants based on strong working experience and a shared understanding that a collaborative and unified team will mitigate costs and deliver strong results. We take care to ensure that there are neither gaps nor redundancies in our consultants' services. We keep consultants in the loop on all decisions to avoid misunderstandings that can lead to rework - they will be involved as early as the visioning and goal setting meetings with Columbia Basin College. We will advise how your early decisions will determine choices down the road, so that our consultants' work and our own proceeds efficiently with the end in mind. Delivering this project through a federated Building Information Model allows all parties to work in an environment that promotes LEAN practices, reducing waste in professional time and keeping costs in line.

### **Building Information Modeling**

The RGU| NAC team uses building information modelling (BIM) on all its projects. BIM allows our design teams to build accurate models of the buildings that include all the materials

and systems that will ultimately be included in the actual structure. This facilitates ongoing updates of quantity surveys that can be cross checked with the estimator and contractor.

Additionally, this technology allows you to make more informed decisions. It brings to life the design from the earliest design stages. Endusers can understand the design in greater detail. **We utilized this technology for CBC Dental Hygiene Laboratory/Clinic and for the Student Recreation Center.** On both projects the technology allowed for CBC to better understand the design and make detailed decisions that led to a more successful project outcome.

### **Value Engineering**

Our Target Value Design (TVD) approach mitigates the need for exhaustive "cost cutting" exercises. We highlight as the design evolves any elements that are trending above their target value and identify opportunities for cost savings. For us, "value engineering" is an ongoing process for measuring value and validating that your dollars are spent wisely.

# 5. LIFE CYCLE COST ANALYSIS

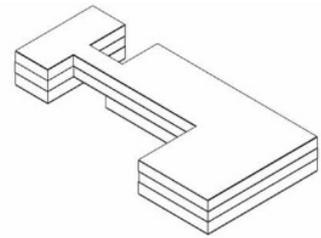
For the last several years we have used the Office of Financial Management's (OFM) tools for life cycle cost analysis, both LCCM and LCCT, to bring consistency to the process. While the OFM LCCM and LCCT tools support early design selection, we also believe they bring value to the post design phase to track design aspirations as the life of the facility progresses. **Life cycle cost analysis in the early stages of design creates a higher level of design team collaboration and helps develop the best sustainable design solution** at the lowest cost for the owner's budget.

Building construction represents 10-20% of the cost of ownership over the life of the building, so making decisions based on a 50-year period results in better performing buildings. Using a stringent economic analysis over the life of the building allows us to test and explore the viability of the new technology with facility owners. The key to this exercise is to use this process in the master planning phase of projects for site selection and building optimization (orientation and geometry).

One important tool we use is **Covetool Analysis**. We can quickly study various program massing models to see how they affect the LCCA. In our work with Central Washington University, we modeled the pre-design massing study as a starting point and developed an alternative more compact massing to test a theory of possible savings due to the exterior envelope to floor ratio. The study illustrated a 15-20% cost / energy reduction through an alternative design strategy. We can even use this tool as we consider massing options for this master plan.

Through this type of process, we have achieved results with outstanding energy conservation, upholding the budget while maintaining the quality and simplicity of building systems necessary for low maintenance, reliable facility systems. This design success is demonstrated by projects consistently meeting or exceeding recognized national energy standards.

## COVE Analysis of CWU North Academic Complex - ALTERNATE DESIGN MODEL



Whole Building Baseline		Cost vs Energy Optimized Bundle	
\$1,367,358	COST FOR SELECTED OPTIONS	\$47,272	16.46
27 kBtu/ft <sup>2</sup> /yr	EUI	26	Payback (years)
4	LEED	4	4%
		338.8	Energy Savings
		CO2e (Tonnes)	



Here's what impresses me:

- Engagement/Listening - No firm is more proactive in seeking stakeholder feedback or more creative in engaging our faculty, staff and students

- Leadership/Collaboration - Their dedication to total project success creates alignment and a positive culture for the project team (designer, builder, owner.)

