



**SEATTLE CENTRAL
COLLEGE**

One of the Seattle Colleges

2019-21 Project Request Report

State Board for Community and Technical Colleges

A RENOVATION FOR THE BROADWAY ACHIEVEMENT CENTER

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1.0 EXECUTIVE SUMMARY

1.1 Problem Statement/Type of Project Request (Critical Needs)

Seattle Central's Project Request seeks funding to renovate the existing BPH Building to create the Broadway Achievement Center (BAC). The BAC provides a comprehensive solution to three institutional barriers to meeting student needs: inadequate facilities to serve Basic and Transitional Studies (BTS) students, inadequate space and design of the college's primary Library/Learning Resources Center (LRC) site, and underutilization of the Broadway Performance Hall (BPH) building.

The current facilities at Seattle Central are inadequate to support the needs of our BTS student population: Seattle Central is 22,000 square feet below standard for Adult Basic Education (ABE) and English as a Second Language (ESL) programs.¹ BTS students need additional classroom space to have more accelerated options such as I-BEST and HS21 available at accessible class times. BTS students need closer connections with primary campus services, such as the LRC to support their transitions to college more effectively. Integrated learning models such as I-BEST, which can significantly benefit BTS students², depend on such learning spaces for collaboration and support services. BTS students need instructional spaces to support their use of technology as an integral part of the learning process. There is no opportunity to meet these needs in the current facility.

Seattle Central's primary library facility, the Broadway Edison Library, does not provide the accessible, diverse, responsive, and innovative learning environment necessary to fulfill the college's mission. The library is crowded, often with all seating occupied during peak hours and quiet study spaces mix with active learning spaces. Students often complain of crowding and noise, forcing staff and faculty to spend time managing these deficiencies:

- Undersized by over 28,000 square feet.³
- Spaces ill-suited to **collaboration, contemplation, and student-directed learning**.
- Lack of variety in functions: **flexible group study space** that students can adapt to their needs on the fly and small study rooms with **appropriate technology**.

While students experience these deficiencies in learning spaces and design, the historical Broadway Performance Hall (BPH) Building, located directly beside the main campus Broadway-Edison Building, is grossly underutilized due to the limitations of its current design and condition:

- The BPH has over 29,000 ASF, but 22,000 ASF is unusable for instruction and related services. Further, the building currently only supports 54 student FTEs.

¹ SBCTC, 2019-2021 Capital Asset Model.

² Jenkins, Davis, Matthew Zeidenberg, and Gregory Kienzl. 2009. Educational Outcomes of I-BEST, Washington State Community and Technical College System's Integrated Basic Education and Skills Training Program: Findings from a Multivariate Analysis. New York: Community College Research Center, Teachers College, Columbia University.

³ SBCTC, 2019-2021 Capital Asset Model.

- The antiquated auditorium and an odd array of virtually unusable meeting spaces, built for the needs of a different era, do not provide the flexible-use meeting and auditorium space needed for collaborative work, performance, or community gatherings.
- Mechanical/electrical systems in the BPH are over 40 years old and need replacement.
- The BPH requires accessibility improvements, a seismic upgrade, and exterior limestone repair to removed safety hazards.

Type of Project Request - The proposed Broadway Achievement Center (BAC) is a Renovation project request with a limited amount of Growth space included. The Growth space is limited to a new connection to the existing Broadway Edison complex. Total project size is 43,580 GSF. The resulting project will allow for expansion of the SCC Library/Learning Center, creation of a multi-use auditorium space, and basic skills labs.

1.2 Proposed Solution

The proposed Broadway Achievement Center (BAC) project would fully renovate the existing BPH building as a revitalized facility serving the college with Basic Skills instructional spaces, a Library/LRC expansion, and a new campus Auditorium. The Growth space is limited to a new connection to the existing Broadway Edison complex. Total project size is 43,580 GSF. The resulting project will allow for expansion of the Seattle Central's Library/Learning Resource Center as well as creation of a new multi-use auditorium space and basic skills labs.

This Institutional Facilities Problem...	Is Addressed By...
Inadequate Facilities for Basic and Transitional Studies (BTS) classes that marginalize students and contribute to the “opportunity gap”	Eight new classrooms designed to meet the learning and technology needs of BTS students, reducing the space deficiency by 38%. (2019-21 CAM standards). Locating BTS classrooms near the library to provide integrative learning opportunities with information literacy activities, library workshops, and research projects.
Inadequate Library Space and Design	An additional 8,265 ASF of library, includes: <ul style="list-style-type: none"> • a modern information literacy classroom, • five group study rooms that support current technology, • an information literacy classroom, and • a student-centered learning space designed for collaboration.
Maintenance requirements of an outdated facility	Renovated and upgraded systems that eliminate safety hazards.

Lack of flexible-use meeting space/auditorium at Seattle Central	A new community-building Meeting Space/Auditorium provides space for: <ul style="list-style-type: none"> • collaborative work • conferences and workshops • special events • performances • community gatherings
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1.3 Programs Addressed by Project

The proposed new classrooms/labs will directly serve **Basic and Transitional Studies** students in the following programs: **ESL, ABE, GED, HS21, and I-BEST**.

The Library/LRC expansion will support students and faculty in **every instructional program** offered at the college.

Similarly, the proposed auditorium will have **college-wide impact** as a gathering space, an event site, and most importantly, as a flexible and adaptable informal learning space that will encourage students, faculty, and staff to collaborate.

1.4 Probable Cost Summary & Comparison to Benchmark

Probable Cost Summary: Building and Infrastructure costs – Escalated to 3/17/2022

Building		Proportion	Amount
	Acquisition	0.0%	\$0
	Consultant Services	14.0%	\$3,399,637
	Construction Contracts	75.1%	\$18,216,796
	Equipment and FF&E	8.7%	\$2,112,719
	Artwork	0.3%	\$78,788
	Other Costs	1.1%	\$276,625
	Project Management	0.7%	\$169,470
	Building Cost	100.0%	\$24,254,035
Infrastructure			
	Consultant Services	20.2%	\$141,096.00
	Construction Contracts	79.4%	\$554,031.00
	Artwork	0.3%	\$2,394.00
	Infrastructure Cost	100.0%	\$697,521
Total Project Cost			\$24,951,374

[See Attachment 6.1](#) for C-100 Forms and Detailed Cost Estimates

Comparison to Benchmark: Per the 2019-21 Project Development Guidelines:

The Estimated Project Cost of the Broadway Achievement Center	= \$ 24,254,035
Is less than 100% of the Expected Cost	= \$ 24,475,409

[See Appendix 7.9](#) of this Project Request Report for the detailed calculations

1.5 Project Schedule

The college-funded Predesign for the Building will commence July 2018, and the Design process will begin with the release of funding in July 2019. Construction will begin in July 2021 and Substantial Completion is expected at the end of December 2023.

Biennium	Phase	Start	Finish	Duration
2019-21	Predesign	9/2018	3/2019	6 Months
	Design	9/2019	3/2021	18 Months
	Bidding/Contracting	4/2021	6/2021	2 Months
2021-23	Construction	7/2021	1/2023	18 Months
	Closeout	2/2023	4/2023	2 Months
	Occupancy	Summer Semester 2023		

1.6 Funding (state funds, local funds, COPs)

Matching funds Commitment

The Seattle Colleges has specifically earmarked **\$3M (12%)** in matching funds for this project from Seattle Central's strategic reserves. All matching funds are on hand at the time of the PRR submittal and are not dependent of future fundraising.

This request anticipates 88% State funding for design and construction of the Building over two biennia, with Predesign and Design funds requested in 2019/2021 and Construction funds in 2021/2023 biennium. Seattle Central College anticipates funding as follows:

PreDesign – Self funded by the College	= \$0
State Funding	= \$21,951,556
Matching Funds – provided by the College	= \$3,000,000
Total	= \$24,951,556

2.0 PROBLEM STATEMENT (CRITICAL NEEDS), OPPORTUNITY OR PROGRAM REQUIREMENT

2.1 The Project and Its Benefits

Seattle Central proposes to fully renovate (41,174 GSF) and expand (2,406 GSF) the existing BPH Building, while creating a physical connection to the adjacent Broadway Edison (BE building) which will facilitate movement to the existing Library/Learning Resource Center and other academic spaces. The project will give the historic Broadway Performance Hall a new life and the capacity to serve students of the 21st century. Benefits to students, the college and the community include:

- Relief of major space deficiencies in the Basic and Transitional Studies (BTS) department with eight new BTS classrooms as well as a reflection/meditative space. While BTS serves about 12% of the college's state-funded FTE, the division's allocation of classrooms is not proportional to its size and does not meet state CAM standards. These new classrooms will improve the college's ability to schedule BTS courses at times that meet student needs and enable BTS students to access innovative accelerated options such as Academic I-BEST, new Professional-Technical I-BESTs, and HS21 with more frequency.

- The synergy that emerges from combining BTS, learning support services and collaborative workspaces into a shared facility. By locating informal learning spaces and the Library/LRC expansion adjacent to classrooms, the facility will encourage more utilization of those critical services by BTS students as it promotes engagement between faculty and students.
- No longer disadvantaging BTS students with inadequate, dated classrooms. BTS serves the most diverse group of students on campus, with at least 90% of students identifying as students of color in 2016-17. If the college is truly to address equity issues and close the “opportunity gap”, we must align resources and learning opportunities with the programs that serve historically marginalized students.
- Reduction of space deficiencies for the Seattle Central Library. The present library does not meet CAM standards and is simply too small: it needs more quiet study space, more computer stations for collaborative study, and flexible group study space for student-directed learning outside of class. The BAC project adds functionality in these areas that the college currently lacks.
- A flexible-use Meeting Space/Auditorium that lends itself to multiple configurations will support student and employee workshops and events, provide a place to display student learning and offer space for informal learning.
- Transformation of BPH from an obsolete drain on college resources to an asset in supporting excellence in education. The project would significantly extend the useful life of the BPH building, which is now over 40 years old and in need of major overhaul or replacement of its key mechanical/electrical systems. The Building’s exterior limestone skin needs stabilization and the building seismic system needs upgrades to meet current code. Accessibility improvements are also necessary to meet code and fulfill our mission of serving all students.

2.2 Relationship to Facilities Master Plan, Strategic Plan, and Institutional Goals

2.2.1 Campus Master Plan

City of Seattle Major Institution Master Plan (MIMP) 2002 is an external planning document that is reviewed and approved by the City of Seattle. It addressed land use development regulations to be applied for any new campus building development. It addresses external issues. i.e. parking, traffic, utilities, building height/bulk etc. **As such, it specifically exempts any development regulations for renovation projects.**

Facilities Master Plan 2016 is an internal planning document that is used by the college as they plan and consider capital projects. This document was also prepared in anticipation of engaging with the City of Seattle on a new MIMP. This is currently expected to commence in the spring of 2018.

The Facilities Master Plan was originally created in 2012 and was updated in the spring of 2016. The 2016 Master Plan included four planned projects to occur sometime in the next 10 years pending growth projections. The plan assumed growth to a main campus population of 7,508 FTE. (current 2026 FTE is projected to be 6,199)

The BAC is identified as one of four planned projects in the Master Plan as follows:

BPH Renovation The Broadway Performance Hall currently provides only limited space serving the Music programs. Most of the building is not utilized by SCC for any academic or service programs. This project will relocate the Music program to the Fine Arts building and then be fully renovated for new uses. Expected uses include Library/learning Commons. Tutoring and other learning support, ABE/ESL and other BTS programs.

Project Scope 41,000 gross square feet
24,000 assignable square feet for college uses

[See Appendix 7.3](#) for more discussion and excerpts from the 2016 Campus Master Plan

2.2.2 Strategic Plan

The [2016-2020 Preliminary Strategic Plan](#) drives the college's strategic and operational decisions. The plan directly aligns with our mission, values and core themes. Attainment of the institutional objectives in the strategic plan are supported by the BAC as follows:

Strategic Direction/ Goal/Objective	Supported by BAC...
Increase student enrollment and retention Objective: Increase opportunities for accelerated, integrated, and contextualized learning Objective: Align technology and facilities to support instruction goals and student learning needs	Increases in BTS space supports class capacity, optimal scheduling and capacity for innovative accelerated options (I-BEST, contextualized ESL) to increase enrollment, retention and transition to college. Design will be student-centered and intentionally support formal and informal student learning needs.
Increase student progress and completion Objective: Build opportunities for collaboration between instruction and student services to improve overall student experience	Design that supports collaborative work and engagement between students, faculty and learning support services will promote a sense of shared community.
Eliminate institutional racism and achieve equity and diversity Objective: Deliver diverse educational resources and services focused on equity and inclusion	The transition from inadequate, outdated classrooms for BTS students addresses institutional racism, equity and diversity.
Build a sense of shared community Objective: Develop and implement a plan for mission-driven and visually welcoming facilities	Multiuse Auditorium will provide flexible spaces to increase student learning beyond the classroom.

[See Appendix 7.3](#) for discussion and relevant excerpts from the 2016-2020 Strategic Plan

2.2.3 Institutional Goals:

In 2015, the Seattle Colleges District prepared the [2015-2020 Educational Master Plan](#) to guide institutional planning in meeting the emerging educational needs of the community. A major driver of that planning was responding to the changing demographics of the region, as well as the economy's need for educated workers. The BAC would directly support the fulfillment of several of the strategic directions in the Educational Master Plan, which are specifically targeted at the populations served by Basic and Transitional Studies programs: underprepared students lacking high school credentials, immigrants, refugees and other English Language Learners.

Strategic Directions	Relevant Objectives
Transition Adult Basic Education (ABE) Students to Workforce	<p>Transition more ABE courses to Workforce Education; contextualize ABE courses for specific industries; integrate assignments</p> <p>Boost completion rates by developing viable pathways or ladders to earn short-term certificates</p>
Expand Career Pathways	<p>Coordinate and integrate career pathways with other strategies such as Adult Basic Education, customized and contract training, high school student recruitment and enrollment, Running Start, and new and enhanced B.A.S. degree programs</p>

2.3 Relationship to SBCTC System Direction Goals

The BAC directly advances the goals of the State Board for Community and Technical Colleges' System Direction, *Creating Opportunities for Washington's Future*. The System Direction's three major categories are [Economic Demand, Student Success, and Innovation](#).

Economic Demand – *Strengthening state and local economies by meeting the demands for a well-educated and skilled workforce.*

The project will provide diverse students opportunities to complete programs that lead to careers in high demand fields and are critical to the success of Washington's economy. By increasing the numbers of our BTS students who transition into college level programs and complete certificates and degrees, the project addresses the skill and opportunity gaps. We believe the transition rate will increase with improved scheduling and increased accelerated options made possible by BAC, enhancing the impact of college and District initiatives to increase the rate of college completion and transition to the workforce.

Student Success – *Achieve increased education attainment for residents across the state.*

The BAC will provide learning space, technology, and pedagogy for diverse students to achieve success. Fifty-four percent of our students identify as people of color, and demographic trends indicate that those numbers will increase in the coming years. The project will support the success of historically marginalized students in completing certificates and degrees.

Innovation – *Use technology, collaboration and innovation to meet the demands of the economy and improve student success.*

The BAC includes flexible learning spaces, advanced technology within study spaces, and classrooms designed with technology for community-based learning. This supports the type of collaborative, cross-disciplinary learning experiences that help develop critical thinking skills, growth mindset, and creative learning capacity of students. It will promote interdisciplinary faculty collaborations, better learning opportunities for BTS students and improve student success.

2.4 Program Summary and Related Space

The following space needs were identified after an analysis of existing program space, current deficiencies, and anticipated program and student needs. The (GSF) calculation is based on an overall Building efficiency of 58.2%, as demonstrated in the plan diagrams.

Renovation Improvements	Use	ASF	% of Total ASF
94%	Classrooms/Labs	15,725	68%
	Library	7,015	30%
	Faculty Offices	280	1%
	Student Center	335	1%
New Space	Use	ASF	% of Total ASF
6%	Classrooms/Labs	780	38%
	Library	1,250	62%
		Total ASF = 25,385	
		Total GSF = 43,580	

See the detailed breakdown of program spaces in [Appendix 7.6](#). Program area/use are shown on drawings in [Attachment 6.8](#).

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

The Broadway Achievement Center will provide the capacity for **an additional 260 FTE**.

Calculation of increased FTE:

(Seats x Utilization Rate = Contact Hours. Contact Hours / Hours per FTE = New FTE)

	Proposed Seats Added	Future Utilization Rate	Contact Hours	Contact Hours Per FTE	New FTE
Classrooms	264	16.39	4327	15	288
Labs	-55	15.48	-851	30	-28
	209		3476		260
(Using the existing campus ratio of Type 1 FTE equal to 1.16 Type II FTE)					
Total new Type 1 FTE					260
Total new Type 2 FTE					302

Note, the above calculation does not account for other campus committed changes.

2.6 Buildings Affected by this Project

The proposed building is a full renovation of the BPH building with connection on the second and third floors of the BE Phase II building.

Existing Building	UFI	Date Built	Age	GSF	FCS Score
Broadway Performance Hall	A02918	1977	40+	41,174	334

The building area of BPH is incorrectly reported on State records. This was corrected in August 2017. [See Appendix 7.7](#) for revision calculations submitted.

The proposed project will also connect to the Broadway Edison Phase II project (062-BEP2) however there are no expected impacts other than the physical connection.

3.0 ANALYSIS OF ALTERNATIVES (NEEDS ANALYSIS)

3.1 Defining the Capital Problem

Building age and condition - The existing BPH building is simply a facility that requires significant costs to operate and maintain yet yields very little in terms of academic or service benefit to the College. Additionally, its age and condition have generated a considerable backlog of maintenance costs that are not justifiable when compared to more pressing needs. The building needs to be fully renovated for needed functions.

The proposed Broadway Achievement Center project will: Upgrade the seismic restraint system; Replace all life/safety systems; Be fully ADA accessible; and Bring the building envelope and systems up to current energy code compliance.

Health/Safety/Code

Safety: The building's exterior stone failure puts pedestrian traffic at risk due to the ever-increasing sloughing of the stone veneer. Despite protection measures taken by the college, it's only a matter of time before an accident occurs. For a copy of the Exterior Envelope Conditions Assessment prepared by SHKS Architects, [see Appendix 7.1.](#)

Seismic: The building will require a seismic upgrade to current code for any substantive renovation. For a copy of the structural report prepared by PCS Structural Solutions, [see Appendix 7.1.](#)

Accessibility: The existing bathrooms are non-compliant, stairways are not appropriate widths, secondary entrances are not accessible, and the elevator location and configuration create equity issues.

3.2 Project Drivers and Critical Needs

3.2.1 New Space to remediate deficiencies

Seattle Central is in one of the most expensive real estate corridors in the entire state of Washington, within a fully developed neighborhood business district. Expanding the footprint of the main campus with new buildings is not a feasible option; the College must find ways to increase efficiency with existing space. The current facilities at Seattle Central are plagued with areas of underutilization and overutilization, which has resulted in low use areas, countered with cramped and static spaces that cannot adapt to the changing and wide-ranging needs of our students. This creates a major challenge in fulfilling our mission and meeting [NWCCU Accreditation Standards](#) (see Physical and Technological Infrastructure, 2.G.1 C; Library and Information Resources, 2.E.3; Education Resources, 2.C.6).

Basic and Transitional Studies classrooms and the Library/Learning Resource Center have emerged as a priority need due to inadequacies documented in the 2019-21 SBCTC Capital Asset Model (CAM): BST classroom space is deficient by 22,000 square feet and Library is deficient by 28,000 square feet.

The BTS program has too few dedicated classrooms, and the ones it has are oddly configured and outdated. In the BST student experience, these deficiencies play lack of access to classes that fit their schedule, that extend beyond the traditional subjects of math and English to address digital and information literacy, and that use accelerated models of instruction that facilitate transition to college and family wage career paths. BAC provides an opportunity to remedy these institutional deficiencies and inequities.

Within the present walls, the library's layout, physical and technical infrastructure, furniture, and square footage do not provide the services, resources, and study spaces students desperately need. Students occupy all areas of the library, creating noise, crowding, and high demand for an insufficient number of group study rooms. Over 2,000 students visit the library daily for information literacy instruction, library materials, and space to study and work together. As a result, students go underserved as staff devote time to managing noise and crowding rather than supporting a contemplative learning environment that helps students study, learn, research, and collaborate with their peers.

The BAC Benefits Students

Co-locating BTS classrooms with the Library will enable faculty to work together in the development of applied hands-on projects for information literacy in the Library. Classes can easily visit the Library as part of the curriculum, joining basic skills faculty with library faculty in partnership to support basic skills students. This configuration will in effect allow BTS students to build a strong comfort level and sense of belonging in these critical campus spaces from the very start of their journey in ESL or ABE.

3.2.2. Renovation/Replacement

Renovation of Underutilized Space - The BPH has over 29,000 ASF, but its inflexible configuration as an old-style auditorium make some 22,000 ASF unusable for the college's critical space needs: instruction, learning support, collaborative work, informal learning and community gathering. Moreover, the BPH requires accessibility improvements, a seismic upgrade, and exterior limestone repair to remove safety hazards. Key mechanical/electrical systems in the BPH, now over 40 years old, need major overhaul or replacement.

Extension of Renovation Life

The proposed renovation more than triples the amount of usable space in a way that makes it useable for the college priority needs, remedies the current safety hazards and lack of accessibility, and provides an opportunity to upgrade all the mechanical and major infrastructure components, adding over 50 years to the useful life of the building.

Replacement - Replacement of the BPH was rejected as an option because the cost of Renovation was less than 80% of the Replacement cost.

Program mix changes - The BAC does not propose any changes to program mix. It is intended to expand currently under-represented BTW programs; services offered by the Library/LRC; and a flexible Auditorium/Learning Commons space.

Simplifying space relationships - Space relationships are improved in two ways:

1. The linkage between the BE Complex (with existing Library and Basic Skills spaces) and the BAC (new Library and Basic Skills spaces) will afford expansion of the existing space for students without having to leave the building.
2. The collection of program spaces in the BAC was selected because co-locating BTS, with Library, and the Learning Commons (informal and collaborative spaces) creates opportunities for connections and reduces barriers to success. It's will be a place where BTS students receive:

Learning in the classroom - Learning support - Learning outside the classroom

3.3 Alternatives Considered

- 3.3.1 Programmatic and Facility Related - In 2011, the college divided one large computer lab into two smaller rooms, thus providing one new room for BTS needs. This room was immediately used to create the new HS21 program. There are currently no other classroom options available for BTS to offer needed expansions to HS21 or I-BEST.

Because a library space needs to be contiguous, there is no current alternative to address library's deficiency in size. The second-floor location of the library leaves no adjacent space in which to expand. The college has maximized the existing space by updating library furnishings and making some minor changes, but the only possibility for additional space is to expand to another part of the college.

Considered Alternatives

Alternative No. 1 – New Library on North Plaza Site.

Proposes a new 45,000 GSF building to be located on the existing North Plaza Site. This alternative was considered due to its lack of impact to existing and on-going operations. It was not considered for the following reasons:

- While this option would fully resolve the College's space needs for Library/LRC, it would not address the growing demand for BTS instructional spaces.
- Building on the North Plaza site would remove a key piece of un-developed property the master plan identified for a major new academic building.
- Vacating the existing library, would leave approximately 30,000 GSF of empty space in the BE Complex – Phase 2.
- The cost to fully renovate the vacated space is estimated at approximately \$15M.
- Total project cost is approximately \$6.8M more than the proposed.

Alternative No. 2 – Renovate existing space for Library and Basic Skills labs.

Proposes a renovation of 2nd and 3rd floor of BE Complex. – This alternative would be a 45,000 GSF renovation of floors two (Library) and three (Basic Skills Labs). This was considered due to the age and conditions of this portion of the building. This area is original construction from 1978 and is outdated for today's educational used. While this option would provide for much the same physical benefits of the proposed project, it was not considered for the following reasons:

- Does not provided increase space needs for currently deficient areas (library and basic skills labs
- Existing area is fully occupied. The functions would need to be temporary relocated to other underutilized areas of campus. The temporary costs incurred would be significant (See C-100 – Alternative No. 2, Other Costs) at approximately \$4.5M.
- The disruption to existing services and academic spaces would be detrimental to student success.
- Total project cost is approximately \$2.5M more than the proposed.

3.3.2 Consequences of Doing Nothing - Both Seattle Central and SBCTC have stated priorities around addressing **equity and inclusion**. BTS serves diverse and aspiring students at Seattle Central. To meet our equity goals, we must provide resources and learning opportunities to those students who have been historically marginalized. Environment speaks volumes to students, and the college must change the message it is sending to these students by expanding and prioritizing their access to updated and increased facilities.⁴

If no action is taken, the Broadway Performance Hall will continue to be under- utilized while BTS programs are curtailed by a lack of appropriate classrooms and the library will continue to underserve all students because it is nearly half the size required.

⁴ Margolis, E. (Ed.). (2001). *The Hidden Curriculum in Higher Education*. New York, NY. Routledge.

3.3.3 Cost Estimate for Each Alternative - C-100's for alternatives are in [Attachment 6.1](#).

Alternative No. 1 – New Building for Library, Basic Skills labs, Auditorium
Estimated Total Project Cost = \$31,798,504

This alternative was considered as it represents a cost comparison between Renovation and Replacement of the BPH Building. The proposed renovation is 78% of the cost for replacement.

Alternative No. 2 – Renovate existing space for Library and Basic Skills labs
Estimated Total Project Cost = \$27,484,170

4.0 PROJECT PLANNING OF PREFERRED ALTERNATIVE

4.1 History of the Building

The BPH building was originally constructed in 1911 as part of Seattle's first high school, Broadway High. It remained a high school until 1946, at which time it became part of the Edison Technical School. In 1966, it was acquired by Seattle Community College. Major modification over three phases between 1973 and 1977, resulted in the building Seattle Central occupies today. Since 1977 the BPH has served primarily as a venue available for community events and performances.

4.2 Useful Life of Proposed Facility

The BAC will be a flexible, durable facility that will serve Seattle Central and its changing needs for over 50 years.

4.3 Discussion of Sustainability

Being an institution of higher education in a dense urban environment, Seattle Central College has the opportunity to include its sustainability initiatives, educating its students and outreach for the campus and adjacent community. SCC leverages their work with the partnership with Capitol Hill Eco District to involve nearby community members through additional tours, workshops, and community engagement programs. Seattle Colleges has a full-time Sustainability Coordinator. The Seattle Colleges has created a district sustainability plan for all three campuses that addresses our short-term and long-term energy and greenhouse gas emissions goals. The Sustainability plan is available on our website and can be emailed or mailed to you upon request.

LEED certification - The Broadway Achievement Center will be designed and built to achieve the Leadership in Energy and Environmental Design (LEED) Silver certification. By designing toward certification, the college will reduce life cycle costs (as required by OFM), thereby increasing both environmental and financial sustainability.

A Preliminary sustainability LEED scorecard was prepared as part of this PRR process. This project will target 54 points and achieve LEED Silver Certification.

Please see [Attachment 6.5](#) for more detailed discussion and LEED V4. Scoresheet.

Greenhouse Gas Emission Reduction Plan - Seattle Colleges, of which Seattle Central College is a part, follows the State Agency Climate Leadership Act, which commits state agencies to reduce greenhouse gas emissions. The act committed state agencies to lead by example in reducing their greenhouse gas emissions.