Ray White  
Former VP Administration Bellevue College



# 6. SUSTAINABLE DESIGN EXPERIENCE

The RGU | NAC team has dozens of LEED certified student housing projects including nine LEED certified residence hall projects, from LEED Silver all the way to LEED Platinum. Showing a sustainable approach to new buildings is an opportunity for student recruitment. Your new residence unit is an ideal time to assess and evaluate sustainability goals that can impact the entire campus. It's critical to pay attention to basic sustainable design principles early in the schematic design process. **We consistently find that paying attention to the basics early yields significant results in the final building performance.** Our team's expertise will be instrumental helping Columbia Basin College determine the best sustainable design strategies for this project:

Our process starts by identifying opportunities and clearly targeting goals. Whether it is LEED, Green Globes, Living Building, or WELL, quantifying the target is critical to building agency and broad support for green initiatives. From here we will carefully study environmental forces on campus and regional best practices. The good news is we live here too, so we are well versed at what works, is cost effective, and meets jurisdictional requirements.

Early on we will want to evaluate and assess district-wide systems versus localized building-to-building solutions. We will explore ways we can take advantage of economy of scale in district planning to develop clear, sustainable strategies that can magnify impact.

Once targets are identified, we will use these as a measuring stick to evaluate our design idea and concepts. We utilize several softwares to analyze and test how our ideas perform in real time. These tools are essential to help balance sustainability goals with programmatic and institutional needs. Good, early decisions that maximize building orientation and systems utilization provide key

context for impact. As design options emerge, they will be scored against one another on their environmental impact so that we can clearly assess challenges and opportunities as we zero in on a desired final outcome.

At this point we will dive deeper and begin early energy modeling to establish specific building EUI targets. With these targets we can test specific strategies and evaluate overall cost of integration compared to target EUI models. In our experience, the best strategies are those that provide a clear return on investment. For instance, doubling roof insulation value has a very low return on investment compared to increased window performance. We will provide Columbia Basin College with the tools to make the right decisions and implementation strategies.

It is important to realize that a residence hall uses energy differently from other buildings and strategies need to be specific. Residence halls are heavily occupied at night, so daylighting strategies are less effective. Students may not understand how much electrical power they are really consuming, yet the typical college student has 14 devices plugged in at any time. Providing ways for them to assess and track their usage of resources with building wide monitoring and dashboards can be a great way to provide agency back to students as they monitor decisions. Residence halls are high water consumers and require large quantities of hot water early to mid-morning. Solar hot water is an opportunity, but requires large storage system to be effective.