Over the past seven years, Seattle Central has demonstrated a strong commitment to updating/replacing old and inefficient mechanical equipment and control systems within its facilities. During that time, the college has partnered with three premier Energy Services Contractors in the Puget Sound Region: AMERESCO, McKinstry, and McDonald Miller. Success in this area is due in part to our participation in the Department of Commerce and Seattle City Light grant programs. Projects have included:

- Lighting Upgrades
- New DDC systems
- Water Efficiency Measures
- Data Analytics to automate continuous commissioning activities.

The Broadway Achievement Center will incorporate at least seven (7) of the best practices to reduce greenhouse gas emissions.

Please see [Attachment 6.5](#) Best Practices to Reduce Greenhouse Gas Emissions form and additional information on SCC's efforts.

4.4 Impact to Deferred Maintenance and Repair Backlog

The most significant impact on deferred maintenance and repair backlog will be to permanently remove the pending systems replacement and major building repairs.

The proposed BAC will remove an estimated \$2,815,4216 in facility deficiencies due to the existing conditions/age of the BPH These include:

- Elevator replacement
- AHU and boiler replacement
- Sandstone Stabilization
- Wood window restoration/replacement
- Electrical Switchgear replacement

For additional detailed information, [See Appendix 7.2](#).

4.5 Acquisition Needs

The proposed project will not require any acquisitions.

4.6 Mitigation and Neighborhood Related Issues

The City of Seattle Department of Neighborhoods oversees the Landmarks Board. While the State DAHP has already issued Determination of No Cultural Resource Impact (see section 4.12), the City of Seattle Landmarks Board will still need to review and make a determination. Seattle Central has consulted with Landmarks Preservation consultant (Ellen Miro of the Johnson Partnership) and its Land Use Attorney (Steve Gillespie of

Foster Pepper). Their guidance is that the building will be locally landmarked by the City. That landmark designation will be limited to the building exterior only and cannot unduly limit the full renovation the building. The proposed project will need design review and approval by the Board. As the proposed project leaves the exterior intact, with the limited exception of the connector element on the north elevation, we do not anticipate any problems with approval by the Board.

Seattle Central's Citizen Advisory Committee (CAC) will be required to review and approve the proposed renovation. As the project is primarily an interior renovation, no significant issues are anticipated.

4.7 Parking Expansion, Roads and Traffic Signals

All development requirements are governed by the City of Seattle via the College's Major Institution Master Plan (MIMP). Because this project does not exceed planned development within the MIMP, no other requirements will be necessary.

Parking - Subsequent to the current MIMP, the City of Seattle removed all parking requirement for major institutions within Station Overlay Zones (Seattle Central is within the Broadway Station Overlay zone). There is no parking required as part of the project.

Roads and Traffic Signals - The current MIMP requires no roadway/traffic improvements.

4.8 Permit Issues / Variances Required

All permitting processes for the BAC will be reviewed and approved by the City of Seattle.

Building Permitting - The project will comply with the current version of the IBC in effect at the time of permit submittal. Nothing unusual is anticipated.

Land Use - All Land Use permitting requirements are governed by the City of Seattle via the College's Major Institution Master Plan (MIMP). If the current planned development included in the MIMP is not exceeded, the only requirement for this project will be to obtain a Master Use Permit (MUP). As the project is an interior renovation (anticipated by the current MIMP) with only a very small amount of new square footage, this threshold will not be met. Therefore, no significant MUP permitting issues are anticipated. The project will require SEPA approved through Seattle Central's Lead Agency status.

4.9 Utility and Other Infrastructure Needs

The utility and infrastructure supporting the existing BPH building are 40+ years old, and at the end of their useful life. The sanitary and storm systems are the only components directly connected to the street and the City of Seattle public utility service. The remainder of the services are routed through utility tunnels and integrated into the larger Broadway Edison complex. Infrastructure improvements will need to include:

- New electrical service (transformers and switchboards)
- Domestic water service, meters, and check assemblies
- Fire water service, meters, and check assemblies
- New storm sewer connections

Infrastructure Evaluation Criteria:

Program Need: The proposed infrastructure serves only the BAC area constructed with this proposal.

Reasonableness of Cost: The cost of the proposed infrastructure improvements (\$697,521) cost less than 5% of the cost of the total project.

Risk Mitigation: The proposed infrastructure improvements serve only the BAC area constructed in this proposal.

Suitability for Long-Term Financing: Given the robustness of the planned materials and systems, they are projected to serve more than the 20-year (22.83) target life for suitability.

For detailed information on the Utility and Infrastructure needs of the proposed Broadway Achievement Center [see Attachment 6.1.](#)

4.10 Storm water and Other Environmental Issues

Storm water - The existing building's storm water is currently connected to the City of Seattle's combined sewer system. As a requirement of the project, all non-pollution generating surfaces and rain leaders will need to be re-directed to the City's storm water system at the intersection of Harvard and E Olive.

Hazardous Materials - The building is known to contain limited amounts of Asbestos Containing Materials (ACM). While much has been removed over the years, some small amounts remain. They will be removed as part of the project. The building is also known to contain lead paint which will also require typical remediation.

4.11 Roads and Traffic Signals

All requirements for Road and Traffic improvements are governed by the Seattle Central College's Major Institution Master Plan (MIMP). The current MIMP has no roadway or traffic improvements required if the current planned development is not exceeded. As the project is an interior renovation with only a very small amount of new square footage, this threshold will not be met. Therefore, no road or traffic improvements are expected because of this proposed project.

4.12 Department of Archaeology and Historic Preservation (DAHP) and Tribal Reviews

The project will comply with the Executive Order 05-05. DAHP has been provided with all EZ forms and the project received a Determination of No Cultural Resource Impact. The building to be renovated was de-listed from the National Register in 1990 when much of the building was demolished. At the time of issuance for this Project Request Report all known steps with DAHP have been completed and no further action is anticipated. For additional information, [see Attachment 6.4.](#)

All known relevant tribes have been given notice of the intent to construct the proposed BAC Building. At the time of issuance of this Project Request Report, no tribes have responded to the project with expressed concerns. For more information on notification provided, [see Attachment 6.4.](#)

4.13 Capacity and Utilization Analysis

The proposed project has the following changes to workstations:

	Class Workstations		Lab Workstations		Notes:
	Remove.	Added.	Remove.	Added.	
Broadway Performance Hall	-50		-55		Excludes Theater (-284)
Broadway Achievement Center		264			Excludes Auditorium (+235)
South Annex	-140				Committed change
Intl Student Center	-84				Committed change
Subtotals	-274	264	-55	0	
Total Changes	-10		-55		

Current Utilization - Based on Fall 2016 Enrollment

	Contact Hours	Workstations	Fall 2016 Utilization
Classes	50,746.33	3,169	16.01
Labs	19,720.00	1,700	11.60
Campus	70,466.33	4,869	14.47

Future Utilization

	Contact Hours	Workstations	Future Utilization
Classes	51,790.33	3,159	16.39
Labs	25,462.00	1,645	15.48
Campus	77,252.33	4,804	16.08

4.14 New Programs and Changing Mix in Programs

The BAC will support expanding pathways for BTS students and will enhance the library by bringing those services together into one facility. This project will create new space to meet the need for responsive BTS options in accelerated learning.

- HS21 has grown exponentially in the past three years and can continue to expand with additional space.
- I-BEST is another innovative and effective option for transitioning BTS students. Currently the college only has space to offer this option once a year.
- New BAC space would enable the college to add more Academic and Professional-Technical I-BESTS, thereby shifting the program mix in BTS to have a higher percentage focusing on transitions-specific options.

4.15 New Space and Vacated Space

New Space: The new space included in the project is limited to the area created to link the BAC to the existing BE Phase 2 building. It will allow the expansion of the Library on the second floor and a direct link to major circulation pathways on the third floor.

Renovated Space: The remainder of the project will be a full and complete renovation of the existing BPH building.

4.16 Comparison of Existing/New Spaces to CAM

The CAM identified a projected 2026 shortage of 49,280 GSF in critical needs for Basic Skills and Library/LRC. The proposed BAC is needed to address this shortfall.

The BAC will correct 25,385 ASF of CAM deficiencies as follows.

Type of Space	2026 Shortage ASF	% of Allowance	Proposed ASF
Basic Skills Labs	21,238	71%	8,800
Library/LRC	28,042	41%	8,265
Faculty Office	2,637	6%	280
Auditorium	9,000	100%	4,875
Student Center & Related	20,634	37%	335
Informal Learning Space	Not included in CAM		2,830
	81,551		25,385

This chart is uses the 2019-21 CAM provided by Wayne Doty 10/16/17. It depicts SCC's Main Campus only and excludes off-site facilities. A copy is included in [Appendix 7.6](#).

4.17 Need and Availability of Surge Space

The proposed project will require the relocation of some spaces associated with Seattle Central's Music program (approximately 3,300 ASF). This will include three classrooms, two practice rooms, and two faculty offices. The college will move these functions to the Fine Arts building where there is underutilized space and where Music can be co-located with other performing arts programs. Cost for the relocation is expected to be provided by funding outside this project.

4.18 Flexibility and Adaptability of Proposed Space

The BAC will be designed for maximum flexibility and adaptability to support multiple learning activities in all spaces. The following "Best Practices" to create flexible space in the BAC are anticipated:

- Encourage study collaboration and "loitering" by providing informal learning spaces.
- Flexible classroom/labs, will be shared by all the programs in the building, further maximizing resources and de-emphasizing departmental ownership of floor space.
- Furniture shall be movable to allow multiple configurations of teaching and study space so that rooms may be set up for lectures, collaborative learning, individual study.
- Various sized collaborative study, informal learning, meeting and presentation spaces will be provided to meet student and faculty needs.
- Collaborative office space for faculty with shared breakout areas for private conference.
- Use of wide service corridors for study areas or equipment storage and use areas.

5.0 PROJECT BUDGET ANALYSIS OF PREFERRED ALTERNATIVE

5.1 Prediction of Overall Project Cost (escalated to the mid-point of construction (3/2022))

Building/Site Costs:

Maximum Allowable Construction Cost (MACC)	\$15,647,031
Total Project Cost (TPC)	\$24,254,035.

Infrastructure Cost:

Maximum Allowable Construction Cost (MACC)	\$478,767
Total Project Cost (TPC)	\$697,521

This amounts to 2.88% of the total Building cost. The cost-weighted average useful life of the planned infrastructure is 22.96 years.

Total Project Budget:

Maximum Allowable Construction Cost (MACC)	\$16,125,798
Total Project Cost (TPC)	\$24,951,556.

5.2 Project Cost Comparisons

Per the Expected Cost Calculation per the 2019-22 Project Development Guidelines:

The Expected project cost is	\$24,475,409
The BAC has a lower project cost of	\$24,254,035

The BAC project is reasonable in comparison to other similar projects when evaluated on a cost per New FTE and cost per GSF.

Similar SBCTC Projects	* Project Cost	New FTES	\$/Net New FTE	\$/GSF
Proposed Broadway Achievement Center - 43,580 GSF	\$24,951,556	250	\$ 99,806	\$572.55
Whatcom College Learning Commons - 69,210 GSF	\$40,451,400	1,224	\$33,049	\$584.47
Everett College Learning Resource Center - 69,630 GSF	\$51,058,800	425	\$120,138	\$737.74
North Seattle College Library Building Renovation - 46,746 GSF	\$33,079,280	172	\$192,321	\$707.64
Average of similar projects			\$115,169	\$676.62

* Total project cost based upon the 2018 Capital Request. For comparison purposes, all costs shown have been escalated to 3/17/2022 (mid-construction for the BAC) using the Expected Cost Multiplier included in the 2019-21 Project Development Guidelines.

5.3 Maintenance and Operations Costs – Anticipated Annual Impact

The Broadway Achievement Center will be of permanent (50-year plus) construction type, meeting current energy and environmental codes, LEED, and Greenhouse Gas Reduction plans. The project will permit Seattle Central College to realize significant energy, maintenance, and operational efficiencies when compared to other campus facilities.

Anticipated Annual Savings on Colleges Operations and Maintenance Budget

	090 FTE's	GSF	Cost/GSF	Annual Impact
Existing BPH	3.875	41,174	\$19.82	\$816,069
Proposed BAC	3.125	43,580	\$8.61	\$375,224
Net Savings	-0.750	2,406	(\$11.21)	(\$440,845)

Based on existing college campus services ratios and square foot costs. A detailed analysis and calculation of impact on the annual operating budgets is shown in [Appendix 7.5](#).

5.4 Anticipated Method of Construction

The College has assessed three methods of project delivery; Design-Bid-Build (DBB); Design-Build (DB); and General Contractor Construction Manager (GCCM).

GCCM (General Contractor/Construction Manager) - GCCM was not pursued due to increased cost premiums which are believed to run 8%-10% more than traditional DBB (Design-Bid-Build). We know sub bonds make up 1% to 1.5%, mark-ups on self-performed work adds anywhere from 3% to 5%, unit pricing is usually higher, negotiated support services are higher. Preconstruction costs need to be added as well as in almost all cases, an outside Project Manager is included.

Design-Build - Design-Build was not selected as it may not provide the depth of design/programming interface, the college is concerned about their internal ability to clearly define design guidelines via a process with less iterative involvement of constituencies.

Design-Bid-Build - Design Bid Build was selected as it is the most familiar to the college and there is a good pool of qualified contractors who are very familiar and competitive with this project delivery method.

6.0 REQUIRED ATTACHMENTS FOLLOW

7.0 APPENDICES FOLLOW

ATTACHMENT 6.1 **Cost Estimates - C-100 Forms, Detailed Cost Estimate, and Infrastructure Costs**

The following pages include

- **C-100 Forms** (Building and Site, Infrastructure for the Broadway Achievement Center.)
- **Detailed Cost Estimate** The estimates were prepared by The Robinson Company, a cost estimating consultant with specific expertise in estimates for Higher Education and construction in the City of Seattle.
- **Cost Analysis and Useful Life Calculations for Infrastructure.**
- **C-100 Form for Considered Alternative No. 1**
- **C-100 Form for Considered Alternative No. 2**

OFM C-100 – Proposed Broadway Achievement Center

The combined C-100's and Detailed Cost Estimates for the proposed BAC reflect costs of:

Maximum Allowable Construction Cost (MACC).....	= \$16,236,448
Total Project Cost	=\$24,951,556
Escalated MACC/GSF	\$373/GSF
Escalated Total Project Cost/GSF.....	\$573/GSF

Detailed Cost Estimates

This Attachment includes a detailed cost estimated prepared by The Robinson Company for the proposed BAC building, site, and infrastructure.

The estimate assumes a complete renovation with:

- Seismic upgrade to meet current code
- A full upgrade of all life safety systems
- Compliance for Accessibility. Both per code and Universal Design guidelines
- Energy Code upgrades including the exterior envelope.

The resulting building will have a 50+ year life span.

Infrastructure Cost Analysis and Useful Life:

This project will include infrastructure improvements with an estimated MACC of **\$478,767** and a project cost of **\$698,000** (rounded).

This amounts to **2.88%** of the total Building cost. The cost-weighted average useful life of the planned infrastructure is **22.83** years.

Infrastructure	Serves	Avg Useful Life	Est. Cost	Cost Weighted Life
Fire Service - Piping	BAC	25	\$ 112,896	\$ 2,822,400
Potable Water - Piping & Meter	BAC	25	\$ 112,896	\$ 2,822,400
Storm Drains - Cast Iron	BAC	30	\$ 84,672	\$ 2,540,160
Electrical Service/Distribution - Underground	BAC	20	\$ 387,072	\$ 7,741,440
Subtotals			\$ 697,521	\$ 15,926,400
Cost Weighted Average Useful Life				22.83

Average useful life figures are based on SBCTC 2017-19 Project Development Guidelines

Utility and Infrastructure Needs

The utility and infrastructure (excluding communications) supporting the existing BPH building are 40+ years old, and are at the end of their useful life. The sanitary and storm systems are the only components directly connected to the street and the City of Seattle public utility service. The remainder of the services are routed through utility tunnels and integrated into the larger Broadway Edison complex systems. For detailed information on the Utility and Infrastructure needs of the proposed Broadway Achievement Center, please see Appendix 6.1.

Electrical Power:

Electrical service is provided from Seattle City Light through a transformer vault located in the Broadway Edison Phase 2 building. The transformer is 40+ years old, and has been flagged by SCL as a Hazardous Material risk, with high PCB's. The BAC project will require that the service and switchboard in the BE Complex be replaced. Transformer and Switchboard are located approximately 650 feet from the BAC building and are routed via the campus utility tunnel.

Data/Communications:

Data and Communications have been upgraded through the years, currently there is 6 pair dark fiber connectivity through the utility tunnel supporting IT services and VoIP, POTS also exist. This is expected to be sufficient for the BAC uses.

Domestic and Fire Service

BPH is currently served from the BE Complex via the campus utility tunnel. The existing piping is galvanized and is known for rusting from the inside out, and slowly constricting water flow. This piping will be replaced with a new building service and meter. The new service will connect to a water main in Harvard Ave immediately west of the building.

Hot and Chilled Water – HVAC Heating and Cooling

Much of the SCC campus, including the existing BPH is served via the hot and cold-water loops located in the campus utility tunnel. These services are provided via the city's steam utility and are not a cost-effective solution (in terms of rates, operations, and maintenance). The hot water lines required replacement due to the difficult to manage steam heat sources and the extreme fluctuations in heat, relief valves, and other components of steam based system that are high

maintenance. As part of the renovation for the BAC, the college proposes to remove the building from the campus loop and provide new services to the building.

Sanitary Sewer

The existing sanitary sewer side service will remain in operations. No changes are expected.

Storm water

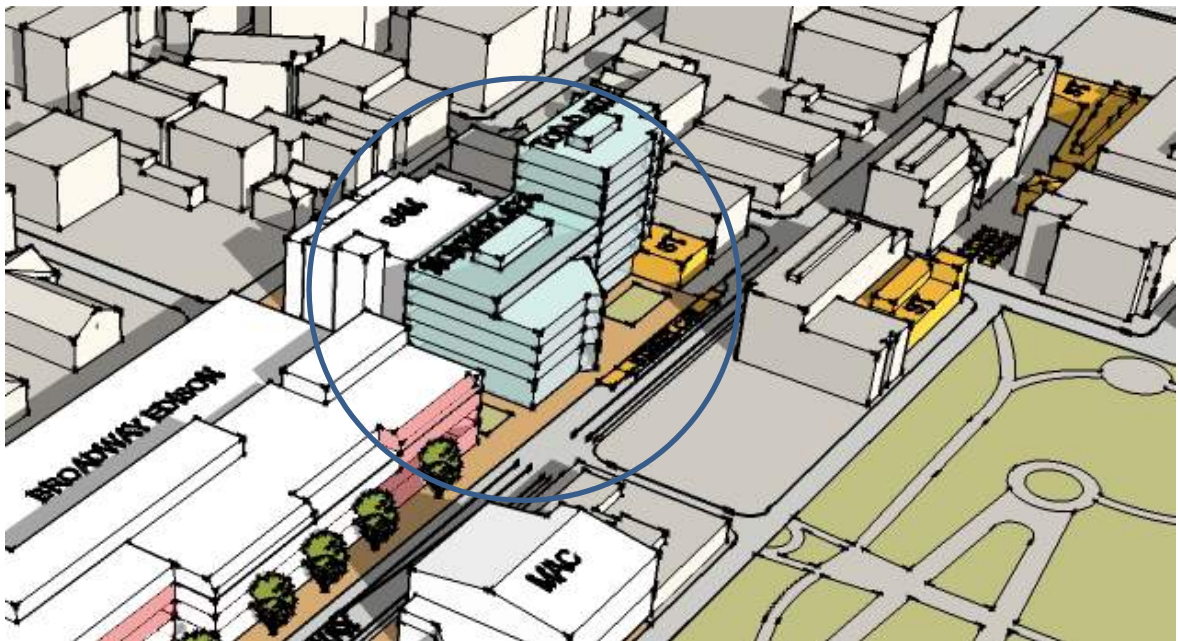
The existing building's storm water is currently connected to the City of Seattle's combined sewer system. As a requirement of the project, all non-pollution generating surfaces and rain leaders will need to be re-directed to the City's storm water system at the intersection of Harvard and E Olive.

C-100 for Considered Alternative 1

Stand-alone Building for Library/Learning Commons (replacement of BPH building)

Maximum Allowable Construction Cost (MACC).....	= \$21,382,596
Total Project Cost	=\$31,798,504
Escalated MACC/GSF	\$475/GSF
Escalated Total Project Cost/GSF	\$707/GSF

Please note, the proposed renovation is 78% of the cost for full replacement

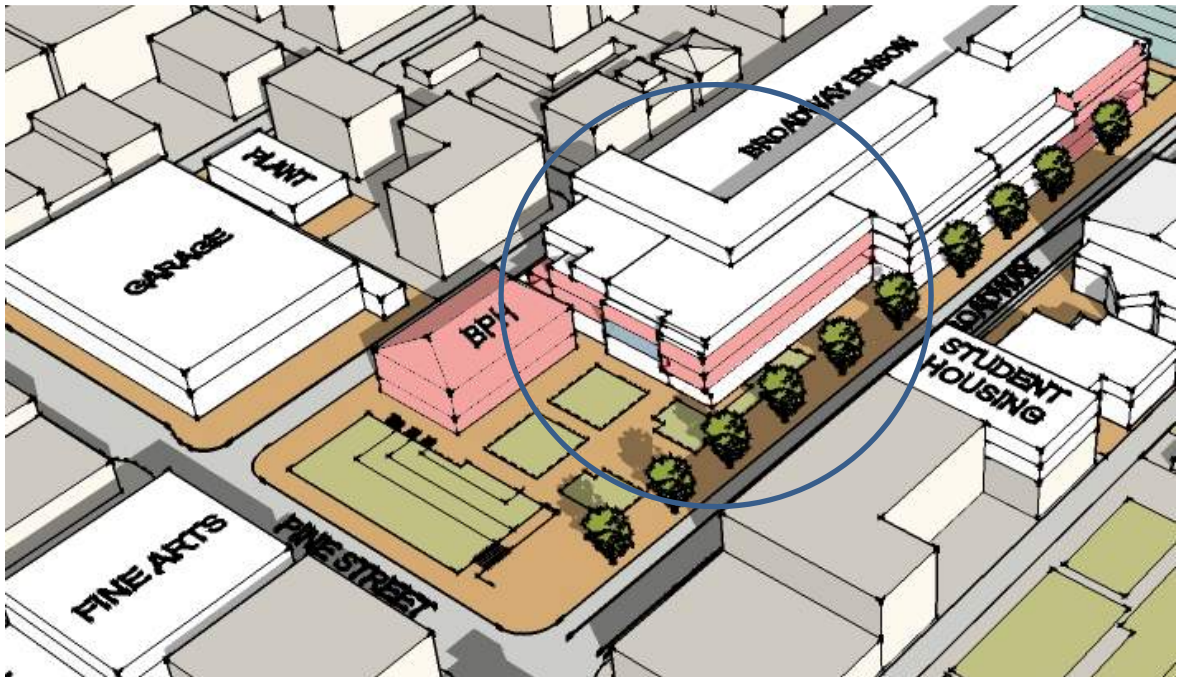


Master Plan Excerpt depicting proposed Alternative 1

C-100 for Considered Alternative 2

BE Complex Renovation for Library and Basic Skills

Maximum Allowable Construction Cost (MACC).....	= \$14,426,769
Total Project Cost	=\$27,484,170
Escalated MACC/GSF	\$321/GSF
Escalated Total Project Cost/GSF	\$611/GSF



Master Plan Excerpt depicting proposed Alternative 2

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Seattle Central College	
Project Name	Broadway Achievement Center - Building and Site	
OFM Project Number		

Contact Information

Name	Schrieber Starling Whitehead/Robinson	
Phone Number	206 682 8300/206 441 8872	
Email		

Statistics

Gross Square Feet	43,580	MACC per Square Foot	\$320
Usable Square Feet	25,385	Escalated MACC per Square Foot	\$362
Space Efficiency	58.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.61%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	Kirkland
Contingency Rate	5%		
Base Month	November-17		
Project Administered By	DES		

Schedule

Predesign Start	September-18	Predesign End	March-19
Design Start	September-19	Design End	March-21
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$21,594,546	Total Project Escalated	\$24,254,035
		Rounded Escalated Total	\$24,254,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Seattle Central College	
Project Name	Broadway Achievement Center - Building and Site	
OFM Project Number		

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$75,000		
A/E Basic Design Services	\$1,072,281		
Extra Services	\$1,057,000		
Other Services	\$766,750		
Design Services Contingency	\$148,552		
Consultant Services Subtotal	\$3,119,582	Consultant Services Subtotal Escalated	\$3,399,637

Construction			
Construction Contingencies	\$697,469	Construction Contingencies Escalated	\$788,001
Maximum Allowable Construction Cost (MACC)	\$13,949,381	Maximum Allowable Construction Cost (MACC) Escalated	\$15,757,681
Sales Tax	\$1,479,332	Sales Tax Escalated	\$1,671,114
Construction Subtotal	\$16,126,181	Construction Subtotal Escalated	\$18,216,796

Equipment			
Equipment	\$1,698,450		
Sales Tax	\$171,543		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,869,993	Equipment Subtotal Escalated	\$2,112,719

Artwork			
Artwork Subtotal	\$78,788	Artwork Subtotal Escalated	\$78,788

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	\$169,470

Other Costs			
Other Costs Subtotal	\$250,000	Other Costs Subtotal Escalated	\$276,625

Project Cost Estimate			
Total Project	\$21,594,546	Total Project Escalated	\$24,254,035
		Rounded Escalated Total	\$24,254,000

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$25,000			
Environmental Analysis				
Predesign Study	\$0			
As-Built Drawings/Verification	\$50,000			
Insert Row Here				
Sub TOTAL	\$75,000	1.0519	\$78,893	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,072,281			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,072,281	1.0739	\$1,151,523	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$35,000			
Geotechnical Investigation	\$25,000			
Commissioning	\$35,000			
Site Survey	\$35,000			
Testing	\$100,000			
LEED Services	\$75,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$50,000			
Constructability Review	\$55,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$0			
ELCCA	\$50,000			
LCCT	\$75,000			
Reimburseables incl Reprographics prior to bid	\$25,000			
Advertising	\$2,000			
Traffic analysis	\$0			
Envelope Consultant	\$40,000			
Interior Design	\$0			
Acoustic Design	\$35,000			
Security Consultant	\$30,000			
Audio Visual Consultant	\$50,000			
Cost and Scheduling	\$55,000			
Value Engineering Participation	\$40,000			
Constructability Review Participation	\$35,000			
Environmental Graphics/Signage	\$25,000			
Lighting Consultant	\$35,000			
Historic Preservation Consultant	\$75,000			
Door Hardware Consultant	\$10,000			
SEPA/Land Use	\$30,000			
Insert Row Here				
Sub TOTAL	\$1,057,000	1.0739	\$1,135,113	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$481,750			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$100,000			
LEED Reporting and Monitoring	\$65,000			
Reimburseables/Reprographics for bid and construction	\$45,000			
Construction Materials Testing	\$75,000			
Insert Row Here				
Sub TOTAL	\$766,750	1.1298	\$866,274	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$148,552			
Other				
Insert Row Here				
Sub TOTAL	\$148,552	1.1298	\$167,834	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,119,582		\$3,399,637	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Site Development/Restoration Allowance	\$100,000			see also infrastructure C100
Insert Row Here				
Sub TOTAL	\$100,000	1.1065	\$110,650	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1065	\$0	
3) Facility Construction				
A10 - Foundations	\$357,162			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$1,539,244			
B20 - Exterior Closure	\$449,793			
B30 - Roofing	\$82,639			
C10 - Interior Construction	\$1,498,225			
C20 - Stairs	\$227,040			
C30 - Interior Finishes	\$1,252,771			
D10 - Conveying	\$325,188			
D20 - Plumbing Systems	\$487,189			
D30 - HVAC Systems	\$1,948,755			
D40 - Fire Protection Systems	\$243,595			
D50 - Electrical Systems	\$1,978,318			
F10 - Special Construction				
F20 - Selective Demolition	\$692,724			
General Conditions	\$1,744,188			
Building Connector	\$1,022,550			
Insert Row Here				
Sub TOTAL	\$13,849,381	1.1298	\$15,647,031	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$13,949,381		\$15,757,681	

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7) Construction Contingency

Allowance for Change Orders	\$697,469		
Other			
Insert Row Here			
Sub TOTAL	\$697,469	1.1298	\$788,001

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1298	\$0

Sales Tax

Sub TOTAL	\$1,479,332		\$1,671,114
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CONSTRUCTION CONTRACTS TOTAL	\$16,126,181		\$18,216,796
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$544,750			
E20 - Furnishings	\$653,700			
F10 - Special Construction				
IT Equip/computers/printers	\$500,000			
Insert Row Here				
Sub TOTAL	\$1,698,450	1.1298	\$1,918,909	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0			1.1298
Sales Tax				
Sub TOTAL	\$171,543		\$193,810	
EQUIPMENT TOTAL	\$1,869,993		\$2,112,719	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$78,788				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$78,788				NA

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$150,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$150,000		1.1298	\$169,470	

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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					
Permit and Plan Review Fees	\$250,000				
Insert Row Here					
OTHER COSTS TOTAL	\$250,000		1.1065	\$276,625	

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STATE OF WASHINGTON		
AGENCY / INSTITUTION PROJECT COST SUMMARY		
Agency	Seattle Central College	
Project Name	Broadway Achievement Center - Infrastructure	
OFM Project Number		

Contact Information		
Name	Schreiber Starling Whitehead	
Phone Number	206 682 8300 / 206 441 8872	
Email		

Statistics			
Gross Square Feet	43,580	MACC per Square Foot	\$10
Usable Square Feet	25,830	Escalated MACC per Square Foot	\$11
Space Efficiency	59.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	13.93%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	
Inflation Rate	2.80%	Higher Ed Institution	
Sales Tax Rate %	10.10%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month	July-17		
Project Administered By	DES		

Schedule			
Pre-design Start	September-18	Pre-design End	March-19
Design Start	September-19	Design End	March-21
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

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Project Cost Estimate			
Total Project	\$626,774	Total Project Escalated	\$697,521
		Rounded Escalated Total	\$698,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Seattle Central College	
Project Name	Broadway Achievement Center - Infrastructure	
OFM Project Number		

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
A/E Basic Design Services	\$43,261		
Extra Services	\$60,000		
Other Services	\$19,436		
Design Services Contingency	\$6,135		
Consultant Services Subtotal	\$128,832	Consultant Services Subtotal Escalated	\$141,096

Construction			
Construction Contingencies	\$21,433	Construction Contingencies Escalated	\$24,440
Maximum Allowable Construction Cost (MACC)	\$428,656	Maximum Allowable Construction Cost (MACC) Escalated	\$478,767
Sales Tax	\$45,459	Sales Tax Escalated	\$50,824
Construction Subtotal	\$495,548	Construction Subtotal Escalated	\$554,031

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

Artwork			
Artwork Subtotal	\$2,394	Artwork Subtotal Escalated	\$2,394

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	\$626,774	Total Project Escalated	\$697,521
		Rounded Escalated Total	\$698,000

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	1.0618	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$43,261			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$43,261	1.0840	\$46,896	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$60,000			
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	\$60,000	1.0840	\$65,040	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$19,436			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$19,436	1.1403	\$22,164	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,135			
Other				
Insert Row Here				
Sub TOTAL	\$6,135	1.1403	\$6,996	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$128,832		\$141,096	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$51,734			
G20 - Site Improvements	\$73,906			
G30 - Site Mechanical Utilities	\$113,816			
G40 - Site Electrical Utilities	\$141,900			
G60 - Other Site Construction				
General Requirements	\$47,300			
Insert Row Here				
Sub TOTAL	\$428,656	1.1169	\$478,767	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Insert Row Here				
Sub TOTAL	\$0	1.1169	\$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	1.1403	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$428,656		\$478,767	

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7) Construction Contingency

Allowance for Change Orders	\$21,433		
Other			
Insert Row Here			
Sub TOTAL	\$21,433	1.1403	\$24,440

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1403	\$0

Sales Tax

Sub TOTAL	\$45,459	\$50,824
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CONSTRUCTION CONTRACTS TOTAL	\$495,548	\$554,031
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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$2,394				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$0				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$2,394				NA

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THE
ROBINSON
COMPANY

**SEATTLE CENTRAL COLLEGE
BROADWAY ACHIEVEMENT CENTER
PROJECT REQUEST REPORT
NOVEMBER 8, 2017**

Building and Site

Interior Renovation	41174 SF	\$ 311.53	\$	12,826,828
4th & 5th Floor Connector	2406 SF	\$ 425.00	\$	1,022,550
Site Development/Restoration Allowance	1 LS		\$	100,000

Total Construction Cost - Unescalated \$ 13,949,378

Infrastructure \$ 428,656

Total Construction Cost - Unescalated \$ 14,378,034

EXCLUSIONS:

EXTERIOR WINDOWS/DAYLIGHTING	CONSTRUCTION MANAGEMENT
STATE SALES TAX	PERMITS
TESTING AND INSPECTIONS	OFF-SITE CONSTRUCTION
CONSTRUCTION CONTINGENCY	JURISDICTIONAL/UTILITY CO FEES
ARCHITECT/ENGINEERING FEES	FURNISHINGS & EQUIPMENT
OWNER CONSULTANTS	PROJECT CONTINGENCY
BUILDERS RISK INSURANCE	TOXIC SOILS/MATERIALS REMOVAL
GC/CM ALTERNATIVE CONTRACTING	UTILITY FEES/CONNECTIONS/CHARGES

Refer to C100 Form for Project Budget and Escalation



THE
ROBINSON
COMPANY

PROJECT: BROADWAY ACHIEVEMENT CENTER - BUILDING & SITE
LOCATION: SEATTLE, WA
BLDG SF: 39,238
ESTIMATE: 2017163
EST TYPE: PROJECT REQUEST REPORT

DIVISION	DESCRIPTION		TOTAL	\$/SF
A10	FOUNDATIONS		302,040	7.34
B10	SUPERSTRUCTURE		1,301,686	31.61
B20	EXTERIOR CLOSURE		380,375	9.24
B30	ROOFING		69,885	1.70
C10	INTERIOR CONSTRUCTION		976,636	23.72
C20	STAIRS		192,000	4.66
C30	INTERIOR FINISHES		1,059,426	25.73
D10	CONVEYING SYSTEMS		275,000	6.68
D20	PLUMBING		411,999	10.01
D30	HVAC		1,647,996	40.03
D40	FIRE PROTECTION		206,000	5.00
D50	ELECTRICAL		1,672,996	40.63
E10	EQUIPMENT		25,505	0.62
E20	FURNISHINGS		264,857	6.43
F20	SELECTIVE BUILDING DEMOLITION		585,813	14.23
Z10	GENERAL REQUIREMENTS		1,475,000	35.82
ESTIMATE SUBTOTAL			10,847,212	263.45
	DESIGN CONTINGENCY @	10.00%	1,084,721	
	SUBTOTAL		11,931,933	
	GENERAL CONTRACTOR'S OH & P @	7.50%	894,895	
	SUBTOTAL		12,826,828	
	ESCALATION-SEE C100 FORM TO (YR) @			
TOTAL			12,826,828	326.90

EXCLUSIONS:
SEE ESTIMATE SUMMARY

PROJECT: BROADWAY ACHIEVEMENT CENTER - BUILDING & SITE
LOCATION: SEATTLE, WA
BLDG SF: 41,174
ESTIMATE: 2017163
EST TYPE: PROJECT REQUEST REPORT

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
A10	FOUNDATIONS					
02315	UPGRADE EXISTING FOUNDATIONS/COLUMN FOOTINGS	9,318	SFA	15.00	139,770	
03310	NEW ELEVATOR PIT	1	LS	15,000	15,000	
03310	NEW SHEAR WALL FOOTINGS	60	LF	125	7,500	
03310	PATCH AND DOWEL SLAB ON GRADE	9,318	SF	15.00	139,770	
A10	FOUNDATIONS	DIVISION TOTAL			302,040	7.34
B10	SUPERSTRUCTURE					
03110	CONCRETE SHEAR WALLS	2,650	SF	65.00	172,250	
03110	TEMP SHORING/MATERIAL MANAGEMENT	1	LS	170,430	170,430	
03200	CONC ON METAL DECK	9,318	SF	4.85	45,192	
03200	FLOOR TO WALL CONNECTIONS (INCL NEW 5TH FLOOR)	1,838	LF	113	207,694	
03200	STRENGTHEN EXISTING COLUMNS TO 4TH FLOOR	8	EA	2,500	20,000	
05120	INFILL OPENINGS IN FLOOR	5	EA	5,000	25,000	
05120	NEW FLOOR STRUCTURE - BROADWAY LEVEL 3	9,318	SFA	45.00	419,310	
05120	NEW STAIR/ELEV OPENINGS IN FLOOR	8	EA	5,000	40,000	
05120	PATCH -INFILL TEMP OPENINGS IN FLOOR STRUCT	3,600	SF	45.00	162,000	
05120	REFRAME EXISTING STAIR OPENINGS	6	EA	5,000	30,000	
07840	FIRESTOPPING ALLOWANCE-FLOOR	39,238	SFA	0.25	9,810	
B10	SUPERSTRUCTURE	DIVISION TOTAL			1,301,686	31.61
B20	EXTERIOR CLOSURE					
04200	CLEAN/STABILIZER AT SANDSTONE	11,160	SF	7.50	83,700	
04500	EXTERIOR PATCH ALLOWANCE	1	LS	50,000	50,000	
07200	THERMAL UPGRADES AT EXTERIOR WALL	29,900	SF	8.25	246,675	
08500	EXTERIOR WINDOWS/DAYLIGHTING					
	EXCLUDED					
B20	EXTERIOR CLOSURE	DIVISION TOTAL			380,375	9.24
B30	ROOFING					
07330	MINOR ROOF PATCH ALLOWANCE	9,318	SFA	7.50	69,885	
B30	ROOFING	DIVISION TOTAL			69,885	1.70
C10	INTERIOR CONSTRUCTION					
03000	NEW ELEVATOR SHAFT WALL	2,520	SF	45.00	113,400	
08400	INTERIOR CONSTRUCTION (WALLS/DOORS/RELITES)	39,238	SF	22.00	863,236	
C10	INTERIOR CONSTRUCTION	DIVISION TOTAL			976,636	23.72
C20	STAIRS					
05500	INTERIOR STAIRS-OPEN/MAIN	1	FLT	30,000	30,000	
05500	INTERIOR STAIRS-STANDARD	9	FLT	18,000	162,000	
C20	STAIRS	DIVISION TOTAL			192,000	4.66

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
C30	INTERIOR FINISHES					
09000	INTERIOR FINISHES (WALL FINISH/FLOOR/CEILINGS)	39,238	SFA	27.00	1,059,426	
C30	INTERIOR FINISHES			DIVISION TOTAL	1,059,426	25.73
D10	CONVEYING SYSTEMS					
14240	NEW 5 STOP ELEVATOR	1	LS	275,000	275,000	
D10	CONVEYING SYSTEMS			DIVISION TOTAL	275,000	6.68
D20	PLUMBING					
15000	PLUMBING	39,238	SFA	10.50	411,999	
D20	PLUMBING			DIVISION TOTAL	411,999	10.01
D30	HVAC					
15000	HVAC SYSTEM	39,238	SFA	42.00	1,647,996	
D30	HVAC			DIVISION TOTAL	1,647,996	40.03
D40	FIRE PROTECTION					
15300	FIRE PROTECTION	39,238	SFA	5.25	206,000	
D40	FIRE PROTECTION			DIVISION TOTAL	206,000	5.00
D50	ELECTRICAL					
16000	A/V SYSTEM @ AUDITORIUM	1	LS	25,000	25,000	
16000	ELECTRICAL	39,238	SFA	42.00	1,647,996	
D50	ELECTRICAL			DIVISION TOTAL	1,672,996	40.63
E10	EQUIPMENT					
11030	MISC EQUIPMENT/APPLIANCES ALLOWANCE	39,238	SFA	0.65	25,505	
E10	EQUIPMENT			DIVISION TOTAL	25,505	0.62
E20	FURNISHINGS					
12320	CASEWORK ALLOWANCE	39,238	SFA	4.50	176,571	
12500	WINDOW COVERINGS-ROLLER SHADES	39,238	SFA	2.25	88,286	
E20	FURNISHINGS			DIVISION TOTAL	264,857	6.43
F20	SELECTIVE BUILDING DEMOLITION					
02000	INTERIOR DEMOLITION/GUT	39,238	SFA	7.50	294,285	
02220	DEMO AUDITORIUM FLOOR OVERBUILD/STAIRS	3,340	SF	5.00	16,700	
02220	DEMO ELEVATOR SHAFT	2,520	SF	15.00	37,800	
02220	DEMO FLOOR SLABS FOR STRUCTURAL/PLUMBING	9,318	SF	7.50	69,885	
02220	MISC DEMO FOR STRUCTURAL/SIESMIC	39,238	SFA	2.50	98,095	
02220	MISC MECH/ELECT DEMO/DISCONNECT	39,238	SFA	1.25	49,048	
02220	MISC SAWCUTTING/CORE DRILLING	1	LS	20,000	20,000	
F20	SELECTIVE BUILDING DEMOLITION			DIVISION TOTAL	585,813	14.23

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
Z10	GENERAL REQUIREMENTS					
01000	BLDG FLOOR AREA	39,238	SF			
01000	GENERAL CONDITIONS	18	MO	70,000	1,260,000	
01000	STREET USE PERMIT	1	LS	125,000	125,000	
01000	TRAFFIC CONTROL/BARRICADES	18	MO	5,000	90,000	
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	1,475,000	35.82
ESTIMATE SUBTOTAL					10,847,212	263.45

PROJECT: BROADWAY ACHIEVEMENT CENTER - INFRASTRUCTURE
LOCATION: SEATTLE, WA
BLDG SF:
ESTIMATE: 2017163
EST TYPE: PROJECT REQUEST REPORT

DIVISION	DESCRIPTION	TOTAL
G10	SITE PREPARATION	43,750
G20	SITE IMPROVEMENTS	62,500
G30	SITE CIVIL / MECHANICAL UTILITIES	96,250
G40	SITE ELECTRICAL UTILITIES	120,000
Z10	GENERAL REQUIREMENTS	40,000
ESTIMATE SUBTOTAL		362,500
	DESIGN CONTINGENCY @ 10.00%	36,250
	SUBTOTAL	398,750
	GENERAL CONTRACTOR'S OH & P @ 7.50%	29,906
	SUBTOTAL	428,656
	ESCALATION SEE C100 FORM TO 01-JUL-21 (/YR) @	0
TOTAL		428,656

EXCLUSIONS:
 SEE ESTIMATE SUMMARY

PROJECT: BROADWAY ACHIEVEMENT CENTER - INFRASTRUCTURE
LOCATION: SEATTLE, WA
BLDG SF:
ESTIMATE: 2017163
EST TYPE: PROJECT REQUEST REPORT

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
G10	SITE PREPARATION				
02000	CONTRACTOR MOBILIZATION	1	LS	35,000	35,000
02000	DEMO PAVING/SURFACING AT UTILITIES in ROW	2,500	SFA	1.50	3,750
02370	EROSION CONTROL	1	LS	5,000	5,000
G10	SITE PREPARATION			DIVISION TOTAL	43,750
G20	SITE IMPROVEMENTS				
02740	PATCH AND REPAIR SURFACING @ UTILITY LINES in ROW	2,500	SFA	25.00	62,500
G20	SITE IMPROVEMENTS			DIVISION TOTAL	62,500
G30	SITE CIVIL / MECHANICAL UTILITIES				
02510	FIRE SERVICE/DETECTOR CHECK	1	LS	35,000	35,000
02510	WATER SERVICE/DETECTOR CHECK	1	LS	35,000	35,000
02600	STORM PIPING SYSTEM	525	LF	50.00	26,250
G30	SITE CIVIL / MECHANICAL UTILITIES			DIVISION TOTAL	96,250
G40	SITE ELECTRICAL UTILITIES				
16000	ELECTRICAL POWER SERVICE (Transformer and Switchboard)	1	LS	120,000	120,000
G40	SITE ELECTRICAL UTILITIES			DIVISION TOTAL	120,000
Z10	GENERAL REQUIREMENTS				
01000	STREET USE PERMIT	1	LS	25,000	25,000
01000	TRAFFIC CONTROL/BARRICADES	3	MO	5,000	15,000
Z10	GENERAL REQUIREMENTS			DIVISION TOTAL	40,000
				ESTIMATE SUBTOTAL	362,500

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Seattle Central College	
Project Name	Considered Alternative 1 - New Library Building	
OFM Project Number		

Contact Information		
Name	Schreiber Starling Whitehead	
Phone Number	206 682 8300	
Email		

Statistics			
Gross Square Feet	45,000	MACC per Square Foot	\$419
Usable Square Feet	27,500	Escalated MACC per Square Foot	\$475
Space Efficiency	61.1%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.27%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	Kirkland
Contingency Rate	5%		
Base Month	November-17		
Project Administered By	DES		

Schedule			
Predesign Start	September-18	Predesign End	March-19
Design Start	September-19	Design End	March-21
Construction Start	July-21	Construction End	July-23
Construction Duration	24 Months		

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Project Cost Estimate

Total Project	\$28,171,763	Total Project Escalated	\$31,798,504
		Rounded Escalated Total	\$31,799,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Seattle Central College	
Project Name	Considered Alternative 1 - New Library Building	
OFM Project Number		

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$25,000		
A/E Basic Design Services	\$1,401,568		
Extra Services	\$1,207,000		
Other Services	\$914,690		
Design Services Contingency	\$177,413		
Consultant Services Subtotal	\$3,725,671	Consultant Services Subtotal Escalated	\$4,069,908

Construction			
Construction Contingencies	\$941,836	Construction Contingencies Escalated	\$1,071,339
Maximum Allowable Construction Cost (MACC)	\$18,836,721	Maximum Allowable Construction Cost (MACC) Escalated	\$21,382,596
Sales Tax	\$1,997,634	Sales Tax Escalated	\$2,267,848
Construction Subtotal	\$21,776,192	Construction Subtotal Escalated	\$24,721,783

Equipment			
Equipment	\$1,737,500		
Sales Tax	\$175,488		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,912,988	Equipment Subtotal Escalated	\$2,176,025

Artwork			
Artwork Subtotal	\$106,913	Artwork Subtotal Escalated	\$106,913

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	\$170,625

Other Costs			
Other Costs Subtotal	\$500,000	Other Costs Subtotal Escalated	\$553,250

Project Cost Estimate			
Total Project	\$28,171,763	Total Project Escalated	\$31,798,504
		Rounded Escalated Total	\$31,799,000

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$25,000			
Environmental Analysis				
Pre-design Study	\$0			
Insert Row Here				
Sub TOTAL	\$25,000	1.0519	\$26,298	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,401,568			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,401,568	1.0739	\$1,505,144	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$125,000			
Geotechnical Investigation	\$45,000			
Commissioning	\$35,000			
Site Survey	\$35,000			
Testing	\$125,000			
LEED Services	\$75,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$50,000			
Constructability Review	\$55,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$65,000			
ELCCA	\$50,000			
LCCT	\$75,000			
Reimbursables incl Reprographics prior to bid	\$25,000			
Advertising	\$2,000			
Traffic analysis	\$25,000			
Envelope Consultant	\$40,000			
Interior Design	\$0			
Acoustic Design	\$35,000			
Security Consultant	\$30,000			
Audio Visual Consultant	\$50,000			
Cost and Scheduling	\$55,000			
Value Engineering Participation	\$40,000			
Constructability Review Participation	\$35,000			
Environmental Graphics/Signage	\$25,000			
Lighting Consultant	\$35,000			
Door Hardware Consultant	\$10,000			
SEPA/Land Use	\$30,000			
Insert Row Here				
Sub TOTAL	\$1,207,000	1.0739	\$1,296,198	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$629,690			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$100,000			
LEED Reporting and Monitoring	\$65,000			
Reimburseables/Reprographics for bid and construction	\$45,000			
Construction Materials Testing	\$75,000			
Insert Row Here				
Sub TOTAL	\$914,690	1.1375	\$1,040,460	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$177,413			
Other				
Insert Row Here				
Sub TOTAL	\$177,413	1.1375	\$201,808	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,725,671		\$4,069,908	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$500,000			
G20 - Site Improvements	\$400,000			
G30 - Site Mechanical Utilities	\$25,000			
G40 - Site Electrical Utilities	\$75,000			
G60 - Other Site Construction	\$150,000			
General Conditions	\$275,000			
Insert Row Here				
Sub TOTAL	\$1,425,000	1.1065	\$1,576,763	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1065	\$0	
3) Facility Construction				
A10 - Foundations	\$665,156			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$1,862,438			
B20 - Exterior Closure	\$2,660,625			
B30 - Roofing	\$369,531			
C10 - Interior Construction	\$2,234,925			
C20 - Stairs	\$124,163			
C30 - Interior Finishes	\$1,543,163			
D10 - Conveying	\$319,275			
D20 - Plumbing Systems	\$500,198			
D30 - HVAC Systems	\$2,474,381			
D40 - Fire Protection Systems	\$250,099			
D50 - Electrical Systems	\$2,101,894			
F10 - Special Construction				
F20 - Selective Demolition	\$0			
General Conditions	\$2,305,875			
Insert Row Here				
Sub TOTAL	\$17,411,721	1.1375	\$19,805,833	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$18,836,721		\$21,382,596	

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7) Construction Contingency

Allowance for Change Orders	\$941,836		
Other			
Insert Row Here			
Sub TOTAL	\$941,836	1.1375	\$1,071,339

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1375	\$0

Sales Tax

Sub TOTAL	\$1,997,634		\$2,267,848
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CONSTRUCTION CONTRACTS TOTAL	\$21,776,192		\$24,721,783
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Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$562,500			
E20 - Furnishings	\$675,000			
F10 - Special Construction				
IT Equip/computers/printers	\$500,000			
Insert Row Here				
Sub TOTAL	\$1,737,500	1.1375	\$1,976,407	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1375	\$0	
Sales Tax				
Sub TOTAL	\$175,488		\$199,618	
EQUIPMENT TOTAL	\$1,912,988		\$2,176,025	

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<div>Cost Estimate Details</div>

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$106,913				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$106,913		NA	\$106,913	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$150,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$150,000		1.1375	\$170,625	

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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					
Permit and Plan Review Fees	\$250,000				
MIMP Update	\$250,000				
OTHER COSTS TOTAL	\$500,000		1.1065	\$553,250	

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Seattle Central College	
Project Name	Considered Alternative 2 - BE Complex Renovation	
OFM Project Number		

Contact Information		
Name	Schreiber Starling Whitehead	
Phone Number	206 682 8300	
Email		

Statistics			
Gross Square Feet	45,000	MACC per Square Foot	\$284
Usable Square Feet	27,500	Escalated MACC per Square Foot	\$321
Space Efficiency	61.1%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.72%
Remodel	Yes	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.80%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	Kirkland
Contingency Rate	5%		
Base Month	November-17		
Project Administered By	DES		

Schedule			
Predesign Start	September-18	Predesign End	March-19
Design Start	September-19	Design End	March-21
Construction Start	July-21	Construction End	January-23
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$24,528,269	Total Project Escalated	\$27,484,170
		Rounded Escalated Total	\$27,484,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Seattle Central College	
Project Name	Considered Alternative 2 - BE Complex Renovation	
OFM Project Number		

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$100,000		
A/E Basic Design Services	\$991,907		
Extra Services	\$887,000		
Other Services	\$730,639		
Design Services Contingency	\$135,477		
Consultant Services Subtotal	\$2,845,023	Consultant Services Subtotal Escalated	\$3,101,489

Construction			
Construction Contingencies	\$638,569	Construction Contingencies Escalated	\$721,455
Maximum Allowable Construction Cost (MACC)	\$12,771,374	Maximum Allowable Construction Cost (MACC) Escalated	\$14,426,769
Sales Tax	\$1,354,404	Sales Tax Escalated	\$1,529,971
Construction Subtotal	\$14,764,347	Construction Subtotal Escalated	\$16,678,195

Equipment			
Equipment	\$2,062,500		
Sales Tax	\$208,313		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,270,813	Equipment Subtotal Escalated	\$2,565,565

Artwork			
Artwork Subtotal	\$72,134	Artwork Subtotal Escalated	\$72,134

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	\$169,470

Other Costs			
Other Costs Subtotal	\$4,425,952	Other Costs Subtotal Escalated	\$4,897,317

Project Cost Estimate			
Total Project	\$24,528,269	Total Project Escalated	\$27,484,170
		Rounded Escalated Total	\$27,484,000

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$25,000			
Environmental Analysis				
Predesign Study	\$0			
As-Built Drawings/Verification	\$75,000			
Insert Row Here				
Sub TOTAL	\$100,000	1.0519	\$105,190	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$991,907			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$991,907	1.0739	\$1,065,209	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$0			
Commissioning	\$35,000			
Site Survey	\$0			
Testing	\$100,000			
LEED Services	\$75,000			
Voice/Data Consultant	\$35,000			
Value Engineering	\$50,000			
Constructability Review	\$55,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$0			
ELCCA	\$50,000			
LCCT	\$75,000			
Reimburseables incl Reprographics prior to bid	\$25,000			
Advertising	\$2,000			
Traffic analysis	\$0			
Envelope Consultant	\$40,000			
Interior Design	\$0			
Acoustic Design	\$35,000			
Security Consultant	\$30,000			
Audio Visual Consultant	\$50,000			
Cost and Scheduling	\$55,000			
Value Engineering Participation	\$40,000			
Constructability Review Participation	\$35,000			
Environmental Graphics/Signage	\$25,000			
Lighting Consultant	\$35,000			
Door Hardware Consultant	\$10,000			
SEPA/Land Use	\$30,000			
Insert Row Here				
Sub TOTAL	\$887,000	1.0739	\$952,550	Escalated to Mid-Design
4) Other Services				

Bid/Construction/Closeout	\$445,639			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$100,000			
LEED Reporting and Monitoring	\$65,000			
Reimburseables/Reprographics for bid and construction	\$45,000			
Construction Materials Testing	\$75,000			
Insert Row Here				
Sub TOTAL	\$730,639	1.1298	\$825,477	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$135,477			
Other				
Insert Row Here				
Sub TOTAL	\$135,477	1.1298	\$153,063	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,845,023		\$3,101,489	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Site Development/Restoration Allowance	\$100,000			
Insert Row Here				
Sub TOTAL	\$100,000	1.1065	\$110,650	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1065	\$0	
3) Facility Construction				
A10 - Foundations	\$266,063			
A20 - Basement Construction	\$133,031			
B10 - Superstructure	\$266,063			
B20 - Exterior Closure	\$465,609			
B30 - Roofing	\$354,750			
C10 - Interior Construction	\$1,543,163			
C20 - Stairs	\$124,163			
C30 - Interior Finishes	\$1,290,403			
D10 - Conveying	\$478,913			
D20 - Plumbing Systems	\$500,198			
D30 - HVAC Systems	\$1,894,365			
D40 - Fire Protection Systems	\$250,099			
D50 - Electrical Systems	\$2,030,057			
F10 - Special Construction				
F20 - Selective Demolition	\$1,330,313			
General Conditions	\$1,744,188			
Insert Row Here				
Sub TOTAL	\$12,671,374	1.1298	\$14,316,119	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$12,771,374		\$14,426,769	