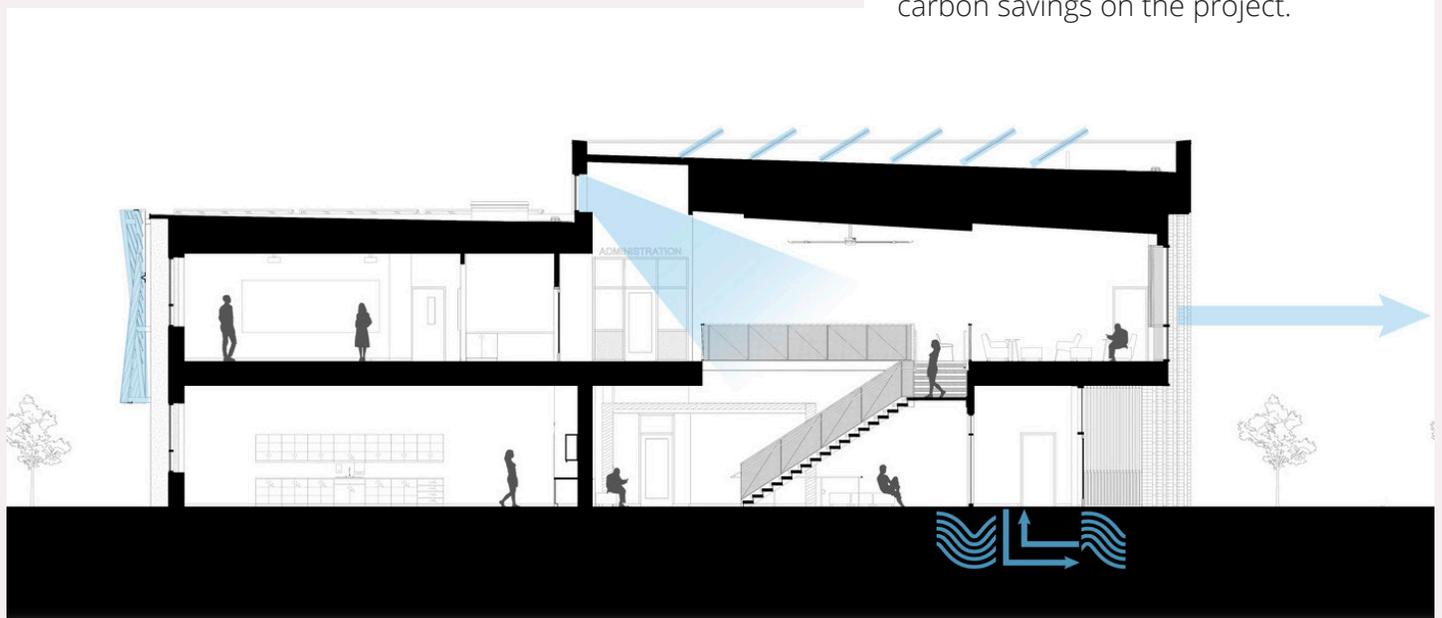
**100+**  
Leed Certified  
Projects





## SUSTAINABILITY AT SPOKANE COMMUNITY COLLEGE

In NAC's recent renovation of Spokane Community College's Main Building, we successfully integrated an open-loop geothermal system, which takes advantage of the Spokane aquifer's consistent water temperature to efficiently condition the building. This type of system integrates well with systems that are typically cost effective in residential hall construction and would provide additional energy and carbon savings on the project.





## 7. DIVERSE BUSINESS INCLUSION STRATEGIES

We are committed to creating a diverse and inclusive team to support your project.

RGU | NAC regularly works with a diverse group of consulting firms that may be added to the design team as the project progresses. **Over the last 4 years we have tracked fees and show a typical range of 7-19% of our design fees that go to MWBE/SBE/VBE partner firms.** For this project, we will seek to achieve a minimum 20% MWBE/SBE/VBE participation rate.

Our outreach process for additional consultants encourages OMWBE and local participation as follows:

- > Include OMWBEs and local firms in our solicitation lists, and preview and promote targeted packages at outreach events.
- > Identify areas or packages that may be broken down into bid packages suited to smaller firms.
- > Distribute all subcontracting packages to a wide network of plan centers and resource centers, and make them available online.
- > Work with the Contractor Development and Competitiveness Center to improve our opportunities for small and disadvantaged firms.
- > We also exercise local and state agency resources, advertisements, outreach meetings, and direct-by-phone contacts to expand our reach. The agencies include OMWBE, BXWA and the Seattle Daily Journal of Commerce, which will publicly advertise the project and specifically identify potential OMWBEs and local businesses.

### RGU

As a small business, which through persistence, hard work, and devotion to each and every opportunity provided to us, we understand the value in providing opportunities to others. We engage other small businesses, on nearly all our projects, and strive to provide opportunities to minority, women, and veteran owned businesses. Our greatest impact for diversifying public work opportunities has been in assisting smaller and minority owned construction firms in learning the bidding process.

We are always available to help and enjoy assisting others. Our support for diversity in the work force includes:

- > 50% current employees are women
- > 100% of 2023 specialty consultants are small businesses
- > 20% of 2023 specialty consultants are minority owned

### NAC

As a company, NAC has made a focus to hire, develop, and mentor women and people of color to strengthen the diversity of our team and the quality of our work. **Our current staff demographics include 58% women and 26% people of color.** We track this data because we think it is valuable to understand our office make-up, yet we also appreciate that equity and inclusion are complex issues. We have a very active in-house JEDI (Justice, Equity, Diversity, Inclusion) group to help us integrate greater awareness and opportunities for action as we strive for continual improvement.





**THANK  
YOU!**