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7) Construction Contingency

Allowance for Change Orders	\$638,569		
Other			
Insert Row Here			
Sub TOTAL	\$638,569	1.1298	\$721,455

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1298	\$0

Sales Tax

Sub TOTAL	\$1,354,404	\$1,529,971
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CONSTRUCTION CONTRACTS TOTAL	\$14,764,347	\$16,678,195
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$687,500				
E20 - Furnishings	\$825,000				
F10 - Special Construction					
IT Equip/computers/printers	\$550,000				
Insert Row Here					
Sub TOTAL	\$2,062,500		1.1298	\$2,330,213	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0				1.1298
Sales Tax					
Sub TOTAL	\$208,313			\$235,352	
EQUIPMENT TOTAL	\$2,270,813			\$2,565,565	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$72,134				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$72,134				NA

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$150,000				
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$150,000		1.1298	\$169,470	

Green cells must be filled in by user

<div>Cost Estimate Details</div>

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Permit and Plan Review Fees	\$250,000				
TEMPORARY RELOCATON COSTS					
Design Costs	\$333,852				
Construction cost	\$2,690,188				
Equipment/FFE	\$827,750				
Moving Cost	\$124,163				
Project Management	\$125,000				
Permit and Plan Review Fees	\$75,000				
Insert Row Here					
OTHER COSTS TOTAL	\$4,425,952		1.1065	\$4,897,317	

Green cells must be filled in by user

ATTACHMENT 6.2 Project Parameters Form

Type of Space	Square Footage	Percent
Renovation of Existing	(S1) 41,174	94%
New Space	(S2) 2,406	6%
Exterior Circulation of Existing. See Appendix H.	(S6)	
Demolished Area	(S3)	
Total Affected Area	(S4) 43,580	100%
Net Area Change = New – Demo – Circulation	(S5) 2,406	

Costs	Dollars	Percent
Acquisition	\$ 0	0%
Consultant Services	\$ 3,540,733	14.2%
Construction Contracts (w/o eligible Infrastructure)	Ca \$ 18,216,796	73.0%
Eligible Infrastructure Contracts (from C100)	Cb \$ 554,031	2.2%
Equipment	\$ 2,112,719	8.5%
Artwork	\$ 81,182	0.3%
Other Costs	\$ 276,625	1.1%
Project Management	\$ 169,470	0.7%
Total Project Cost (C1)	\$ 24,951,556	

Funding	Dollars	Percent
State Appropriation	\$ 21,951,556	88%
Financed – backed by State Appropriation		
Local Funds – Cash (see list of qualifying funds)	Ma \$ 3,000,000	12%
Financed – backed by Local Funds	Mb	
Total Project Funding	(F1) \$ 24,951,556	
Matching	(Ma+Mb) \$3,000,000	(Ma+Mb) / F1 12%
Variance = Cost – Funding	(C1 – F1) \$21,951,556	

Project Weighting	Equivalent Area	Percent
Matching	(M4 * S4) 10,480	M4 = 2 * (Ma+Mb)/F1 24%
Infrastructure	(I4 * S4) 1,218	I4 = min(Cb/(Ca+Cb),(1-M4)) 3%

Renovation	$(R4 * S4)$	30,122	$R4 = (S1 * (1-M4-I4)) / (S1+S5+\min(S2,S3))$ 69%
Replacement	$(P4 * S4)$	0	$P4 = (\min(S2,S3) * (1-M4-I4)) / (S1+S5+\min(S2,S3))$ 0%
New	$(N4 * S4)$	1,760	$N4 = ((S5)*(1-M4-I4)) / (S1+S5+\min(S2,S3))$ 4%
Total	S4	43,580	M4+R4+P4+N4 %100

ATTACHMENT 6.3 Minimum and Overarching Criteria Form

Evaluation Criteria	Scoring Standard	
College Response	Affected buildings are at a single site.	YES / No
College Response	Project does not include improvements to temporary or portable facilities.	YES / No
College Response	Project is not a gymnasium or recreational facility.	YES / No
College Response	Project is not an exclusive enterprise function such as a bookstore, dormitory or contract food service.	YES / No
College Response	Project is not dependent on another project in the current request.	YES / No
College Response	Project meets LEED Silver Standard requirements.	YES / No
College Response	College has a Greenhouse Gas Emission Reduction plan.	YES / No
College Response	The facility is state-owned or a condominium interest is held (state capital funds cannot be spent on leased space).	YES / No
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 / No
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 / No
College Response	If project includes renovation, then the project extends the useful life of the affected building at least 20 years.	YES / No
College Response	If project includes renovation, then the cost does not exceed 80% of the current replacement cost.	YES / No
Effective use of existing facilities See Appendix C for guidelines on determining existing utilization.	Fall 2016 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 Classrooms 16.01 Labs 11.60
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, 4 yrs, 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.	YES YES NO YES
Overarching Subtotal (O1)		
Overarching Weighting (O2)		

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ATTACHMENT 6.4 DAHP and Tribal Review

DAHP Review

The project will comply with the Executive Order 05-05. DAHP has been provided with all EZ forms and the project received a Determination of No Cultural Resource Impact. The building to be renovated was de-listed from the National Register in 1990 when much of the building was demolished. At the time of issuance for this Project Request Report all known steps with DAHP have been completed and no further action is anticipated.

Letters of response from DHAP are attached on the following pages.

Tribal Review

A copy of the attached letter was sent to the cultural resources representative at each the following recognized Tribes. To date, no comments or concerns have been received.

Duwamish Tribe
Muckleshoot Tribe
Snoqualmie Nation
Stillaguamish Tribe of Indians
Suquamish Tribe
Tulalip Tribes
United Indians of All Tribes Foundation



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

September 5, 2017

Mr. Stephen J. Starling
Schreiber Starling Whitehead Architects
901 Fifth Avenue, Suite 3100
Seattle, Washington 98164

Re: Seattle Central College Broadway Performance Hall Project
Log No.: 2017-09-06373-OFM

Dear Mr. Starling;

Thank you for contacting our Department pursuant to Executive Order 05-05. We have reviewed the information you provided for the proposed Seattle Central College Broadway Performance Hall Project, Seattle, King County, Washington.

We concur with a Determination of No cultural resource impacts.

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive.

In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity must stop, the area secured, and the concerned tribes and this department notified

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with Executive Order 05-05. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified.

Thank you for the opportunity to comment and a copy of these comments should be included in subsequent environmental documents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Whitlam', is written over a light blue horizontal line.

Robert G. Whitlam, Ph.D.
State Archaeologist
(360) 890-2615
email: rob.whitlam@dahp.wa.gov



Stephen Starling

From: Vann, Nicholas (DAHP) <nicholas.vann@dahp.wa.gov>
Sent: Tuesday, September 05, 2017 8:40 AM
To: Stephen Starling; Whitlam, Rob (DAHP); Holter, Russell (DAHP)
Cc: Ernevad, David; Brenda Misel
Subject: RE: DAHP Compliance for Seattle Central College Project

Stephen,

The property was de-listed from the National Register in 1990, so it is not eligible. Though you can see some vestiges of the original Broadway High School, a majority of the original structure is gone and the interior was completely gutted for the 1976 remodel.

Using the map and search functions in WISAARD, you should be able to find the NR nomination and the inventory form.

Thanks,
Nick

Nicholas Vann, AIA | State Historical Architect
360.586.3079 (d) | 360.628.2170 (c) | nicholas.vann@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

 please consider the environment before printing this email

My weekly hours are 7am - 5pm, Mon-Thurs
Like [DAHP on Facebook!](#)

From: Stephen Starling [mailto:starling@sswarchitects.com]
Sent: Friday, September 01, 2017 10:29 AM
To: Whitlam, Rob (DAHP); Holter, Russell (DAHP); Vann, Nicholas (DAHP)
Cc: Ernevad, David; Brenda Misel
Subject: DAHP Compliance for Seattle Central College Project

Mr's. Whitlam, Holter, and Vann,

Seattle Central College is requesting capital funding for the renovation of the Broadway Performance Hall at 1625 Broadway, Seattle WA. 98122. We are seeking DAHP Review.

Please find attached the EZ 1 form.

I've used the database for EZ 2 and the search engine report no findings.

Do we need to submit the EZ 3 form? Please note, that at this time, we are only seeking funding. Answers to the EZ 3 from questions are still several years away. The building will be more than 45 years old at time it is funded (believed to be in the 19-21 state biennium at the absolute earliest.

Please let me know if you have any questions.

Stephen J. Starling AIA, PRINCIPAL
Schreiber Starling Whitehead Architects
901 Fifth Avenue, Suite 3100
Seattle, WA 98164
o: 206.682.8300
c: 206.755.3553



SEATTLE CENTRAL COLLEGE

One of the Seattle Colleges

November 15, 2017

The Honorable JoDe Goudy

Yakama Nation

PO Box 151

Toppenish, WA 98948

Subject: Broadway Performance Hall - Renovation
Seattle Central College

Mr. Goudy

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Seattle Central College's intent to renovate the Broadway Performance Hall located on our campus at 1625 Broadway in Seattle. The College is seeking capital funding to begin design of the building's renovation in July of 2019, with the hope of beginning construction in the summer to 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the buildings eligibility for listing on the National Register of Historic Places. If funding is secured, we will also be submitting the project for Landmarks Nomination with the City of Seattle Landmarks Board.

In addition, Seattle Central 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 206-934-6931 or by e-mail at David.Ernevad@seattlecolleges.edu by the middle of December 2017 if possible.

Respectfully,

David Ernevad

Director of Capital Projects and Environmental Safety

ATTACHMENT 6.5 LEED v4 Checklist and Green House Gas Emissions Reduction

SCC is committed sustainable construction, and the reduction in green house gas emissions.

Commitment to LEED Certification.

SCC has significant experience in planning for the design, construction, and operation of building in accordance with the green building principles required to achieved LEED Certifications. SCC's two most recently completed major capital projects; the Wood Construction Center (\$22.5M construction cost and 60,900 GSF) and Seattle Maritime Academy (\$11.5M construction cost and 26,500 GSF) achieved LEED Silver Certification.

A Preliminary sustainability LEED scorecard (see attached) was prepared as part of the Project Request Report process. This project will target 54 points and LEED Silver Certification

Please see the attached LEED V4. Scoresheet at the end of this attachment.

Commitment to Green House Gas Emission Reduction.

Seattle Colleges, which Seattle Central College is a part of, follows the State Agency Climate Leadership Act, committing state agencies to reduce greenhouse gas emissions. 2009 Senate Bill 5560- Chapter 519, Laws of 2009. The act committed state agencies to lead by example in reducing their greenhouse gas emissions. SCC participates by:

1. Reporting our GHG emission to Department of Ecology Annually
2. Meeting LEED certification on new buildings and ensuring we design building to reduce GHG emissions
3. Campus wide sub metering and reporting to DES - per state requirements
4. Energy Efficiency & GHG emission's plans for existing campus buildings, working with DES and ESCO partners to reduce the overall campus emissions though campus wide systematic energy conservation upgrades
5. Seattle Colleges has a full-time Sustainability Coordinator. The Seattle Colleges has created a district sustainability plan for all three campuses that addresses our short-term and long-term energy and greenhouse gas emissions goals. the Sustainability plan is available on our website and can be emailed or mailed to you upon request.

The Broadway Achievement Center will incorporate at least seven (7) of the best practices to reduce greenhouse gas emissions

Please see the following Best Practices to Reduce Greenhouse Gas Emissions form

Over the past 7 years, Seattle Central has demonstrated a strong commitment to updating/replacing old and inefficient mechanical equipment and control systems within its facilities. During that time, the college has partnered with three premier Energy Services Contractors in the Puget Sound Region. AMERESCO, McKinstry, and McDonald Miller. Success in this area is due in part to our participation in the Department of Commerce and Seattle City Light grant programs. Projects have included

- Lighting Upgrades
- New DDC systems.
- Water Efficiency Measures
- Data Analytics to automate continuous commissioning activities.
- Currently working on:
 - Solar Energy (grant awards from both Commerce and SCL)
 - Evaluation of waste heat for on-site power generation
 - City of Seattle Building Tune-Up Program

The BPH currently operates with old and inefficient mechanical systems. The renovation will provide an opportunity to upgrade all mechanical and major infrastructure components. The Iconics Data Analytics system will ensure that the upgraded equipment and systems are operating at their highest efficiency, virtually being re-commissioned continuously and in real time. Operating mechanical and electrical systems at peak efficiency will ensure the Green House Gas reductions achieved will be maintained.

Appendix 6.6	
Best Practices to Reduce Greenhouse Gas Emissions	
System / Best Practices	Included in Project?
Mechanical	
Solar water heating	No
Above code HVAC system efficiency	Yes
Use natural gas instead of electricity for heating	Yes
Geothermal heat pump	No
Post occupancy commissioning	Yes
Interconnectivity of room scheduling in 25Live and HVACcontrols	Yes
Electrical	
Photovoltaic energy systems	No
Time of day and occupancy programming of lighting	Yes
Efficient lighting	Yes
Envelope	
Minimize building surface area for necessary floor area	No
Roofing materials with light solar reflectance and reliability	No
Green roofs to absorb heat and act as insulators for ceilings	No
Site	
Orient building for natural light and reduced heating and cooling loads	No
Trees and vegetation planted to directly shade building	No
Paving materials with light solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements	No
Increase transportation choices - drive, walk, bike or public transit	Yes
Total number of these best practices included in project:	7

The following pages include:

- LEED v4 Score sheet prepared as part of this PRR proposal
- Seattle Community Colleges Greenhouse Gas Reduction Plan with Progress as of October 2013 (all the Seattle District College participated in a joint strategy and report process for GHG Emissions)



Project Name: Broadway Achievement Center - Seattle Central College
Date: July 2017

700Materials and Resources			13			
Y	Y	Prereq	Storage and Collection of Recyclables			Required
Y	Y	Prereq	Construction and Demolition Waste Management Planning			Required
2		Credit	Building Life-Cycle Impact Reduction			5
1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations			2
1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials			2
1		Credit	Building Product Disclosure and Optimization - Material Ingredients			2
2		Credit	Construction and Demolition Waste Management			2
1300Indoor Environmental Quality			16			
Y	Y	Prereq	Minimum Indoor Air Quality Performance			Required
Y	Y	Prereq	Environmental Tobacco Smoke Control			Required
2		Credit	Enhanced Indoor Air Quality Strategies			2
3		Credit	Low-Emitting Materials			3
1		Credit	Construction Indoor Air Quality Management Plan			1
1		Credit	Indoor Air Quality Assessment			2
1		Credit	Thermal Comfort			1
2		Credit	Interior Lighting			2
1		Credit	Daylight			3
1		Credit	Quality Views			1
1		Credit	Acoustic Performance			1
200Innovation			6			
1		Credit	Innovation			5
1		Credit	LEED Accredited Professional			1
200Regional Priority			4			
1		Credit	Regional Priority: Specific Credit			1
1		Credit	Regional Priority: Specific Credit			1
		Credit	Regional Priority: Specific Credit			1
		Credit	Regional Priority: Specific Credit			1

54	0	0	TOTALS	Possible Points: 110
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Certified: 40 to 49 points. **Silver:** 50 to 59 points. **Gold:** 60 to 79 points. **Platinum:** 80 to 110

Strategy for Reducing Greenhouse Gas Emissions

Company Name: Seattle Community Colleges

Submittal Date: June 27, 2011, Revision Oct. 2013

1. Background

In 2009, the Legislature and Governor adopted the State Agency Climate Leadership Act (Engrossed Second Substitute Senate Bill 5560 – Chapter 519, Laws of 2009). The Act committed state agencies to lead by example in reducing their greenhouse gas (GHG) emissions to:

- 15 percent below 2005 levels by 2020.
- 36 percent below 2005 by 2035.
- 57.5 percent below 2005 levels by 2050 (or 70 percent below the expected state government emissions that year, whichever amount is greater.)

The Act, codified in RCW 70.235.050-070 directed agencies to annually measure their greenhouse gas emissions, estimate future emissions, track actions taken to reduce emissions, and develop a strategy to meet the reduction targets. The strategy is required by law in [RCW 70.235.050](#) section (3):

By June 30, 2011, each state agency shall submit to the department a strategy to meet the requirements in subsection (1) of this section [greenhouse gas reduction targets]. The strategy must address employee travel activities, teleconferencing alternatives, and include existing and proposed actions, a timeline for reductions, and recommendations for budgetary and other incentives to reduce emissions, especially from employee business travel.

Agency Policy statement

The Seattle Community Colleges engage students to think critically about all aspects of our world within the context of environmental literacy, social justice, and economic systems that reflects these values. Integration of sustainability into education, operations, and planning for the colleges is a priority for the district in the 2011-2013 biennium.

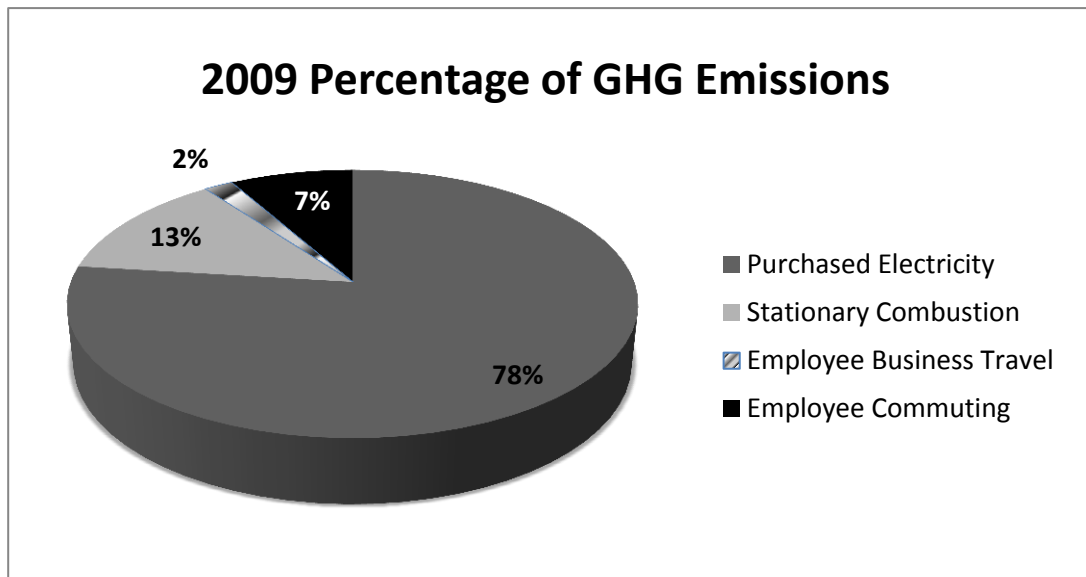
2. Greenhouse Gas Emissions from Agency Operations

A. Direct sources of GHG emissions from building and fleet energy use (does not include GHG emissions from employee business travel and commuting).

Year	Greenhouse Gas Emissions (metric tons carbon dioxide equivalent, MTCO ₂ e)
2005	15,003
2009	16,053
2020 (projected)	18,996
2035 (projected)	20,174

(Note: Figures do not include GHG emissions from buildings owned by General Administration. However, they do include GHG emissions from use of the GA Motor Pool.)

B. Main sources of direct GHG emissions



C. Greenhouse Gas Reduction Targets

- Improve tracking of information used to quantify GHG emissions
- Integrate GHG reduction goals and actions into sustainability efforts and track progress
- Monitor progress, implementation, and develop strategies
- Education/Outreach

Year	GHG Reduction Target (MTCO ₂ e)
2020 (15% below 2005)	12,753
2035 (36% below 2005)	9,602
2050 (57.5% below 2005)	6,376

D. Level of GHG Reduction (from 2009 Levels) Needed to Meet Targets

Year	Amount of GHG Reduction Needed to meet Targets (MTCO ₂ e)
2020	3,300
2035	6,451

3. Overarching Strategies (if applicable)

The agency identified several cross-cutting strategies to help in reducing GHG emissions:

- Benchmark existing sources of GHG emissions from operations and commuting
- Development of a Climate action Plan for each college in order to plan, identify, prioritize carbon emission reduction measures.
- Implement prioritized carbon emission reduction measures to meet Ecology's reduction requirements

4. Greenhouse Gas Reduction Strategies for Direct Emission Sources (Building and Fleet Energy Use)

A. Strategies and Actions with Low to No Cost

Where possible, include estimates of GHG reduction, cost, payback using emission reduction tool. Add the reduction and cost estimates and insert totals.

Strategies and Actions	GHG Reduction Estimate Annual (MTCO ₂ e)	Upfront Cost Estimate (\$)	Payback Period Estimate (Years)	Date to Implement Estimate
Building Energy Use				
Using technology to replace printing materials	7#'s per ream	\$0	Immediate	2011-2013
Reducing the number of printers and copiers	Unknown	\$0	Immediate	2011-2013
Automatic shut-down of computers at night	4.1/ 100 Computers	\$7.50/machine	6months	2011-2013
Partnering to install LED street lighting	50% per fixture	\$0	Immediate	Complete
Collecting and composting organic materials	6.35	\$6K	5-10 years	2020
Fleet Energy Use				
TOTALS:	Unknown		Unknown	Unknown

B. Strategies and Actions with Payback up-to Twelve Years (or other time period determined by your agency)

Strategies and Actions	GHG Reduction Estimate (MTCO ₂ e)	Upfront Cost Estimate (\$)	Payback Period Estimate (Years)	Date to Implement Estimate
Building Energy Use				
Placing sub-meters in all buildings	Indirect	\$2K/building	N/A	2011-2013
Replacing existing appliances with energy star appliances	10% per appliance	N/A	2 years	2011-2013
Offering more online courses	Indirect	\$3K/course	N/A	Ongoing
Installing LED street lighting	50% per fixture	\$500/fixture	5-7	2011-2013
Fleet Energy Use				
Providing charging stations for electric vehicles	Indirect	\$5K/station	10 years	2011-2013
Converting two on-road vehicles to electric vehicles	50% Reduction per vehicle	\$20K/vehicle	10 years	2011-13
Converting campus on-site vehicles to electric vehicles	50% Fleet Emissions	\$10K/vehicle	6.6 years	2013+
TOTALS:	Unknown		Unknown	Unknown

C. Strategies and Actions with High Cost and Long Payback (*more than 12 years or other time period determined by your agency*)

Strategies and Actions	GHG Reduction Estimate (MTCO ₂ e)	Upfront Cost Estimate (\$)	Payback Period Estimate (Years)	Date to Implement Estimate
Building Energy Use				
State-of-the-art controlled flow refrigerant HVAC system	Unknown	\$100K/college	20 years	2011-13
Replacing existing lighting with energy efficient lighting and controls	145 / 500K sq ft Conditioned Space	\$1/sf	7-10 years	2010-13
More efficient building control system schedule based on occupancy	10% of Building Energy	\$500K/college	7-10 years	2010-13
Replacing HVAC systems to more energy efficient system	10% of Building Energy	\$1.50/sf	10-15years	2010-13+
Building new construction to LEED silver or better	15% of Building Energy	+2% of capital	4.1 years	Ongoing
Installing photovoltaic co-generation solar panels	Negligible	\$9/kW	N/A	2010-13
Installing wind turbine generator	Negligible	\$9/kW	N/A	2010-13
Fleet Energy Use				
Replacing motor pool vehicles with hybrids	50% Fleet Emissions	\$5K/vehicle	10 years	2011-13+
TOTALS:	Unknown		Unknown	Unknown

5. Greenhouse Gas Reduction Strategies for Other Emission Sources (*Employee Business Travel and Commuting*)

Source of GHG Emissions	GHG Emissions, 2009 (or most recent year) (MTCO ₂ e)
Business Travel	1490
Employee Commuting	Analysis in progress

Strategies and Actions	GHG Reduction Estimate (MTCO ₂ e)	Upfront Cost Estimate (\$)	Payback Period Estimate (Years)	Date to Implement Estimate
Employee Business Travel				
Analysis in progress				
Employee Commuting				
Analysis in progress				
TOTALS:			N/A	N/A

6. Additional Sustainability Strategies and Actions (if applicable)

Strategies and Actions	Co-benefits for GHG Reduction	Implementation Date Estimate
<i>Sustainable purchasing practices</i>	Analysis in progress	
<i>Reduction in usage of hazardous materials</i>	Analysis in progress	
<i>Water use reduction</i>	Analysis in progress	
<i>More efficient waste stream management</i>	Analysis in progress	
<i>Sustainable grounds management</i>	Analysis in progress	
<i>Transportation management plan</i>	Analysis in progress	
<i>Sustainability coordinator and committee</i>	Analysis in progress	

7. Next Steps and Recommendations

The Seattle Community Colleges are exploring:

- Collaborating to create a streamlined process for collecting and analyzing data used in annual reporting;
- Providing training when requested for understanding reporting requirements and how to inventory emissions at each college;
- Aggregating data from each college and submit final reporting to Ecology.
- Creating a “Climate Team” that is responsible for meeting CO2 reporting requirements to the district;
- Building on this preliminary benchmarking work, develop a Climate Action Plan with details of specific CO2 reduction measures;
- Identifying, prioritizing, and implementing most cost effective CO2 reduction strategies for their campus;
- Continuing to inventory CO2 generating sources and refining data collection and reporting emissions.

Recommendations for budgetary and other incentives, especially from business travel

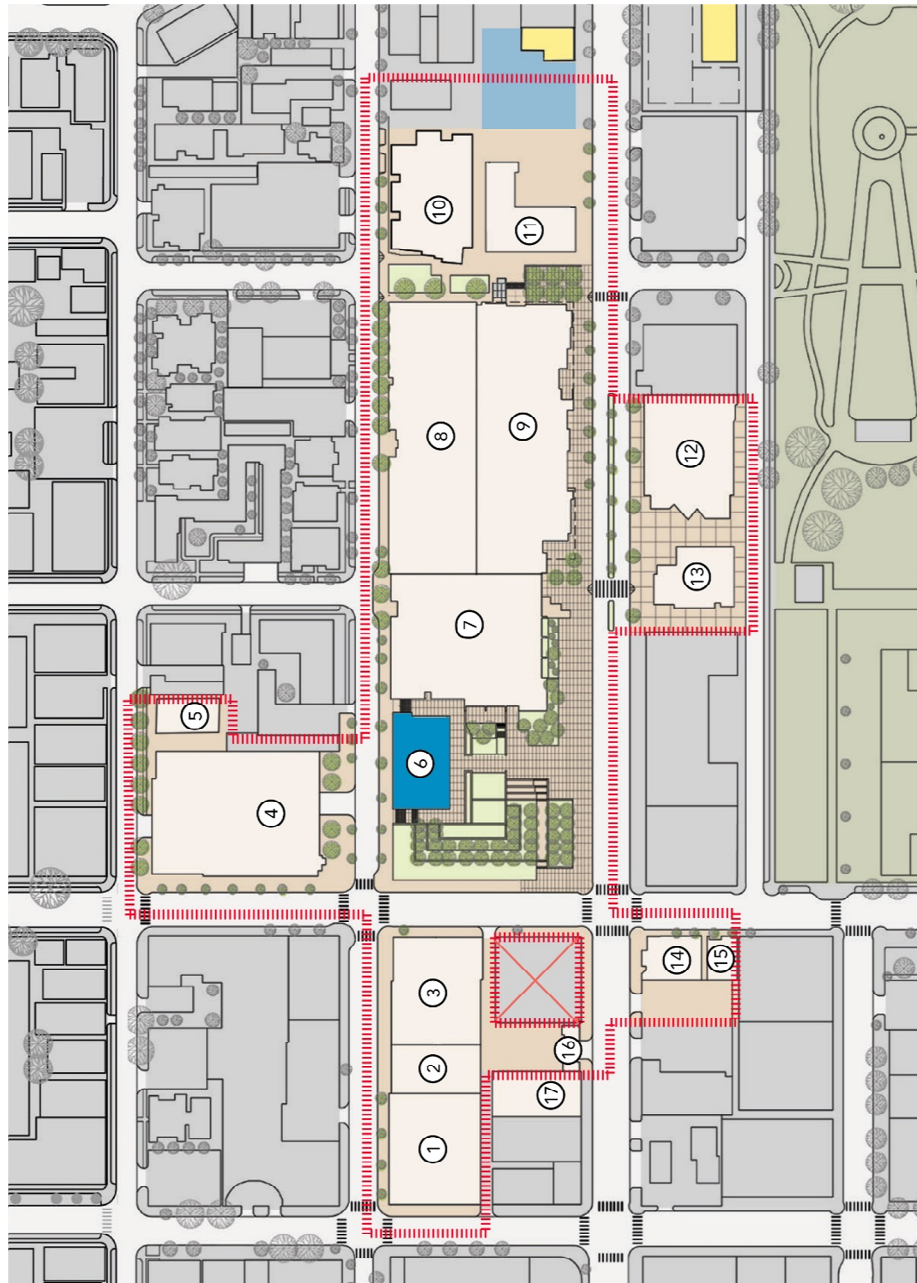
The current travel freeze has reduced business travel related emissions dramatically. No budgetary and other incentives have been identified at this time.

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ATTACHMENT 6.7 Campus Map



BUILDING KEY	
①	Siegal Center
②	Erickson
③	Fine Arts
④	Student Parking Garage
⑤	Plant Lab
⑥	Broadway Performance Hall
⑦	Phase II
⑧	Edison Building
⑨	Broadway/Edison Building
⑩	Science & Math Building
⑪	North Plaza Building
⑫	Mitchell Student Activity Center
⑬	Bookstore
⑭	South Annex
⑮	International Programs
⑯	Broadway Cafe
⑰	Atlas Building

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ATTACHMENT 6.8 Preliminary Drawings

The following pages include:

First Floor Harvard Concept Plan – Basic Skills Labs

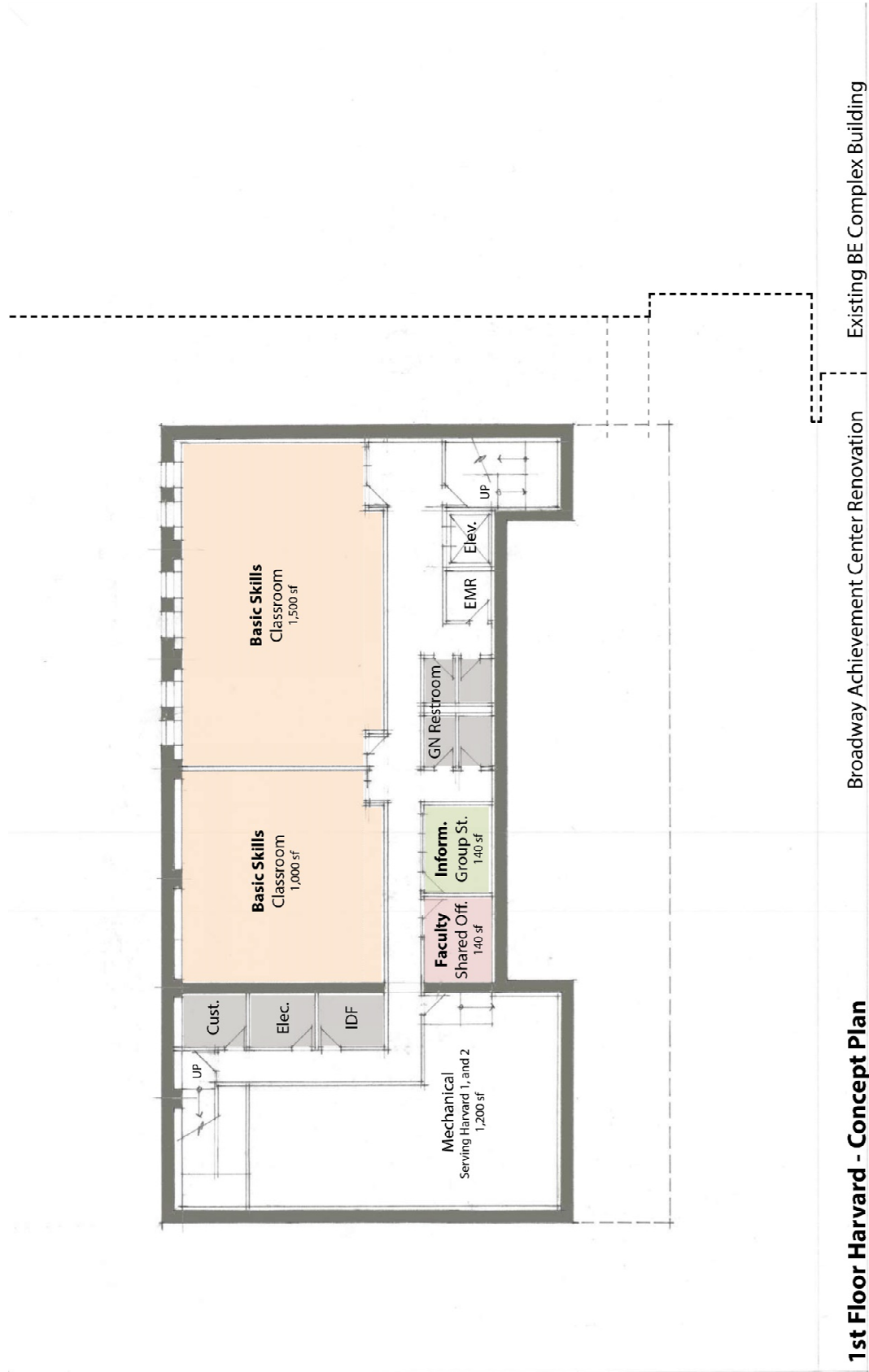
Second Floor Harvard Concept Plan – Basic Skills Labs

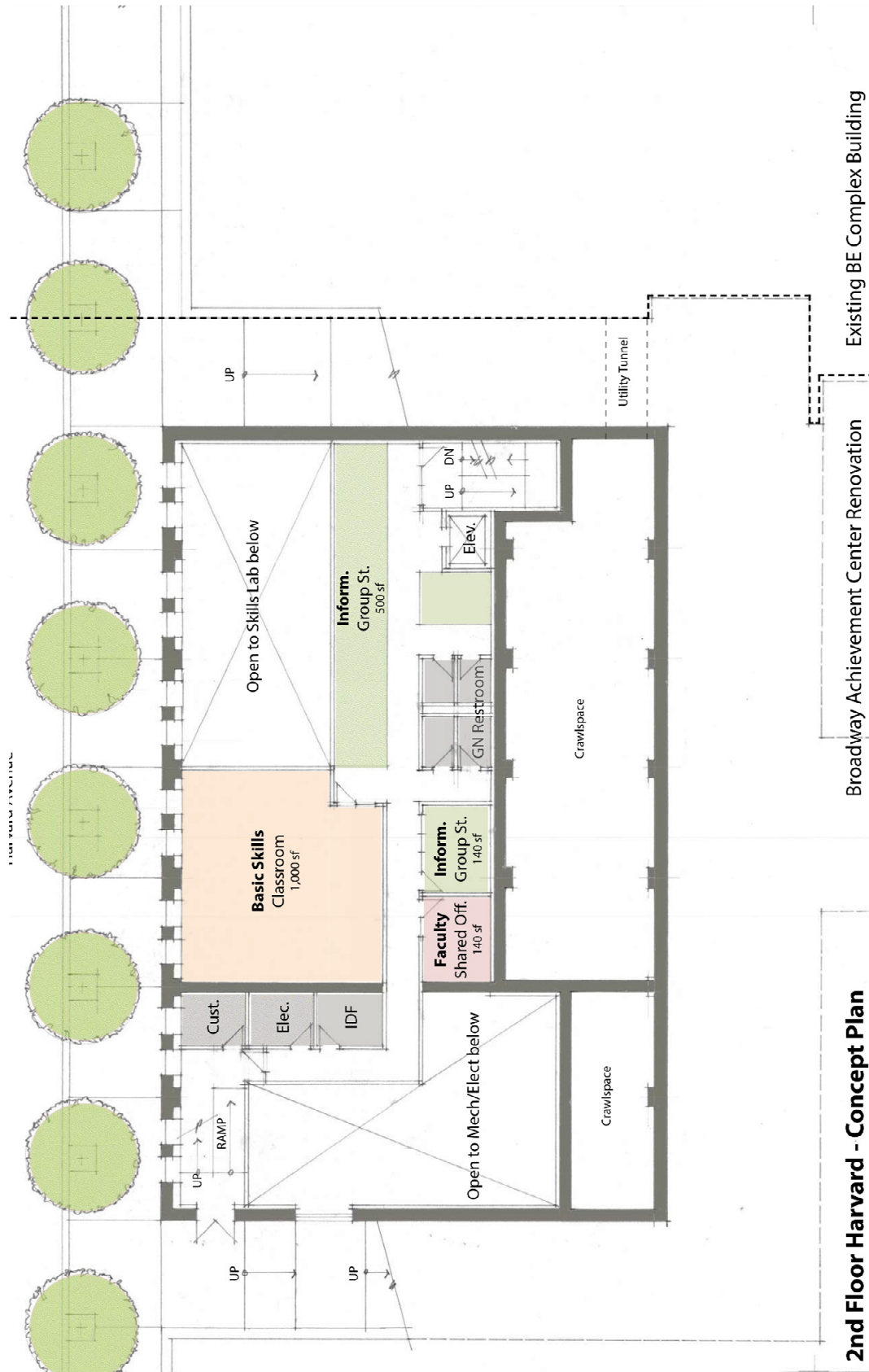
First Floor Broadway Concept Plan – Auditorium/Learning Commons

Second Floor Broadway Concept Plan – Library/Learning Resources Expansion

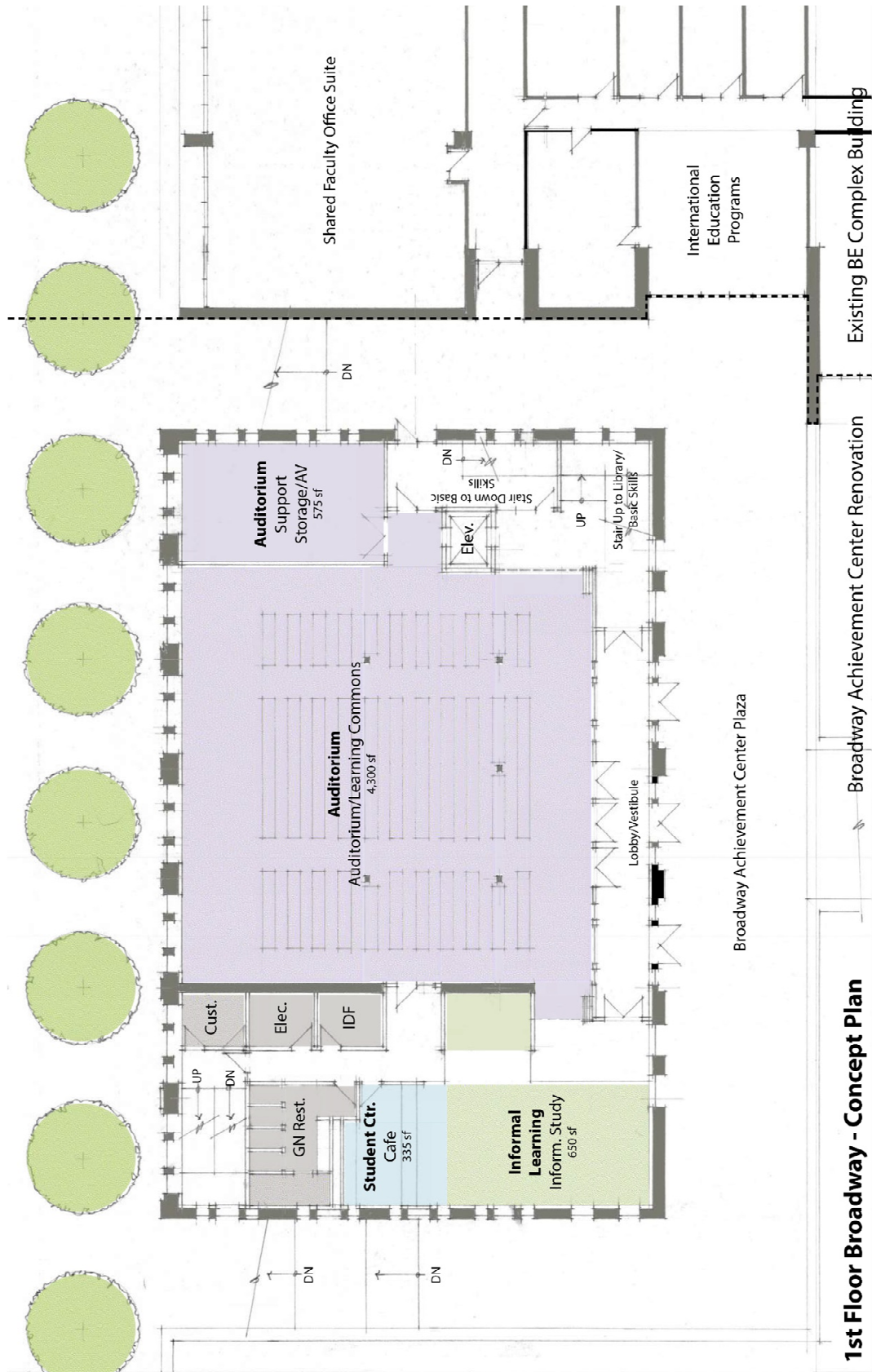
Third Floor Broadway Concept Plan – Basic Skills Labs.

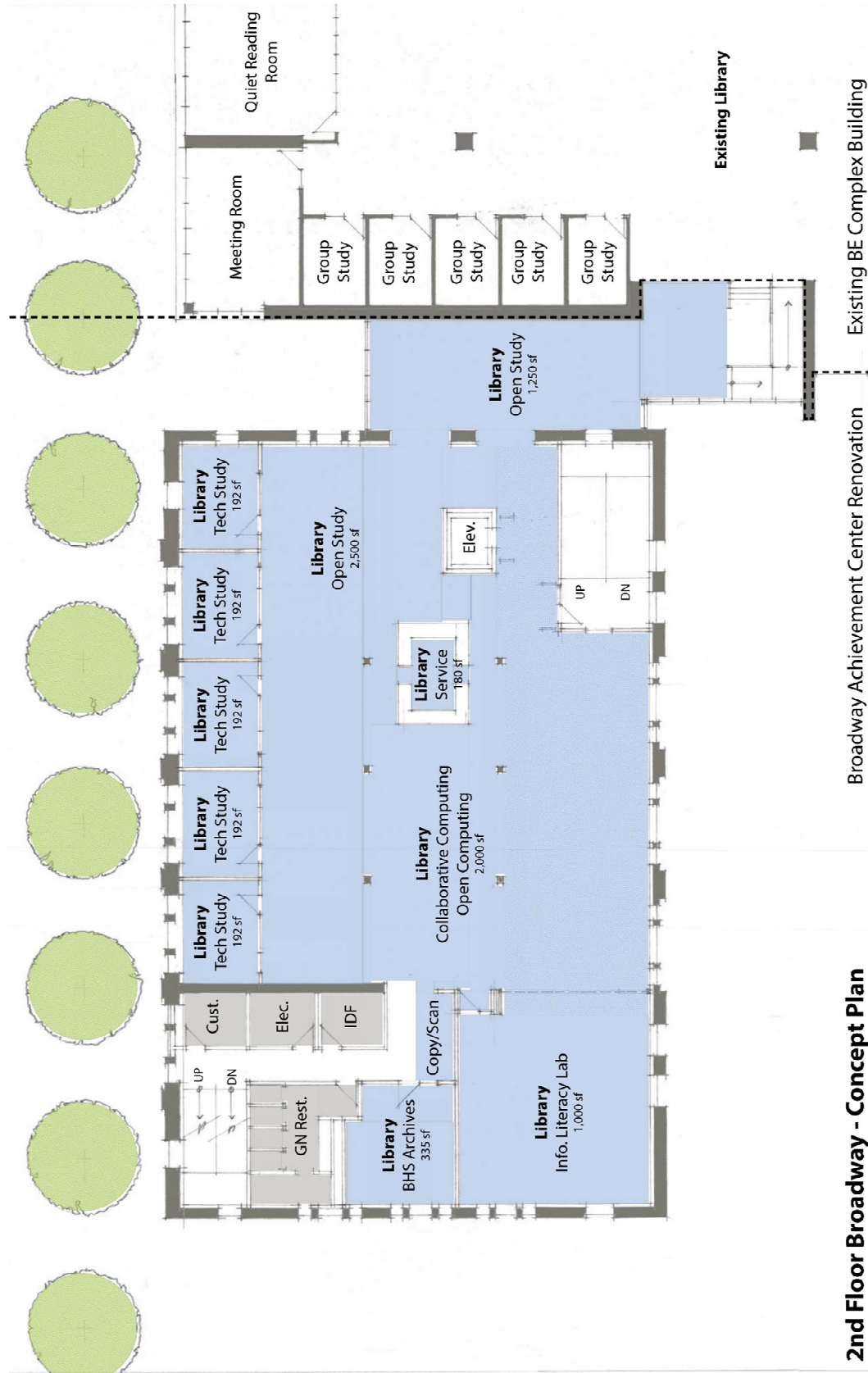
Mechanical Mezzanine Plan

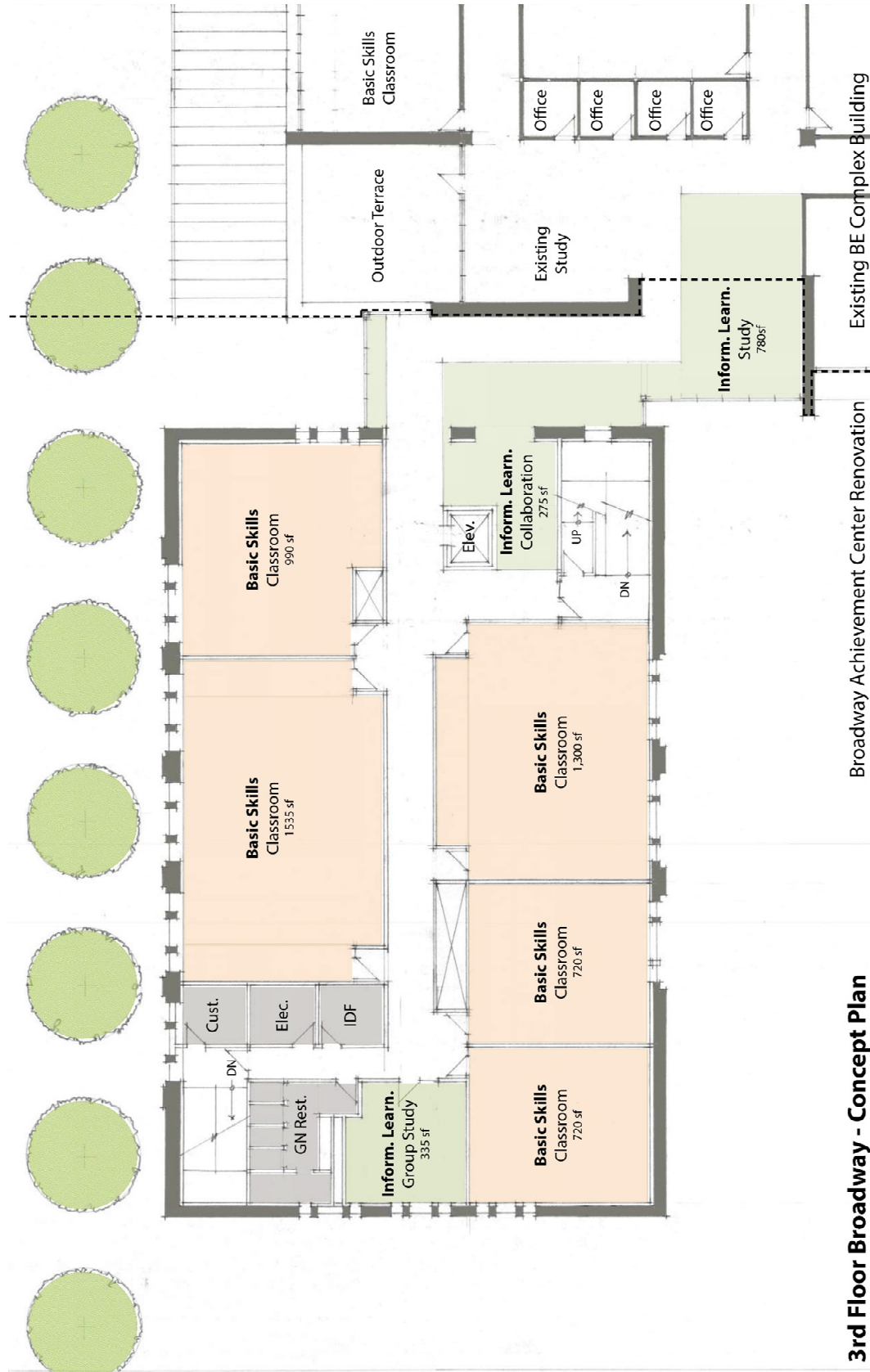




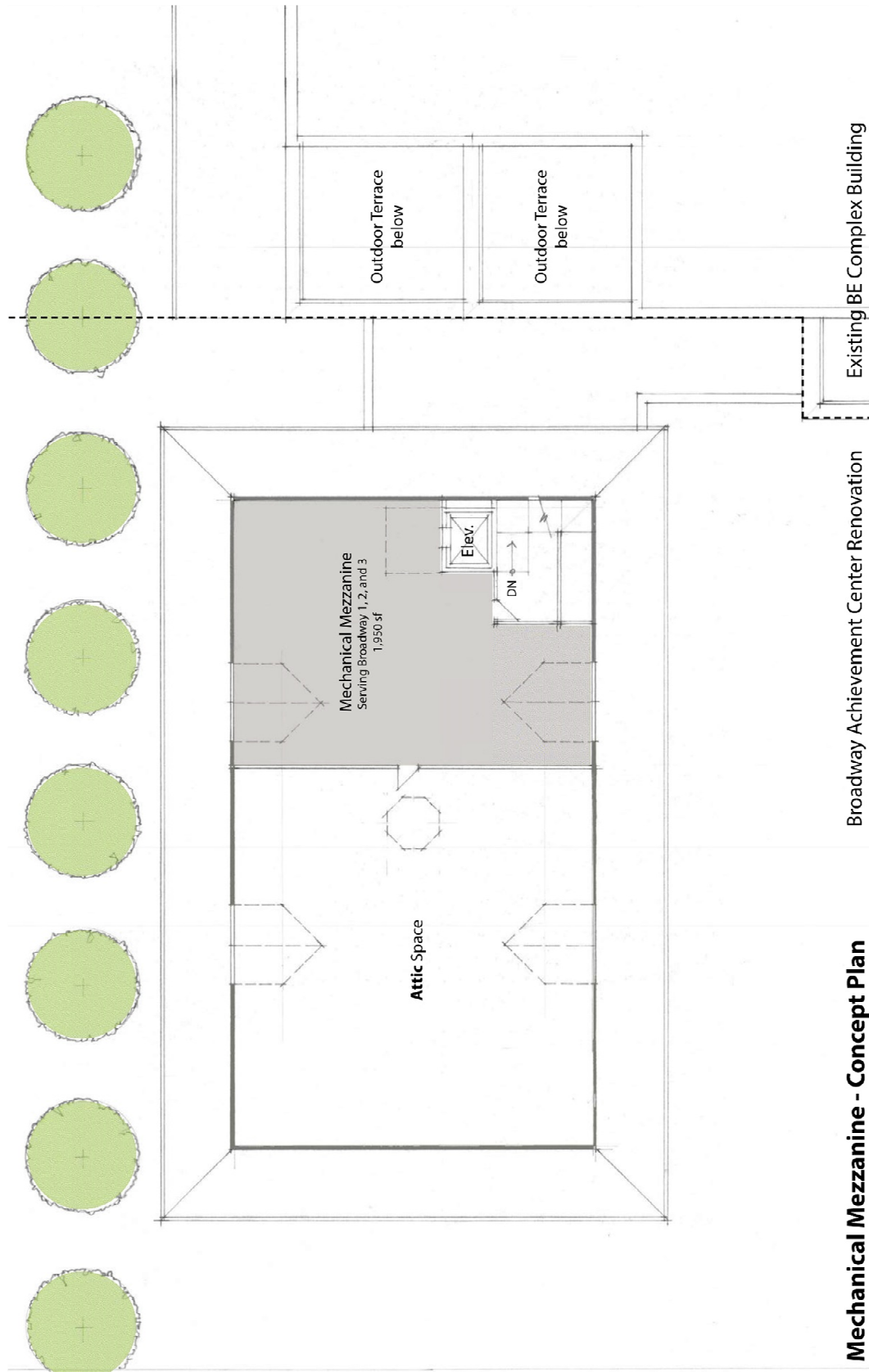
2nd Floor Harvard - Concept Plan







3rd Floor Broadway - Concept Plan



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APPENDIX 7.1 Site Specific Reports

Seismic

A **Structural Evaluation** was conducted by PCS Structural Solution in the fall of 2017. Excerpts of the report are attached. To review a full copy please visit the [BPH Structural Report](#)

These reports are attached with significant information highlighted for convenience.

The City of Seattle identified the existing BPH building as a candidate for seismic evaluation due to its exterior veneer, and its function as a public building in a high pedestrian area. The PCS report found that while the existing structure is currently in reasonable condition it does not meet current code. The City of Seattle will require that any substantive renovation include a full seismic upgrade.

Life Safety/Building Conditions

An **Exterior Envelope Conditions Assessment** was done by SHKS in March of 2016. Excerpts of the report are attached. To review a full copy please visit [Exterior Envelope Conditions Assessment](#)

The Exterior Envelope Conditions Assessment was trigger by “sloughing” of the exterior sandstone veneer. In short, water penetrating the sandstone causes parts of the sandstone to fracture and fall off. Obviously, falling chunks of stone pose a significant safety issues for pedestrians. Because all four sides of the building abut major pedestrian pathways. During winter months when the stone is most susceptible to fracture due to freeze thaw activity, the college sets up warning tape to keep pedestrians a safe distance away from the building.

To correct this problem, the building needs regular evaluation and removal of damages stone surfaces. Alternately, and as included in the proposed project, the veneer should be upgraded. The upgrade will include two steps.

1. The first would be the installation of helical anchors and re-pointing of the veneer to better tie the stone to the concrete back up wall
2. Following the installation of anchors, the stone surface will be coated with a penetrating stabilization coating that will prohibit moisture from penetrating the stone.



Seattle
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STRUCTURAL EVALUATION FOR

SEATTLE CENTRAL COLLEGE BROADWAY PERFORMANCE HALL SEATTLE, WASHINGTON

PREPARED BY
PCS STRUCTURAL SOLUTIONS

**NOVEMBER 1, 2017
17-733**





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I. PREFACE

The structural evaluation of Broadway Performance Hall, located on the Seattle Central Campus, was conducted for two purposes:

- The building is currently on the City of Seattle's *List of Unreinforced Masonry (URMs) Identified by Seattle DCI – April 2016*. Regulations are being developed that may require owners of unreinforced masonry bearing wall buildings to seismically upgrade the facilities. Buildings were placed on the list after the City performed a “sidewalk” review, identifying structures that appeared to be constructed with URM walls. While the Broadway Performance Hall was originally constructed with URM walls, significant modernizations occurred in the 1970s that adjusted the vertical support system. Existing documentation was reviewed to determine if it was feasible to request the status of the facility (current listed as “No Visible Retrofit Level”) be adjusted in the City’s database.
- Seattle Central Community College is considering major modifications to the interior of the building, including adding an additional floor level. While seismic renovations occurred in the 1970s, the proposed level of modification will trigger another seismic and vertical support system upgrade. Included in this report are preliminary findings to what types of modifications may be required.

Documentation for the 1970’s renovation was available for review. Assumptions were made where building information was limited.



II. EXECUTIVE SUMMARY

The Seattle Central College Broadway Performing Arts building is a four story facility. The top floor is an auditorium space, with catwalks, fly lofts, and other rigging systems. An attic above the auditorium supports mechanical equipment.

The building was originally constructed in 1911, and was part of Seattle first high school, Broadway High. It remained a high school until 1946, at which time it became part of the Edison Technical School. In 1966, it was acquired by Seattle Community College. Major modifications and renovations occurred in the 1970s. The modifications included reframing of floor areas, as well as other vertical and seismic upgrades.

The facility is built into the hillside. On the east face, the primary entrance is at the third floor level, while on the west face the entrance is at the second floor level. The first level is a partial basement.

Building codes and construction methods have changed over the years, incorporating lessons learned from past experience in relation to vertical and lateral (wind and seismic) design. The 1970s renovations addressed the most significant issues with the original construction:

- Unreinforced masonry walls were backed up with concrete shear and bearing walls. The new concrete walls provide vertical and lateral support for the floor and roof system.
- The roof and floors were anchored to the new concrete walls to resist out-of-plane seismic forces.
- The unreinforced masonry walls were anchored to the concrete walls, and now it effectively acts as an anchored veneer.

Summary

While it appears the previous upgrades significantly improved the anticipated performance of the facility, seismic design has continued to evolve since the 1970s. Detailing requirements are more stringent, and code-prescribed lateral loads in the Seattle area are significantly higher. Accordingly, while the intent of the previously performed upgrades is still pertinent, the capacity of those upgrades may not fully meet current code requirements. It is recommended that a report be developed that outlines the previous upgrades, with the intent that the report would be shared when meeting with the City to determine if the building will be affected by the proposed URM upgrade ordinance.

It is apparent that if additional modifications to the facility are made, such as adding another floor level, an updated analysis and upgrade will be required. This upgrade will include work to the floors and foundations, as well as the installation of new shear walls to supplement the walls previously installed.



III. INTRODUCTION

A) SCOPE OF WORK

a) Field Investigation

- Walked through the complex, looking for signs of structural distress, differential settlement or deterioration.
- Viewed structure wherever visible.
- Testing or selective demolition was not completed at this time.

b) Initial Review of Construction Drawings

- Reviewed available construction drawings.
- Where no drawings were available, or the drawings did not adequately describe as-built conditions, recommendations were based on field investigation and observations.

c) Report Preparation and Further Construction Drawing Review

- Further evaluated drawings with respect to structural concerns identified in the initial review or field investigation.
- Brainstormed conceptual ideas to mitigate structural concerns identified.
- Structural Report
 - Described vertical and lateral load resisting system for each building.
 - Summarized visual observations of building condition, signs of structural distress, and differential settlement.
 - Identified structural concerns and provided a summary of the structural recommendations.
 - Identified areas where additional analysis is warranted to verify assumptions made beyond the scope of this evaluation.



NOVEMBER 1, 2017

IV. STRUCTURAL EVALUATION

SEATTLE CENTRAL COLLEGE BROADWAY PERFORMANCE HALL SEATTLE, WA

The Broadway Performance Hall was evaluated by conducting a site-visit/walk-through of the facility and reviewing existing drawings from the 1970s renovations. The methodology of the ASCE 41-13 "Seismic Evaluation and Retrofit of Existing Buildings" was used as a guideline; however, checklists were not completed. Detailed lateral/vertical analyses were not completed. The review of non-structural such as ceilings, partitions, lights, mechanical piping and equipment were also beyond the scope of this evaluation.

A. TYPE OF CONSTRUCTION/STRUCTURAL SYSTEM

The Broadway Performance Hall was constructed around 1911, and initially served as a performance hall for Broadway High School. It was purchased by Seattle Central College in 1966, and underwent significant modernizations and seismic upgrades in the 1970s. It is a four story building, built into a hillside. The lowest level is a basement, the second level is entered from the west street level, and the third level is entered from east plaza level. The fourth level is elevated and currently houses the auditorium. There is also an accessible attic that contains mechanical equipment.

SYSTEM DESCRIPTIONS

Vertical Load Resisting System:

The floor systems are framed with steel beams supporting composite metal deck (typical for the 1970s construction), or steel trusses supporting wood framing with a reinforced concrete topping (typical for the 1911 construction). The attic floor framing is wood, while the roof system is framed with heavy timber trusses supporting wood beams/joists and a roof deck. The vertical gravity framing consists of concrete walls, concrete piers, and steel columns. The unreinforced masonry walls that once supported the floor and roof framing are anchored to the concrete walls and no longer provide primary vertical or lateral support.

The foundations appear to be concrete, bearing directly on grade.

Lateral Force Resisting System:

The wood roof system acts as a flexible diaphragm that transfers seismic/wind forces to the perimeter concrete walls. The concrete floor system acts as a rigid diaphragm that transfers lateral forces to interior and exterior concrete shear walls. The concrete walls surround the perimeter of the buildings, as well as near the elevator shaft. The interior concrete walls do not extend to the attic/roof.



**SEATTLE CENTRAL COLLEGE
BROADWAY PERMANENCE HALL
SEATTLE, WA**

B. OBSERVATIONS AND COMMENTS

- The building appears to have been well maintained. We observed no signs of significant structural distress, structural deterioration or differential settlement.
- The majority of the interior concrete walls and piers are covered by finishes. However were exposed to view, the concrete appears to be in good condition.

C. RECOMMENDATIONS

The structural concerns and recommendation differ significantly between the options of 1) continuing to use the facility in its current configuration, or 2) modifying and/or adding interior floors for different programmatic use.

I. Current Configuration

The seismic and vertical upgrades performed in the 1970s significantly improved the overall performance of the building. The unreinforced masonry walls, originally used to support the floors and roof, were also the lateral force resisting system. Concrete walls and piers were installed to support vertical and lateral loads (See Appendix A, Sheet 1). The masonry walls were also anchored to the concrete walls (See Appendix A, Sheet 3).

While the intent of the code is met with the upgrades performed in the 1970s, code prescribed forces have increased significantly since then, and anchorage/detailing requirements are more stringent. Preliminary calculations indicates that some of the concrete walls/piers, as well as floor/wall interface, are slightly overstressed under full seismic forces. Current reinforcing details requirements, specifically in the piers, is also not met.

If this facility had been originally built as a concrete building with brick veneer, and the occupant load/use was not changing, a seismic upgrade would not be required. However, if the proposed City of Seattle Unreinforced Masonry Policy proceeds, it will be mandated that all URM bearing wall buildings are seismically upgraded. The parameters on how to address the rather unique situation where a very significant modernization has already been performed that essentially removed the URM bearing wall, yet doesn't meet current code requirements, has not been developed yet. It is recommended a report be developed that describes the current condition of the facility and includes the key plans and details from the 1970s upgrade. A meeting should then be arranged with the City to develop an approved approach.

II. Interior Floor Additions/Modifications

Interior modifications, in particular adding a steel framed/concrete deck floor level above the current auditorium area, will trigger a vertical and seismic upgrade by the City of Seattle. This will require many new framing elements and/or modifications to existing elements. The following issues are the primary deficiencies noted in this study:



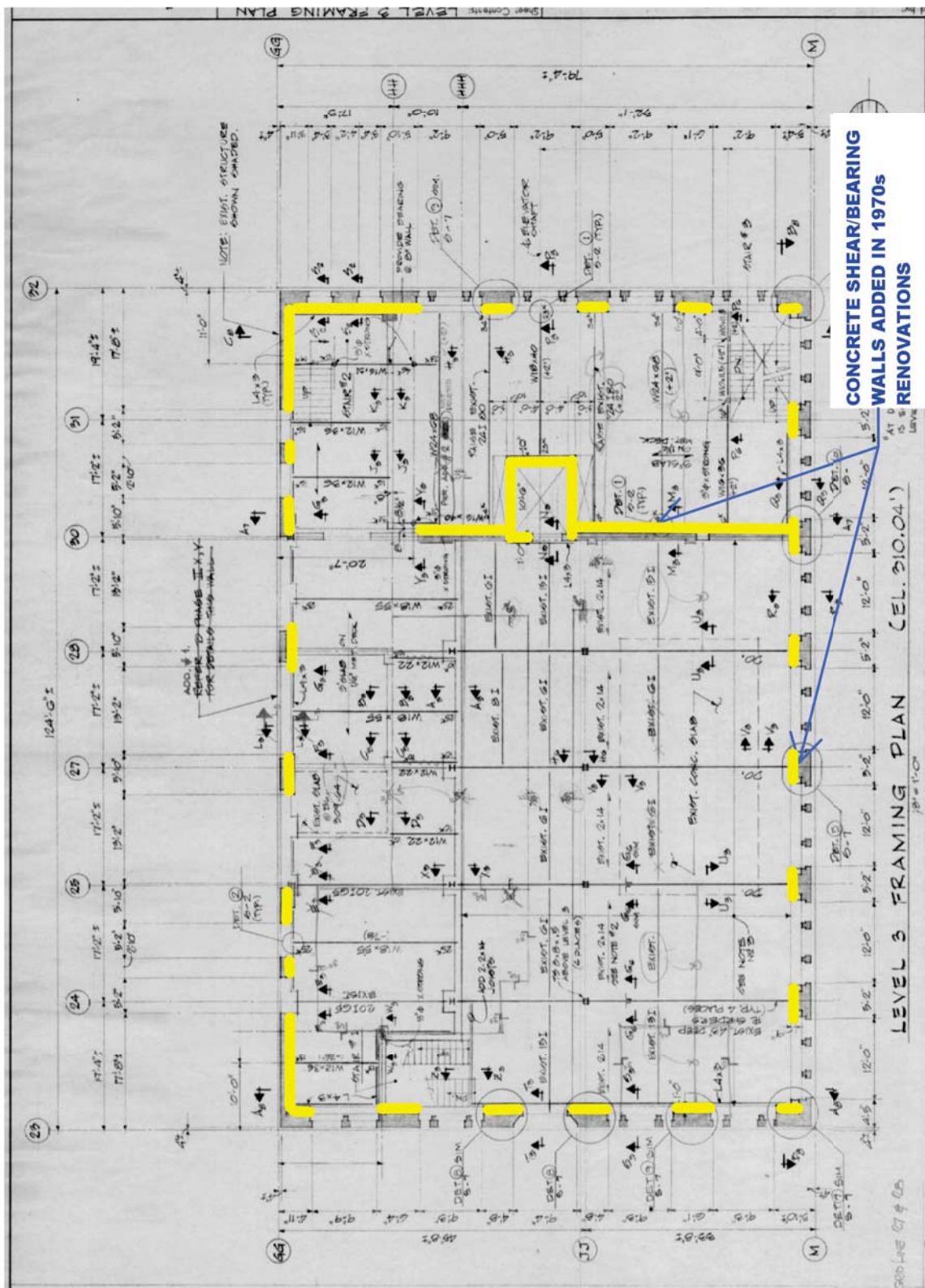
**SEATTLE CENTRAL COLLEGE
BROADWAY PERMANENCE HALL
SEATTLE, WA**

Items	Structural Concern	Structural Recommendation
1	The stress in the existing concrete walls will exceed allowable limits.	Provide new concrete walls and foundations at the interior of the building to keep the stresses transferred to the existing walls/piers at allowable levels. See Appendix A, Sheet 2.
2	Out of plane anchorage (connection of the wall to the floors) may not be sufficient in some areas.	Improve the connections by installing anchor bolts and steel braces at the perimeter of the floors.
3	Existing foundations may not have the capacity to support additional vertical loads.	Remove/replace existing foundations, or increase the size of existing footings. This will require shoring in some areas.
4	Existing columns may not have the capacity to support the floor addition.	Strengthen existing columns by welding on additional steel.

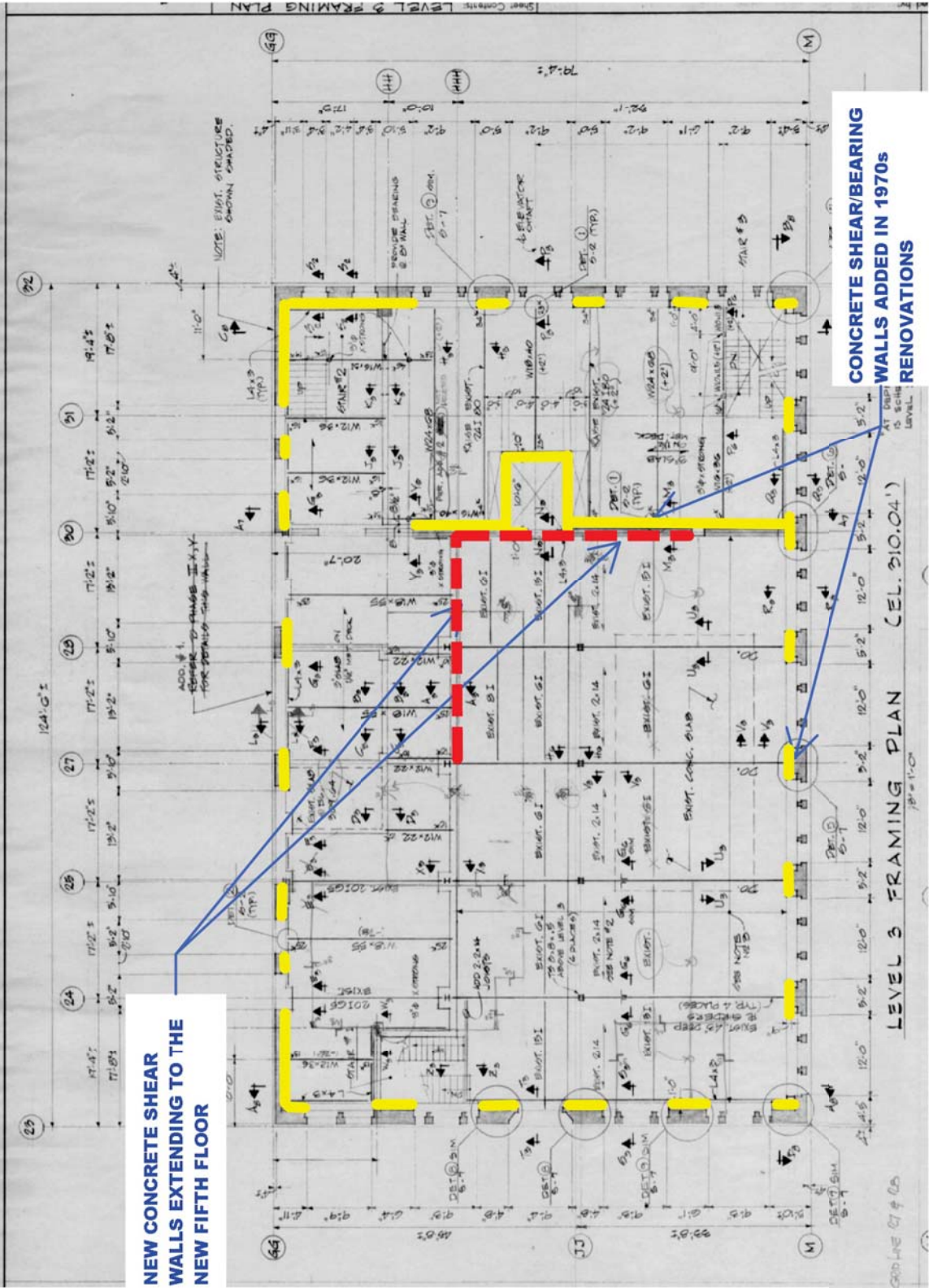
D. CONCLUSION

Overall, the 1970s upgrades appears to be well designed and detailed for the era in which it was constructed. While the building does not meet the strength and detailing requirements of a facility designed to current code standards, it would likely perform relatively well in a seismic event. Since the building was once an Unreinforced Masonry Bearing Wall system, it is on the City of Seattle's *List of Unreinforced Masonry (URMs) Identified by Seattle DCI – April 2016*. As such, if the ordinance is passed, it will be necessary to develop an upgrade strategy and meet with the City. Due to the extent of the 1970s upgrade, it is feasible that the City will not require additional work; however, this cannot be considered a definitive course of action until after a meeting with the City occurs.

If a major adjustment to the layout occurs, such as the addition of another floor in the auditorium space, a full seismic upgrade will be necessary. Components installed in the 1970s can still be utilized; however, new shear walls and foundations will also be necessary. Additionally, columns and footings supporting the new gravity loads may need to be upgraded.



APPENDIX A



**NEW CONCRETE SHEAR
WALLS EXTENDING TO THE
NEW FIFTH FLOOR**

**CONCRETE SHEAR/BEARING
WALLS ADDED IN 1970s
RENOVATIONS**

LEVEL 3 FRAMING PLAN (CEL. 310.04)

GRID LINE C7 # 05

PC

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1200 Pacific Avenue, Suite 20
Seattle, Washington 98101
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STAMP

PROJECT

APPENDIX A

REVISION

DATE 11-1-17
JOB # 17-733
DRAWN CDS
CHECKED
TITLE

SHEET

S3

POTENTIAL 5TH FLOOR ADDITION

NOTES:

1. SEE GENERAL NOTES FOR SPACING OF ANCHORS.
2. ANCHORS TO BE EQUIVALENT TO 30# THAT CAN DEVELOP A LATERAL LOAD = 115 POF OF WALL AREA.
3. ANCHOR HOLES SHALL BE DRILLED IN STONE WITH A CORE DRILL. NO PERCUSSION DRILLS PERMITTED.
4. CONTRACTOR MAY SUBMIT ALTERNATE ANCHORS FOR CONSIDERATION BY ARCHITECT. SUBSTITUTION TEST MAY BE REQUIRED ON EXIST. STONES.

STONE MASONRY ANCHOR DETAIL

1/2" = 1'-0"



BROADWAY PERFORMANCE HALL

DRAFT

EXTERIOR ENVELOPE CONDITIONS ASSESSMENT
March 2016

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MISCELLANEOUS REPAIRS 13

APPENDIX A

Masonry Consulting Report dated March 11, 2016

APPENDIX B

Recommended Repair Drawings

APPENDIX C

Outline Specification

APPENDIX D

Cost Plan



Executive Summary

In February 2016 SHKS Architects, in conjunction with Case Forensics, performed an exterior envelope conditions survey of Seattle Central College's Broadway Performance Hall. This report summarizes observations, analysis and recommendations for repair and continued maintenance of the exterior envelope, including masonry and wood windows, of the Broadway Performance Hall, located on the Seattle Central College in Seattle, Washington.

As of the writing of this report, the Broadway Performance Hall was found to be in fair condition for a building of its age. However, decades of exposure have produced a number of general problems and areas of significant damage, particularly with the masonry envelope. The building envelope deficiencies identified in this report, if left unattended, will lead to more advanced and rapid deterioration requiring extensive and costly repairs. Repair and maintenance of the Broadway Performance Hall exterior envelope is critical to the performance, longevity, and appearance of this historic structure.

Some masonry conditions were found to present an immediate risk to the building, occupants, and pedestrians. Loose, cracked, and spalled stone, particularly on the south elevation of the building are at risk of dislodging from the building and should be removed immediately.

The building is currently pointed with a cementitious mortar which is causing significant damage to the stone. The building should be completely repointed with a lime-based mortar. Missing or damaged stone should be repaired using the dutchman technique. Skyfacing window ledges should be patched with a restoration mortar with a sacrificial mortar wash over the entire ledge to promote positive water drainage.

The condition of the wood windows varies by exposure. In general, windows on the north and east facade are in good condition and can be repainted with little repair or restoration work required. Windows on the west and south elevations should be restored prior to repainting. If left unattended, all windows will continue to deteriorate to the point more extensive repairs or replacement will be required.

MASONRY



Fig. 1 Cracked Stone Over South Entrance (circled in red)

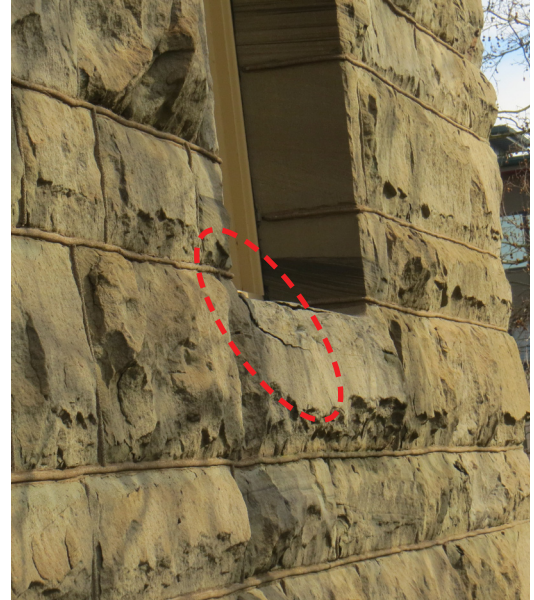


Fig. 2 Cracked Stone at South Elevation Window Sill (circled in red)

Masonry

Observations, analysis, and recommendations for exterior masonry repairs are discussed in greater detail in Appendix A, prepared by Case Forensics. We have categorized repairs by level of priority.

Immediate Repairs

Immediate Repairs are those that either present a life/safety risk presently or would rapidly deteriorate causing more extensive repairs if left unattended.

Spalled and crack stone on vertical faces of the building present a risk of dislodging from the building. This condition is present on the north, west, and south elevations, however the stone on the south elevation is significantly worse (See Fig. 1 & 2) and should be removed immediately. Stone at several window ledges have spalled at both vertical and skyfacing surfaces. Spalled stone at the skyfacing surfaces (Fig. 3 & 4) present a significant water infiltration risk as depressions in the stone inhibits positive drainage and increases the risk of water infiltration to the building interior. Spalled stone at skyfacing surfaces should be removed. The area should be patched with a restoration mortar back to the original profile. And, lastly, a mortar wash should be placed over the surface to promote positive drainage away from the building interior



Fig. 3 Spalled Window Sill at North Elevation



Fig. 4 Spalled Window Sill at North Elevation



Fig. 5 Cracked Stone Frieze Above North Elevation Window Mantel



Fig. 6 Water unable to weep through mortar joints damages the stone surface

General Repairs

General Repairs are those that would continue to deteriorate causing more extensive repairs if left unattended.

Mortar throughout the building is a hard cementitious type that, due to its strength, is causing damage to the adjacent stone (Fig. 6 & 7). The entire building should be repointed with a lime based mortar and tooled to match the historic beaded joint profile. Concurrently with repointing, surface exfoliation, a consequence of the surface sealers previously used, should be addressed. A masonry cleaning program, including low pressure water washing in addition to low pressure blasting using a soft blasting medium, is recommended to remove the loose friable material.

Large pieces of stone that have been removed or damaged (Fig. 5), should be replaced using a Dutchman technique.



Fig. 7 Water unable to weep through mortar joints damages the stone surface

MASONRY



Fig. 8 Sealant joints over the east entry cornice



Fig. 9 Efflorescence on the underside of the east entry cornice

Skyfacing joints present a greater risk than vertical joints, and if left unrepaired, could present a water infiltration risk. Where skyfacing joints exist over covered areas, such as the (main) east entrance (Fig. 8 & 9), use of a non-reflective metal cover (Fig. 10) may be considered to promote positive drainage of water away from the building in addition to protecting the stone from water infiltration through both the stone surface and mortar or sealant joints.



Fig. 10 Example of a metal cover installed over a wide stone ledge at Washington State Legislative Building in Olympia, WA

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APPENDIX A

MASONRY CONSULTING REPORT

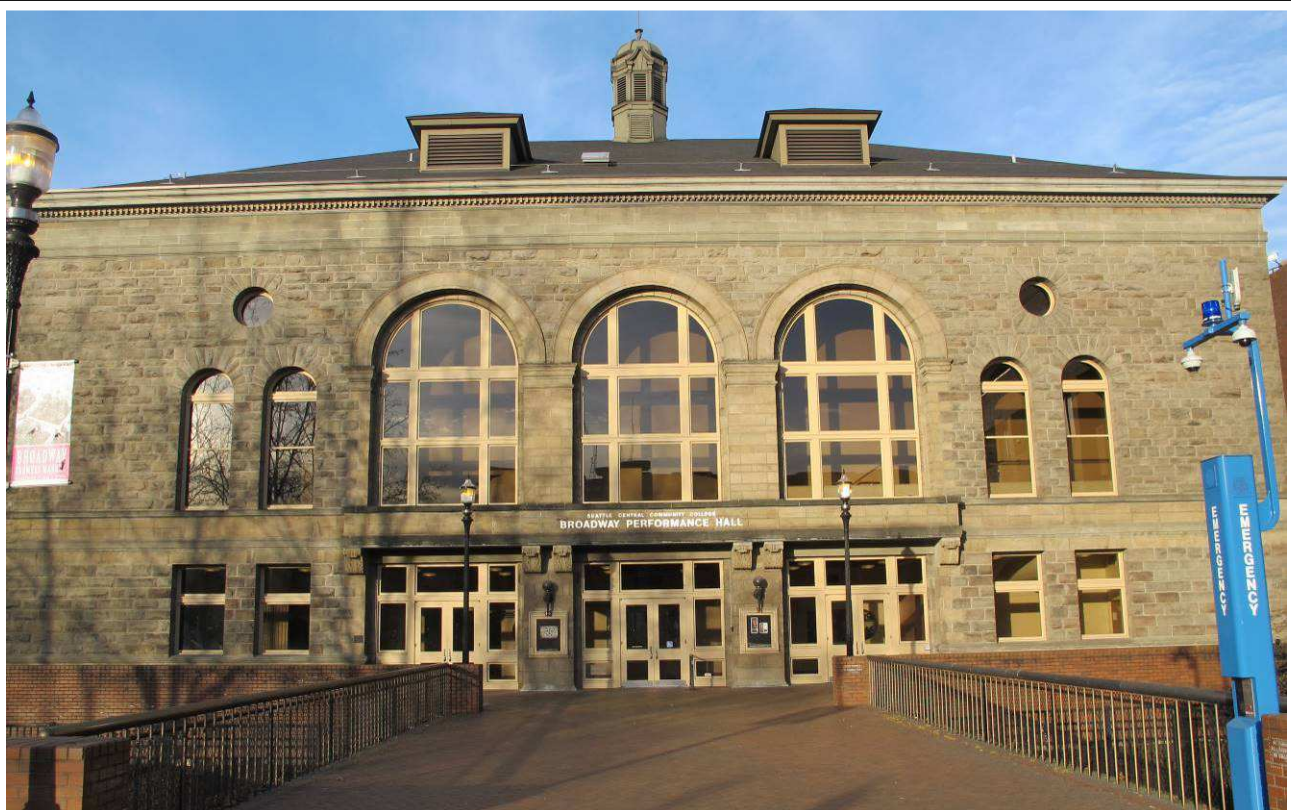
March 11, 2016

Mr. David Strauss
SHKS Architects
1050 N. 38th St.
Seattle, WA 98103

**Re: Broadway Performance Hall Masonry Consulting
Project # 2065006**

STATEMENT/BACKGROUND INFORMATION

On Friday, February 26, 2016, CASE Forensics (CASE) visited the Broadway Performance Hall to visually assess the exterior masonry. The assessment was performed by Mark Liebman, Senior Forensic Investigator and Alec Liebman, Forensic Investigator. They were accompanied by Matt Inpanbutr and Sean Kelly of SHKS Architects who provided logistical support and surveyed the existing conditions. The survey utilized a 65' man lift which was positioned along Harvard Avenue and on pedestrian walkways around the building to provide access to the upper floors.



Main Entrance, Broadway Performance Hall



PURPOSE, SCOPE, AND SUMMARY OF FINDINGS

The purpose of the assessment was to determine the current condition of the sandstone and mortar that comprise the building envelope and make recommendations for any remediation work. It is important to note the relationship between the stone and mortar. The performance hall is a classic example of the effects which mortar can have on stone.

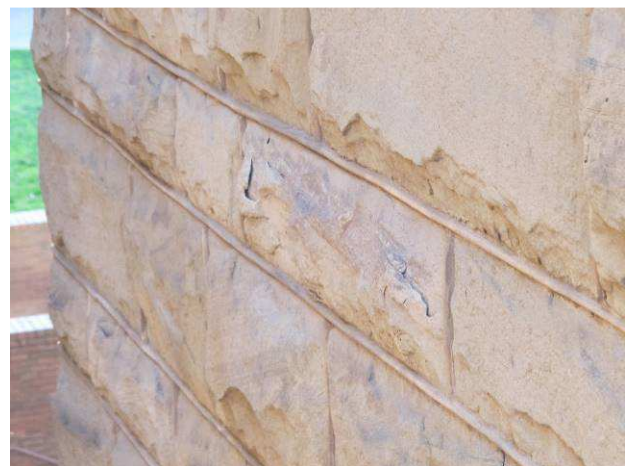
In a historic masonry wall system, the moisture content and dew point in the wall is largely controlled by the thickness of the walls, the interior finish on the walls, the way in which air flow is managed in the building, and type of mortar used to point the masonry. Moisture in the walls takes the path of least resistance when leaving the wall system, typically exiting to the exterior via the mortar joints. When a dense, hard cementitious mortar is used, as is the case at the performance hall, the moisture is forced to exit through the face of the stone. This is very detrimental to the stone. When (as in the case of the Performance Hall) the stone has been coated or sealed, the conditions are exacerbated.

Typically, the sides of a building that are most exposed to the prevailing weather patterns (south and west sides in the Pacific NW) experience the greatest deterioration as a result of extensive exposure to moisture and the buildup of hydrostatic pressure in the wall. The moisture can't exit through the dense mortar so pressure builds up as water is trapped behind the face of the stone. The pressure results in the water finding egress to the detriment of the stone. The damage is exacerbated when the stone has been coated or sealed. Add occasional freeze/thaw cycles effecting the trapped water to the equation and conditions are even worse.

Following are images of the conditions found at the Performance Hall.



Damaged window ledge, north façade

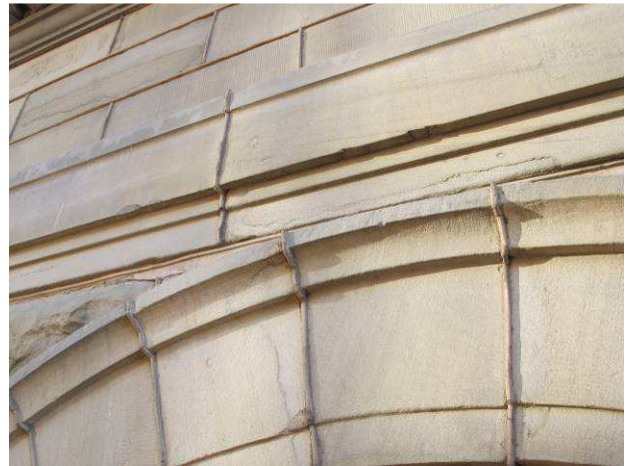


Spalling stone, east end north façade





Damaged window ledge, north façade



Minor damage above and at arch, north façade



Damaged stone and overly large mortar joint



Damaged, spalling stone on north façade

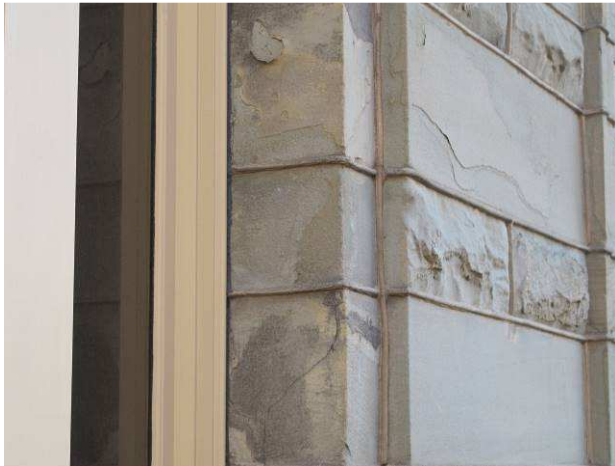


Spalling stone, north façade



Spalling stone, north façade





Damaged and spalling stone, west end, north façade



Spalling stone, north façade



Spalling stone, north façade



Delaminating stone on north façade



Spalling stone, west end, north façade



Damaged spalling stone, north façade



It is unfortunate but not unique that the walls of the Performance Hall were pointed with a cementitious mortar. At the time, “stronger is better” was the prevailing philosophy and a cement based mortar has a higher strength and greater life expectancy than a lime mortar. The problems inherent in coating the stone were also not understood. The coating was meant to keep water out but wound up keeping water in to the detriment of the stone.

RECOMMENDATIONS

The current conditions along the south façade pose a life/safety issue to students and others using the stairway or the southwest theatre exit. These repairs should consist of removing detached material on the window ledges and scaling all loose and spalling stone along the ledges and vertical face of the stone.

Once the life/safety issues have been addressed, there are steps that need to be taken to mitigate against recurring damage. It would be difficult to remove all the remaining coating from the surface and pores of the stone. However, consideration should be given to using a soft blasting medium (i.e. sponges or walnut shells) at low pressure to both help remove friable material and the remaining surface coating from the stone. It will also be necessary to remove the cementitious beaded joints and replace them with a lime based mortar.

Lime as a mortar binder is more vapor permeable than cement mortar and will help preserve the sandstone. The hydrostatic pressure would be released via the mortar joints helping preserve the remaining surface texture and carved elements of the stone. Lime was the principle mortar binder for thousands of years and its use on historic brick and stone buildings is the reason we still have much of our built masonry heritage.

In addition to the above, Dutchman should be installed where large pieces of stone have been lost or are damaged, for structural and aesthetic reasons. Along the window ledges, mortar should be used to create a sloped surface facilitating drainage off the ledge. All sky facing joints should be prepped and infilled with sealant. Most of the carved stone (which we believe is limestone rather than Chuckanut sandstone) is in good condition but localized areas may require recarving. This is mainly an aesthetic issue.

Conditions along the west, north and east façades of the building are not nearly as extreme as on the south side. All of the above recommendations apply, but life/safety is not an immediate concern. If steps are not taken as funding becomes available, the conditions will continue to deteriorate.



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APPENDIX D

COST PLAN

Project: SCC Broadway Performance Hall Exterior Repairs
Pre-Design Cost Plan

Exterior	Qty	Unit	\$/Unit	Cost
Envelope Repair				
Window Repair Type 1				
Repaint exterior frame, sill sash, brickmold	34	ea	350	\$11,900
Remove sealant	1,080	lf	6.50	\$7,020
Install sealant	1,080	lf	6.50	\$7,020
Spot repair wood - 10%	108	lf	20	\$2,160
Spot restore wood - 10%	108	lf	50	\$5,400
Window Repair Type 2				
Repaint exterior frame, sill sash, brickmold	66	ea	350	\$23,100
Remove sealant	1708	lf	6.50	\$11,102
Install sealant	1708	lf	6.50	\$11,102
Salvage and reinstall glazing	66	ea	200	\$13,200
Restore wood frame components	66	ea	600	\$39,600
Replace deteriorated frame components - 10%	171	lf	75	\$12,810
Restore wood sill	66	ea	700	\$46,200
Restore wood sash	66	ea	800	\$52,800
Remove sash, provide temp sash, install restored sash	66	ea	850	\$56,100
Install weatherstripping	66	ea	50	\$3,300
Building Metal				
Repair and repaint gutter cornice cover	410	lf	14	\$5,740
Metal cornice cover over skyfacing surface above east entrance	143	sf	50	\$7,150
Masonry				
Immediate repairs				
Remove cracked, exfoliated, and loose stone (3601 sf)	5	DY	3,000	\$15,000
Remove loose stone at window ledges (south elevation)	10	ea	75	\$750
Patch window ledges w/ restoration mortar	10	ea	300	\$3,000
Limewash over restoration mortar at window ledges	10	ea	450	\$4,500
Repairs				
Repair cast stone (exposed rebar)	8	ea	75	\$600
Repoint w/ lime based mortar, beaded profile	14,214	sf	22	\$312,708
Remove surface exfoliation, soft blasting	14,214	sf	3	\$42,642
Cleaning	14,214	sf	2	\$28,428
Rearrange and patch building letters	1	allow	1,800	\$1,800
Dutchman repairs	5	allow	500	\$2,500
Site Preparation				
Scaffolding	21,000	sf	8	\$168,000
Site Protection	8,660	sf	1.25	\$10,825
Lift Rental for Immediate repairs	5	dy	350	\$1,750
Street Use for Immediate repairs	1	wk	1,500	\$1,500
Miscellaneous				
Tree Protection				
Allowance for tree protection	4	ea	250	\$1,000
Subtotal				
	<i>Subtotal</i>			\$877,207
	General Conditions	15%		\$131,581
	Contractors Overhead, Profit & Fee	10%		\$100,879
	Design/Estimating Contingency	20%		\$221,933
	Escalation to Start	4.0%	6/1/17 1.2 yr	\$64,792
TOTAL MACC				\$1,397,000

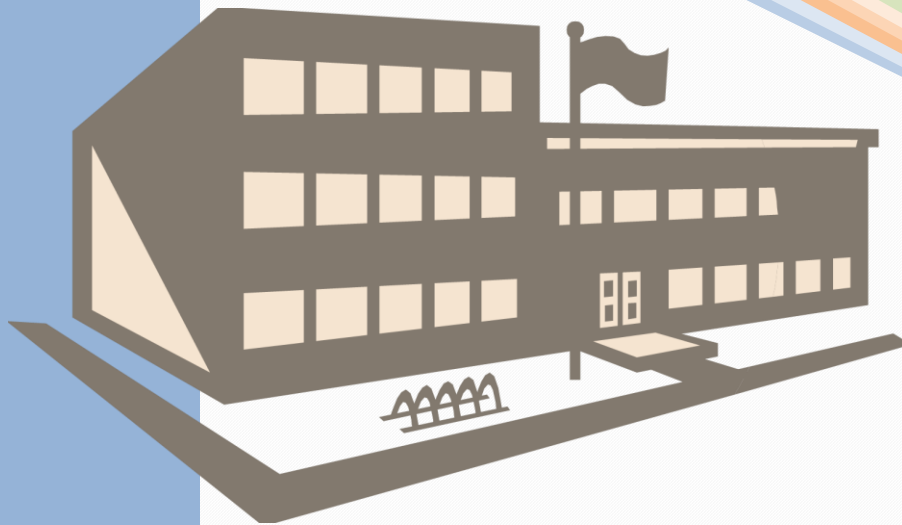
APPENDIX 7.2 Facility Condition Survey Excerpts

The following pages contain FCS deficiency information for the building proposed for full renovation as requested by this 19- 21 Project Request Report

- Excerpts from the 2015 Facility Condition Survey. To review the full report, please visit the [2015 Facility Condition Survey](#).
- Cost estimates for deficiencies submitted for consideration in the 2017 FCS.

<u>Deficiency</u>	<u>Estimate MACC (July 2017)</u>
Elevator Replacement	\$448,524
Air Handler Units (four) Replacement	\$1,418,416
Also identified but not submitted pending more study	
Exterior Sandstone Stabilization (see costs identified by SHKS Exterior Envelope <u>Assessment</u> (included in Appendix 7.1))	\$1,397,000
	Total =\$2,815,416

2015 FACILITY CONDITION SURVEY



Seattle Central Community
College

SURVEY CONDUCTED BY:
Steve Lewandowski
State Board for Community
and Technical Colleges

Olympia, Washington

Main Campus (062A)
Location: Broadway/Edison (062-BE)
Severity Score: 10
Construction Cost Estimate: \$186,000

The kitchen floor is a hardened surface installed over the concrete slab. The epoxy surface exhibits some fine cracking and should be replaced when the cracks become more severe.

Deficiency F08

Main Campus (062A)
Location: Broadway Performance Hall (062-BPH)
Severity Score: 39
Construction Cost Estimate: \$258,000

The college is concerned about the age of the elevator cab and equipment, however, the elevator works as designed. Typically, elevators of this type have a useful life of 45 years. The elevators should be monitored and evaluated to better determine the remaining life of the components.

Deficiency F09

Main Campus (062A)
Location: Broadway Performance Hall (062-BPH)
Severity Score: 31
Construction Cost Estimate: \$140,000

The air handler units (1, 2, 3 and multi-unit) are 35 years old and show signs of deterioration. Some components have been replaced. Since components have recently been replaced and the units are still functioning, it is recommended that the units be monitored and maintained to further extend their useful life. If future repair costs exceed 50% of the value of the unit, then a replacement will be warranted.

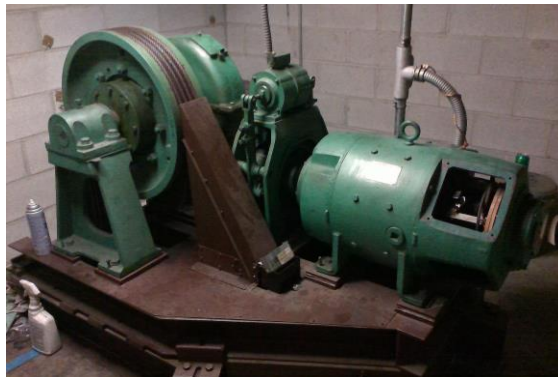
Deficiency F10

Main Campus (062A)
Location: District Office (062-AS)
Severity Score: Needs Study
Construction Cost Estimate: \$ No data

Building Name	Building Number	Size (SF)	Previous Score	Updated Score
Atlas Building (062-AB)	062AB	7,200	530	546
Bookstore (062-BS)	062BS	6,400	214	202
Broadway Performance Hall (062-BPH)	062BPH	29,400	334	334
Broadway/Edison (062-BE)	062BE	442,984	290	290
District Office (062-AS)	062AS	47,668	326	326
Erickson Theater (062-ET)	062ET	11,500	184	186
Fine Arts Building (062-FA)	062FA	64,820	232	248
International Student Center (062-ISC)	062ISC	3,760	418	418
Marine Tech (062-SMAC)	062SMAC	7,560	296	302
Marine Tech Mechanical Bd (062-SMAM)	062SMAM	273	None	355
Mitchell Activity Center (062-MAC)	062MAC	78,600	206	206
North Plaza (062-NP)	062NP	19,470	550	550
Plant Sciences Lab (062-PSL)	062PSL	1,827	166	167
Science And Math (062-SAM)	062SAM	84,300	182	198
Seattle Vocational Inst. (065-SVI)	065SVI	114,000	320	320
South Annex (062-SA)	062SA	14,800	334	334

Deficiency F08

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway Performance Hall (062-BPH)
Unique Building Identifier (UBI) : A02918
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D10-Conveying
Assessment : Asset should be repaired to extend its useful life
Quantity : 1
Unit of measurement : EA
Component : Elevator
Location within building or site : Multiple
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The college is concerned about the age of the elevator cab and equipment, however, the elevator works as designed. Typically, elevators of this type have a useful life of 45 years. The elevators should be monitored and evaluated to better determine the remaining life of the components.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 40
Scoring priority category 1 : System Use
Category 1 percentage : 90 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 10 %
Project construction estimate (MACC): \$258,000
Total repair estimate (including soft costs): \$367,000
Deficiency score : 39



Deficiency F09

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway Performance Hall (062-BPH)
Unique Building Identifier (UBI) : A02918
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : LS
Component : Air handler units 1, 2, 3 and multi-unit
Location within building or site : Mechanical room
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The air handler units (1, 2, 3 and multi-unit) are 35 years old and show signs of deterioration. Some components have been replaced. Since components have recently been replaced and the units are still functioning, it is recommended that the units be monitored and maintained to further extend their useful life. If future repair costs exceed 50% of the value of the unit, then a replacement will be warranted.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 90 %
Scoring priority category 2 : System Use
Category 2 percentage : 10 %
Project construction estimate (MACC): \$140,000
Total repair estimate (including soft costs): \$199,000
Deficiency score : 31



BUILDING CONDITION RATING

Broadway Performance Hall (062-BPH) STATE UFI: A02918 Main Campus (062A)
 AREA: 29,400 SF BUILT: 1977 REMODELED: 1978 PREDOMINANT USE: Performing Arts
 CONSTRUCTION TYPE: Heavy CRV/SF: \$337 REPLACEMENT VALUE: \$9,907,800



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8 =	SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Structural steel frame; heavy timber roof trusses		
COMPONENT:	Exterior Closure	RATING: 3 x WEIGHT: 8 =	SCORE: 24
Sound and weatherproof but with some deterioration evident			
COMMENTS:	Historic "Wilkerson Sandstone" (not sealed)		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10 =	SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	Composition 3-tab shingles-2003		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6 =	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Wood parquet and strip flooring; carpet-stained; ceramic tile; concrete; linoleum; Vinyl tile-surface wear		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6 =	SCORE: 18
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Gypsum board-marred/surface wear; ceramic tile; acoustical panels		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6 =	SCORE: 18
Some wear and tear; Minor staining or deterioration			
COMMENTS:	Gypsum board; suspended wood-lattice panels; lay-in and direct-adhered tile		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood/HM doors/frames; exterior wood doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 3 x WEIGHT: 6 =	SCORE: 18
Elevators provided but functionality is inadequate; Unreliable operation			
COMMENTS:	4 stop;		
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks			
COMMENTS:	Copper, cast iron, galvanized, and steel piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8 =	SCORE: 24
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated			
COMMENTS:	Multi-zone and constant volume AHUs; steam and chilled water from Broadway/Edison; water-cooled A/C		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Adequate service and distribution capacity for current/future needs			
COMMENTS:	800amp 480/277v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Recessed can, lay-in, wall-mount, ceiling-mount and hanging fluorescent fixtures; theater lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10 = SCORE: 30	
	Generally meets codes for vintage of construction		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 5 x WEIGHT: 10 = SCORE: 50	
	Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas		
COMMENTS:	Fire alarm panel is outdated and failing; needs replacement		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	Major remodels have been generally well-constructed		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Life expectancy is 5-15 years; moderate system deterioration		
COMMENTS:	Will be expensive building to maintain long-term		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6 = SCORE: 6	
	Well-constructed building; generally attractive interior and exterior		
COMMENTS:	Historic building; sole remaining structure from Broadway High School		

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 5 x WEIGHT: 6 = SCORE: 30	
	Single glazing		
COMMENTS:	Single glazed large wood windows		

TOTAL SCORE = 334 PREVIOUS BIENNIUM SCORE = 334
CONDITION: Needs Improvement/Additional Maintenance

FCS - DEFICIENCY NARRATIVE AND ESTIMATE

Facility	062-BPH Broadway Performance Hall
Deficiency	F06 (2015 - F08) Elevator
SCC Priority	2
Deficiency/Correction	The college is concerned about the age of the elevator cab and equipment, however, the elevator works as designed. Typically, elevators of this type have a useful life of 45 years. The elevators should be monitored and evaluated to better determine the remaining life of the components. Maintenance provided by the Elevator service contractor is increasing in frequency and cost.
Recommend.	A review has been provided by the Elevator service contractor. they recommend the elevator and hoist way be fully refurbished.
Comments	Estimate includes: New power unit and controller for elevator Car operating panel New hall stations for the additional stop Estimate includes: Door operator Full new elevator cab interior package. Cooling added to elevator Machine Other Miscellaneous upgrades as

Description	Quantity	Unit	Unit Price	Cost
Interior Construction	(Summary of Cost Estimate Provided by Eltech)			
Miscellaneous Cutting and Patching	1	EA	5,000	5,000
Interior Construction			Division Total	5,000
Elevator Improvements	(Summary of Cost Estimate Provided by Eltech)			
Elevator Modernizations	1	EA	240,000	240,000
Elevator Improvements			Division Total	240,000
Mechanical				
AHU w/VFD to Penthouse (2,500 CFM)	1	LS	14,950	14,950
AHU Installation	1	LS	3,968	3,968
Chilled Water Piping	1	LS	8,625	8,625
Outside Air, Return, and Relief Ductwork	1	LS	8,855	8,855
Duct Insulation	1	LS	4,025	4,025
Testing, Adjusting, and Balancing	1	LS	1,150	1,150
Controls Integration	1	LS	6,900	6,900
Mechanical Subcontractor Overhead	15	%		7,271
Mechanical Subcontractor Profit	20	%		5,574
Mechanical			Division Total	61,318

Description	Quantity	Unit	Unit Price	Cost
Electrical				
Electrical Provisions	1	LS	6,584	6,584
Wire and Cable	1	LS	11,954	11,954
Safety Switches	1	LS	4,221	4,221
Raceway and Boxes	1	LS	7,996	7,996
Electrical Subcontractor Overhead and Profit	20	%		6,151
Electrical			Division Total	36,905
			Estimate Subtotal	343,223
General Conditions		at	8.00%	27,458
	Subtotal			370,681
Design Contingency		at	10.00%	37,068
	Subtotal			407,749
General Contractor, Overhead and Profit		at	10.00%	40,775
Total Estimate Project Cost				448,524

Exclusions:	State Sales Tax at 10.1%	Testing & Inspection
	Construction Contingency	Permits
	Architect/Engineer Fees	Builders Risk Insurance
	Owner Consultant Fees	Project/Construction Management
	Construction Escalation	

FCS - DEFICIENCY NARRATIVE AND ESTIMATE

Facility	062-BPH Broadway Performance Hall
Deficiency	F07 (2015 - F09) Air Handlers
SCC Priority	3
Deficiency/Correction	The air handler units (1, 2, 3 and multi-zone unit) are 40 years old and show significant signs of deterioration. The units are at the end of their useful life and replacement is warranted.
Recommend.	Provide full removal of all mechanical units, ductwork, piping, and controls within the attic space. Replace with new. Replace the existing disconnect switches for the existing units. Provide new circuit conductors back to the panel feeding the units. Re-use existing conduit.
Comments	Estimate includes: Removal of existing roofing to permit access into attic spaces Removal and replacement of three supply fans, multi-zone unit, and re-circ exhaust fan Replacement of controls Testing Adjusting and Balancing Commissioning Replacement of Electrical Connections

Description	Quantity Unit	Unit Price	Cost
Roof Removal for Access			
Hoisting and Rigging, Crane Pick	1 LS	10,000	10,000
Removal of existing roof for access	2 EA	2,500	5,000
Repair of roofing at project completion	2 EA	7,500	15,000
Roof Removal for Access		Division Total	30,000
Mechanical (Summary of detailed cost estimate provided by Notkin Engineers)			
Demolition SF-1 and SF-2 and associated components	1 LS	14,237	14,237
Demolition SF-3 and associated components	1 LS	7,985	7,985
Demolition of Multi-zone Stack Unit and associated components	1 LS	9,340	9,340
Demolition Recirc Exhaust Fan	1 LS	3,855	3,855
Disposal	40 TONS	63	2,520
SF-1 and SF-2 equipment, ducts, piping, and fittings	2 EA	77,964	155,927
SF-3 equipment, ducts, piping, and fittings	1 EA	125,727	125,727
Multi-zone Stack Unit equipment, ducts, piping, and fittings	1 EA	231,704	231,704
Recirc Exhaust fan	1 EA	10,387	10,387
Testing, Adjusting, and Balancing	5 EA	2,009	10,046
Controls	5 EA	28,731	143,654
Commissioning, O&M's Training	5 EA	10,440	52,200
Misc. Small Tools (3%)	1 LS	4,927	4,927
Working in tight spaces (15%)	1 LS	24,636	24,636
Work in occupied building (20%)	1 LS	32,848	32,848
Mechanical Subcontractor Overhead (15%)	5 EA	24,842	124,208
Mechanical Subcontractor Profit (10%)	5 EA	16,561	82,806

Description	Quantity	Unit	Unit Price	Cost
Mechanical			Division Total	1,037,007
Electrical	(Summary of detailed cost estimate provided by Wood Harbinger Engineers)			
Electrical Provisions	1	LS	7,225	7,225
Wire and Cable	3,600	LF	1.37	4,932
Raceway and Boxes (reuse existing)	1	LS	0.00	
Panelboard (reuse existing)	1	LS	0.00	
Safety Switches	4	EA	795	3,180
Electrical Subcontractor Overhead and Profit	20	%	3,067	3,067
Electrical			Division Total	18,404
			Estimate Subtotal	1,085,412
General Conditions		at	8.00%	86,833
	Subtotal			1,172,244
Design Contingency		at	10.00%	117,224
	Subtotal			1,289,469
General Contractor, Overhead and Profit		at	10.00%	128,947
Total Estimate Project Cost				1,418,416

Exclusions:	State Sales Tax at 10.1%	Testing & Inspection
	Construction Contingency	Permits
	Architect/Engineer Fees	Builders Risk Insurance
	Owner Consultant Fees	Project/Construction Management
	Construction Escalation	

Project: SCC Broadway Performance Hall Exterior Repairs
Pre-Design Cost Plan

Exterior	Qty	Unit	\$/Unit	Cost
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Repaint exterior frame, sill sash, brickmold	66	ea	350	\$23,100
Remove sealant	1708	lf	6.50	\$11,102
Install sealant	1708	lf	6.50	\$11,102
Salvage and reinstall glazing	66	ea	200	\$13,200
Restore wood frame components	66	ea	600	\$39,600
Replace deteriorated frame components - 10%	171	lf	75	\$12,810
Restore wood sill	66	ea	700	\$46,200
Restore wood sash	66	ea	800	\$52,800
Remove sash, provide temp sash, install restored sash	66	ea	850	\$56,100
Install weatherstripping	66	ea	50	\$3,300
Building Metal				
Repair and repaint gutter cornice cover	410	lf	14	\$5,740
Metal cornice cover over skyfacing surface above east entrance	143	sf	50	\$7,150
Masonry				
Immediate repairs				
Remove cracked, exfoliated, and loose stone (3601 sf)	5	DY	3,000	\$15,000
Remove loose stone at window ledges (south elevation)	10	ea	75	\$750
Patch window ledges w/ restoration mortar	10	ea	300	\$3,000
Limewash over restoration mortar at window ledges	10	ea	450	\$4,500
Repairs				
Repair cast stone (exposed rebar)	8	ea	75	\$600
Repoint w/ lime based mortar, beaded profile	14,214	sf	22	\$312,708
Remove surface exfoliation, soft blasting	14,214	sf	3	\$42,642
Cleaning	14,214	sf	2	\$28,428
Rearrange and patch building letters	1	allow	1,800	\$1,800
Dutchman repairs	5	allow	500	\$2,500
Site Preparation				
Scaffolding	21,000	sf	8	\$168,000
Site Protection	8,660	sf	1.25	\$10,825
Lift Rental for Immediate repairs	5	dy	350	\$1,750
Street Use for Immediate repairs	1	wk	1,500	\$1,500
Miscellaneous				
Tree Protection				
Allowance for tree protection	4	ea	250	\$1,000
Subtotal				
	<i>Subtotal</i>			\$877,207
	General Conditions	15%		\$131,581
	Contractors Overhead, Profit & Fee	10%		\$100,879
	Design/Estimating Contingency	20%		\$221,933
	Escalation to Start	4.0%	6/1/17 1.2 yr	\$64,792
TOTAL MACC				\$1,397,000

APPENDIX 7.3 Master Plan and Strategic Plan Excerpts

The following pages include excerpts taken from SCC Master and Strategic Plans.

Strategic Plan

In 2016, Seattle Central College, released their “CENTRAL to the Future – Preliminary Strategic Plan 2016-2020. The Broadway Achievement Center will directly support achievement of:

Core Themes:

- Catalyst for Opportunities and Success
- Community Engagement

Strategic Directions

1. Increase student enrollment and retention
2. Increase student progress and completion
3. Eliminate institutional racism and achieve equity and diversity
4. Build a sense of shared community

The following pages include relevant excerpts from: See the full document at [SCC Strategic Plan](#)

Master Plan

Seattle Central College facilities capital planning is guided by two master plan documents.

Major Institution Master Plan

In 2002 Seattle Central College received City approval of its Compiled Major Institution Master Plan (MIMP). The MIMP is an external planning. It addresses land use development regulations to be applied for any new campus building development. It primarily addresses external issues. i.e. parking, traffic, utilities, building height/bulk etc. The MIMP specifically exempts and development regulations for renovation project and is only relevant for any new construction. This document remains in effect until the full development GSF is constructed, or a new MIMP is submitted/approved. There is currently 100,000 GSF of development rights in the existing MIMP that has not yet been realized. As this proposed project is only increase campus by 2,406 square feet, and there are no significant exterior construction elements. The project poses no challenges to land-use approval.

Facilities Master Plan:

The Facilities Master Plan 2016 is an internal planning document that is used by the college to as they plan and consider capital projects. This document was also prepared in anticipation of engaging with the City of Seattle on a new MIMP. This is currently expected to commence in the spring of 2018.

The 2016 Master Plan included four planned projects to occur sometime in the next 10 years pending growth projections. The plan assumed growth to a main campus population of 7,508 FTE. (current 2026 FTE is projected to be 6,199)

- **North Plaza Site:** A growth project for a new academic building on the North Plaza Site for expansion Allied Health and STEM Programs. The plan also included an additional expansion, if the college was successful in obtaining a new piece of property from Sound Transit's disposition of Site D. (The North Plaza Site project is also included in the MIMP *This project was considered as Alternative 1. See Attachment 6.1 for costs.*
- **BPH Renovation:** A full renovation of the Broadway Performance Hall for academic or service needs.
- **BE Phase II Renovation:** A renovation project for expansion of Library/LRC, Learning Commons, and Academic space. This was planned for, but not limited to the south end of the BE complex. (This project is also included in the MIMP). *This project was considered as Alternative 2. See Attachment 6.1 for costs.*
- **BE Phase I Renovation:** A renovation project to better utilize spaces that are no longer serving active programs. This was planned for, but not limited to the north end of the BE complex.

Under the current leadership of Dr. Shiela Edwards Lange, SCC has shifted its capital planning strategies and is currently modifying its internal campus master plan accordingly. Principal among Dr. Edwards Lange's direction, are two concepts: 1: plan for main campus FTE of 7,508, and 2. Consolidate SCC's primary academic/service buildings to north of Pine Street.

Currently; the North Plaza Site project is on hold pending enrollment that will support a growth request, or other an alternative funding mechanism. The South Annex project has been removed from consideration as the college is currently considering disposition of this property as it looks to consolidate facilities closer to the campus core.

The Building Renovation projects have emerged as the primary capital need for SCC. Campus pressures for increased library, learning commons, and informal student spaces continue to mount. The BAC project seeks to support the needs identified in the master plan in 2012 with the shift in enrollment growth from STEM-related towards Basic Skills for the coming years.

The following pages include relevant excerpts from the Facilities Master Plan



SEATTLE CENTRAL
COLLEGE

Central to the Community for 50 Years

CENTRAL to the Future



Preliminary Strategic Plan
2016–2020

PRESIDENT'S MESSAGE

Dear Colleagues:

Seattle Central College was founded 50 years ago with a mission to provide affordable and accessible higher education for people in our community. In the years since we opened our doors in 1966, the efforts of dedicated faculty and staff like you have changed the lives of countless students.

Our mission remains the same, but our college must continue to evolve to meet the changing needs of our community. To guide this important work, and to ensure our college is fulfilling its mission in the most effective way possible, we operate under a multi-year strategic plan. The previous plan, implemented in 2011, covered five years and recently expired. Our task over the past year has been to develop a new, four-year plan that is strategically aligned with our college's accreditation cycle and with the plan of the Seattle Colleges District.



When I arrived on campus as president, a top priority of mine was to involve the campus community in defining a new vision for Seattle Central. During the 2015-16 academic year, we held a series of listening sessions and work groups for faculty and staff in order to hear directly from you. Together, we have envisioned a forward-thinking plan that is focused on student success, academic and institutional excellence, and service to our community and region. It is structured around five strategic directions:

1. Increase student enrollment and retention
2. Increase student progress and completion
3. Eliminate institutional racism and achieve equity and diversity
4. Build a sense of shared community
5. Advance the college's long-term fiscal health

The choice and wording of these directions demonstrate that Seattle Central currently faces a variety of internal and external challenges. It is true that we can and must improve in key areas, but this should not obscure the excellent work at every level of the college that helps our students secure positive futures.

On the pages that follow, please take some time to review this plan, including the goals, objectives and performance indicators for each strategic direction. Think about ways that you can align your work to support this plan. In the near future, I will ask each department to craft their own strategic plans that support this college-wide effort, and your input will be exceedingly valuable.

I would like to thank all those who contributed to this plan. It is vital that we continue to harness the considerable intellectual and practical input from everyone on campus. Doing so in a cooperative and collaborative way will help us fully realize our vision so that Seattle Central continues to grow and evolve over the next 50 years.

Sincerely,

A handwritten signature in blue ink that reads "Sheila Edwards Lange". The signature is fluid and cursive, with the first name being the most prominent.

Sheila Edwards Lange, Ph.D
President

WHO WE ARE



MISSION

Seattle Central College promotes educational excellence in a multicultural urban environment. We provide opportunities for academic achievement, workplace preparation, and service to the community.

VISION

Seattle Central provides an environment of support for diversity, equity and community, where students are actively mentored, supported and empowered to achieve their educational, career and personal goals.

CORE THEMES

- Responsive Teaching and Learning
- Catalyst for Opportunities and Success
- Diversity in Action
- Communities Engagement



INTRODUCTION & PROCESS



PLANNING PURPOSE

During Fall Quarter 2015, as the 2011-2016 Strategic Plan was about to expire, the college began to develop a new strategic plan to cover 2016 to 2020, a four-year period timed to align with the accreditation cycle. The purpose of the new strategic plan is to provide:

- Clear strategic directions and priorities for all college functions
- Specific goals and objectives that support the fulfillment of the college's mission as expressed in the Core Themes
- Close alignment with the current Seattle Colleges District Strategic Plan

PLANNING PRINCIPLES

We envision this strategic plan will:

- Establish a high-level, college-wide framework for decision-making regarding resource allocation and program planning
- Build a sense of common purpose and shared understanding across all areas of the college and with external stakeholders
- Serve as a living document that is meaningful in the day-to-day work of the college and characterized by simplicity, clarity and co-accountability

PLANNING STRUCTURE

At Seattle Central, College Council is responsible for leading the strategic planning process. Within College Council, a Strategic Planning Workgroup was formed, with three faculty members, two staff members, one student and one administrator who served as facilitator. With support from the college's Office of Strategic Initiatives and Institutional Research (SIIR), this workgroup established planning principles and selected the approaches to solicit input and ideas from across the college.

PLANNING PROCESS, ACTIVITIES & TIMELINE

Seattle Central's faculty, staff, students and community contributed honest, thoughtful and invaluable feedback throughout the planning process, which has shaped the plan that follows. In all, 12 listening sessions were held during the 2015-2016 academic year to gather input representing a variety of college perspectives.

APPROVAL

Using the valuable information gathered in campus listening sessions, the workgroup created a draft strategic plan, which was reviewed by the entire College Council. After providing feedback and making revisions, CC forwarded the draft to President's Cabinet to finalize and approve.

STRATEGIC DIRECTION 1

Increase student enrollment and retention



■ Goal A

Strengthen and create structures, systems, and policies that support robust enrollment

Objective 1: Implement strategic enrollment management plan that applies research based strategies to achieve enrollment goals

Objective 2: Market Seattle Central College as a destination for unique learning and cultural opportunities

Objective 3: Design alternate scheduling and offer instructional modes to maximize enrollment

■ Goal B

Respond to the needs of students and the community with high quality innovative instruction.

Objective 1: Increase opportunities for accelerated, integrated, and contextualized learning

Objective 2: Align technology and facilities to support instruction goals and student learning needs

Objective 3: Revitalize curriculum and course offerings to provide vibrant and responsive programs



Supports Core Theme 1:
RESPONSIVE TEACHING AND LEARNING

STRATEGIC DIRECTION 2

Increase student progress and completion



■ Goal A

Create a set of clear pathways to support and guide students through the educational process

Objective 1: Build opportunities for collaboration between instruction and student services to improve overall student experience

Objective 2: Provide holistic student-focused services from inquiry to completion

Objective 3: Provide multiple entry points for degrees, programs, and certificates

■ Goal B

Engage students in a comprehensive learning experience that extends beyond the classroom

Objective 1: Bridge instruction with opportunities for career exploration and preparation

Objective 2: Increase awareness and participation in co-curricular activities that support and compliment learning



Supports Core Theme 2:
CATALYST FOR OPPORTUNITIES AND SUCCESS

STRATEGIC DIRECTION 3

Address institutional racism and achieve equity and inclusion

■ Goal A

Create an educational environment that is framed by diversity, equity, and inclusion

Objective 1: Create and implement a diversity, equity, and inclusion plan that provides direction for priorities and strategies

Objective 2: Deliver diverse educational resources and services focused on equity and inclusion

Objective 3: Promote culturally responsive pedagogy and services by increasing opportunities for professional development in these areas

Objective 4: Reinforce a culture that supports anti-bias, anti-racist curriculum and pedagogy



■ Goal B

Recruit and retain students and employees who reflect the rich diversity in the community that Seattle Central serves

Objective 1: Reach out to underrepresented student populations in order to recruit, retain, and support these students through the educational process

Objective 2: Standardize an anti-racist, anti-bias search and hiring process to build a diverse workforce

Objective 3: Encourage the development of an inclusive working environment in order to support and retain employees



STRATEGIC DIRECTION 4

Build a sense of shared community across college programs and locations



■ Goal A

Provide learning environments that are safe, welcoming, functional, and sustainable

Objective 1: Develop and implement a plan for mission-driven and visually welcoming facilities

Objective 2: Adopt and promote sustainability practices as a responsible steward of resources and a member of the larger community

Objective 3: Establish and document systems, procedures, and training for safety and security



■ Goal B

Deepen partnerships to expand access to educational opportunities

Objective 1: Strengthen strategic partnerships with educational providers, community organizations, industry, and employers

Objective 2: Seek support from partnerships to enhance outreach, marketing, recruitment, and scholarship efforts for special populations

Objective 3: Collaborate and coordinate strategically across the Seattle Colleges District to enhance educational opportunities for students

■ Goal C

Engage students and employees at all levels and at all locations in developing the organization, programs, and resources

Objective 1: Define, practice, and support opportunities for students and employees to participate in college governance

Objective 2: Provide professional development that aligns with strategic priorities and supports engaged employees

Objective 3: Increase student participation in student leadership and college activities

Objective 4: Regularly share, recognize, and encourage employee service and excellence



STRATEGIC DIRECTION 5

Advance the college's long-term fiscal health

■ Goal A

Broaden and diversify revenue sources to sustain the financial health of the college

Objective 1: Generate revenue from available resources and capacity

Objective 2: Expand SCC Foundation's support to the college's long-term financial health



■ Goal B

Adopt a stable multi-year financial planning and budget allocation model

Objective 1: Build understanding of the budget among all college stakeholders

Objective 2: Ensure that those with budget responsibilities are prepared to manage the college's resources effectively

Objective 3: Establish consistency, clarity, and transparency in the budget allocation process

A direction that supports all four core themes

Preliminary Strategic Plan, 2016-2020

--- APPENDIX ---

Strategic Direction 1: Increase Student Enrollment and Retention

Indicators of Achievement

Number	Indicator	Baseline* (3 yr. Average)		Target	
1.a	Enrollment of state-funded programs – change rate	85%		+3% annually	
1.b	Enrollment of contracted programs – change rate	10%		+/- 0% annually	
1.c	Overall retention rate of state-funded and contract programs	54%		56%	
1.d	Retention rate of state-funded programs	52%		54%	
1.e	Retention rate of contracted programs	64%		66%	
1.f	Overall retention rates: fall to winter and fall to spring	69%	59%	72%	62%
1.g	Retention rates of academic transfer students: fall to winter and fall to spring	70%	60%	73%	63%
1.h	Retention rates of professional/technical students: fall to winter and fall to spring	81%	71%	83%	73%
1.i	Retention rates of BAS students	80%		84%	
1.j	Student participated in “active and collaborative” learning	55%		57%	
1.k	Student demonstrating “student effort” in learning	49%		51%	

* “Baseline” data is from the three-year average of 2010-11 to 2012-13, except as indicated below. When a five-point scale is used as a measure, the baseline is set at 3.5. For 1.a, baseline is a percentage of state-funded enrollment target. For 1.j and 1.k, baseline is from the 2013-14 Central Student Survey, and future results will be taken from CSSEE in 2017.

Strategic Direction 2: Increase Student Progress and Completion

Indicators of Achievement

Number	Indicator	Baseline* (3 yr. Average)		Target	
2.a	Student achievement point per student [SAI]	1.54		1.62	
2.b	Students transferring to 4-year institutions in WA [As a % of academic transfer enrollment]	29%		30%	
2.c	Student employment rate 9 months after completion	71%		74%	
2.d	Educational level gains of ABE/ESL students	51%		53%	

2.e	Basic skills students transitioning to college level courses	13%	15%
2.f	Student passing rate in professional licensing exams	86%	88%
2.g	Overall completion rate	41%	42%
2.h	Completion rate -- academic transfer (AA/AS) programs	22%	24%
2.i	Completion rate -- professional/technical (AAS/AAS-T) programs	34%	36%
2.j	Completion rate -- BAS programs	56%	58%
2.k	Completion rate -- H.S. diplomas/GED	6%	8%
2.l	Student satisfaction with support services (5-point scale)	3.5	4.0
2.m	Student participation rate in learning beyond the classroom (co-op, service learning, and undergraduate research)	14%	15%

Strategic Direction 3: Address Institutional Racism and Achieve Equity and Inclusion

Indicators of Achievement

Number	Indicator	Baseline* (3 yr. Average)		Target	
3.a	Students of color	56%		58%	
3.b	Faculty of color	27%		30%	
3.c	Classified staff of color	37%		39%	
3.d	Exempt staff of color, i.e., professional, managerial, and administrative	53%		55%	
3.e	Proportion of degrees and certificates awarded to students of color	52%		54%	
3.f	Gender diversity in STEM and workforce programs	53%	25%	54%	27%
3.g	Student satisfaction with diverse multicultural learning environment [5-point scale]	3.5		3.8	
3.h	Employee satisfaction with diverse multicultural working environment [5-point scale]	3.5		3.8	

Strategic Direction 4: Build a Sense of Shared Community across College Programs and Locations

Indicators of Achievement

Number	Indicator	Baseline* (3 yr. Average)	Target
4.a	Student satisfaction of cooperative education [5-point scale]	3.5	4.2
4.b	Meeting expectations of employers and agencies partnering to offer cooperative education for students [5-point scale]	3.5	4.0
4.c	Technical Advisory Committee (TAC) members' satisfaction to program quality and student success [5-point scale]	3.5	3.7
4.d	Progress in sustainability practices	Survey	TBD
4.e	Documented processes and practices for campus safety and emergency preparedness	Survey	TBD
4.f	Increase in faculty, students, and staff serving on committees and councils	Survey	TBD

Strategic Direction 5: Advance the College's Long-Term Fiscal Health

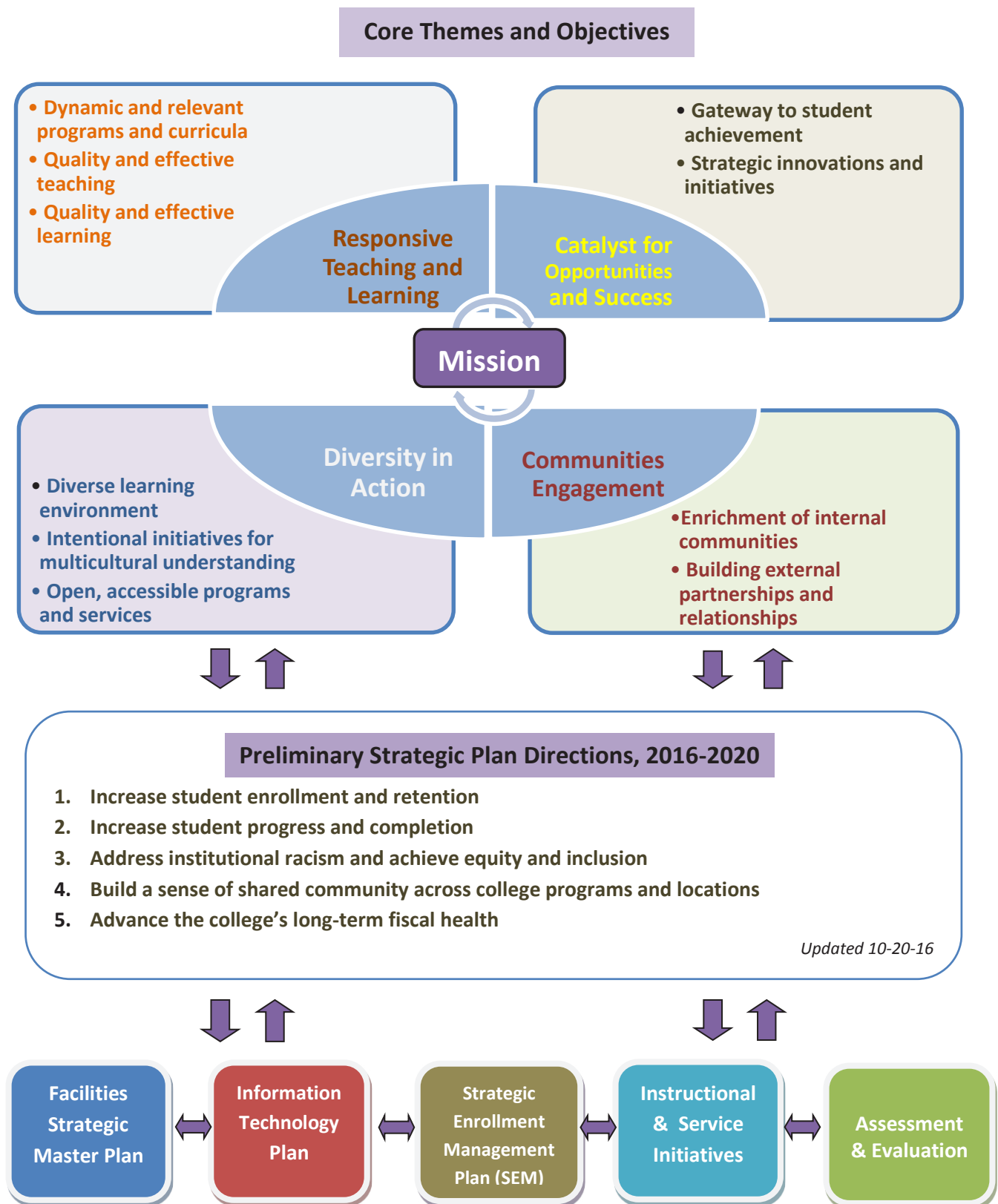
Indicators of Achievement

Number	Indicator	Baseline	Target
5.a	Growth rate in non-state funded revenue	\$1,877,000	+ 5% annually
5.b	Growth rate in SCC Foundation revenue	5%	+ 5% annually
5.c	Increase in scholarships contributed by external donations	136	225
5.d	Improvement in budget management by all stakeholders with reduced over-expenditures	Survey	TBD
5.e	Clear and consistent budget allocation processes established	Survey	TBD

For 5.a, baseline is a 3-year average of 2011-12 to 2013-2014. For 5.b, baseline is a 3-year average of 2012-13 to 2015-16.

Seattle Central College

Relationship of Core Themes and Objectives to Preliminary Strategic Plan





ARCHITECTS

SCHREIBER
STARLING
WHITEHEAD



**SEATTLE CENTRAL
COLLEGE**

Central to the Community for 50 Years

Project # 2016-929

Facilities Master Plan

May 2016

Contracting Agency:

State of Washington Department of Enterprise
Services, Engineering and Architectural
Services Program

taking place in the immediate college vicinity that affect the college's future. First, a Sound Transit station is nearing completion just north of campus and will include a new station on land available to the college for acquisition. This station, as well as the new Seattle Streetcar stops at the north and south ends of campus, will make the college a logical location for the expansion of higher education. Secondly, the city's pending "up zone" of the station overlay district will bring much new density and vitality of activity to the immediate neighborhood.

It is important for SCC to conduct its own internal planning to be better able to respond to the transit and neighborhood initiatives. Changing education and community service needs must be addressed in new college plans for the future. The master planning process provides an opportunity to inform the community and encourage participation in shaping the future.

Issues and Needs The profile of user needs for SCC is characterized by:

- Stable but growing enrollment
- Changes to program needs mix (more academic, workforce, and basic skills, less vocational)
- Changes to program needs for new initiatives (primarily transfer-based programs)
- Increasing number of transfer students (more likely to be full-time on-campus)
- More services for targeted groups (such as ABE, ESL, BTS, High School programs and International Students)
- Importance of access due to adjacency of downtown business district and service area expansion (Sound Transit and Seattle Streetcar)
- Increasing use of college facilities for community program use

There are a number of major issues that are addressed by the master plan. The key issues include:

- Expansion of the MIO (Major Institution Overlay) boundary to include acquired parcels
- The location and nature of future growth (boundaries, property acquisition, development density)
- Space shortages due to college and community resource programs and the best utilization of existing facilities recognizing the extended hours of operation
- Identification of strategies to address space deficiencies for Basic Skills, Library/LRC, and Auditorium uses.
- Parking, security, and transit linkages
- Uncertainty and timing of state funding and the need for flexibility
- District office needs and location
- Off-campus programs, facilities and relationships with the Broadway Edison campus
- Neighborhood changes and development intensification, shared campus uses and support

Purpose and Use

One of the primary components of this master plan document is to project the needs of SCC. This document will be used to support the college's bi-annual funding request in the state capital budget process as well as efforts to secure funding via private-public partnerships.

- The master plan will address new and renovated facilities and will incorporate the Seattle Vocational Institute, Wood Construction Center, and Seattle Maritime Academy off-site campuses.
- Campus facilities will be developed in collaboration with other community and technical colleges, K-12, universities, the community, and private industry.
- SCC will need to be entrepreneurial in its approach to capital funding as state resources will continue to decline.

Physical Planning Objectives

The master plan established a series of physical objectives to be achieved during the duration of this master plan. These fall into the following general areas:

- New construction projects to be developed via the SBCTC funding mechanisms for growth, renovation, and replacement projects.
- Renovation projects where opportunities exist to transform outdated instruction and service spaces into new spaces designed to serve today's students
- Renovation projects of highly underutilized facilities to meet newer high demands needs.
- Campus infrastructure improvements including parking and major utilities.
- Campus environmental upgrades which will enhance the physical environment for students, the community, and its visitors.

Methodology

Successful master planning projects begin with the Planning Team gaining an understanding of the functions or operations to be performed within the campus. Because of this, the Planning Team began with a series of programming workshops, facility tours, data collection, observations, and active listening. This approach provided the team with valuable insight and direction that otherwise may not have been communicated through more traditional programming and design methods. The information provided and gathered during these sessions is documented herein and is intended to be used as a guide for development of the SCC campus during the coming years.

To define the scope of growth to be incorporated into the Master Plan the following strategies were implemented:

- **Total Need Determination:** The total growth area needed was determined through Space Needs Analysis which looked at quantitative existing campus facilities, their current utilization, programs offered/anticipated, and future growth projections. This data was then analyzed against national community college standard and peer institutions. The resulting space needs program identified total square footage deficiencies and need. Total areas of new construction was then calculated and evaluated against the SBCTC's CAM analysis to verify compatibility.
- **Building Development Site Planning:** During the workshops with the Facilities Master Plan Committee, the committee discussed the relationships of the spaces with their associated programs and services. Appropriate locations on campus for growth, and the areas available/ required at each location, was determined. A series of new capital construction, replacement and renovations projects were identified such that the projects organizationally supported the campus planning goals. Additional future capital construction projects are also included but not planned at this time.

- **Campus Character and Environs:** The workshop process included discussions regarding the physical presentation of the SCC campus to the community and students it serves. A series of goals were developed as an aid to generating projects that will enhance, not only the visual image of the college, but also strengthen the general campus organization and service opportunities resulting in a more user-friendly environment.
- **Campus Infrastructure Plans:** Along with new and replacement building developments, associated infrastructure and utility improvements were identified and incorporated into the campus site plan.

NOTE: Detailed work on the Campus Infrastructure Plans will not be completed at this time.

- **Internal Renovation Plans:** The committee realized that with the completion of any new construction, there are prime opportunities to re-organize and renovate existing program and services spaces within the existing campus such that they will better serve the SCC community. This campus re-organization will be extended to include all phases of building development. The Internal Renovation Plans are intended to provide a framework for future space allocation and utilization efforts. They also serve as a master plan for determination of existing building renovation projects.

NOTE: Detailed work on the Internal Renovation Plans will not be completed at this time.

However, four separate projects across campus were identified. They were selected from the following criteria. See Chapter III for definition of projects

1. The physical conditions of existing areas no longer support current instructional or service needs.
2. The existing areas were constructed for specific program needs and the programs have been closed or replaced with higher demand needs.
3. The buildings are not currently utilized by the college.

Acknowledgments

The Planning Team wishes to acknowledge the following people for their cooperation, interest and participation:

Executive Committee

Dr. Paul Killpatrick, President SCC
Michael Pham, VP Business Administrative Services
Warren Brown, VP of instruction and Student Services

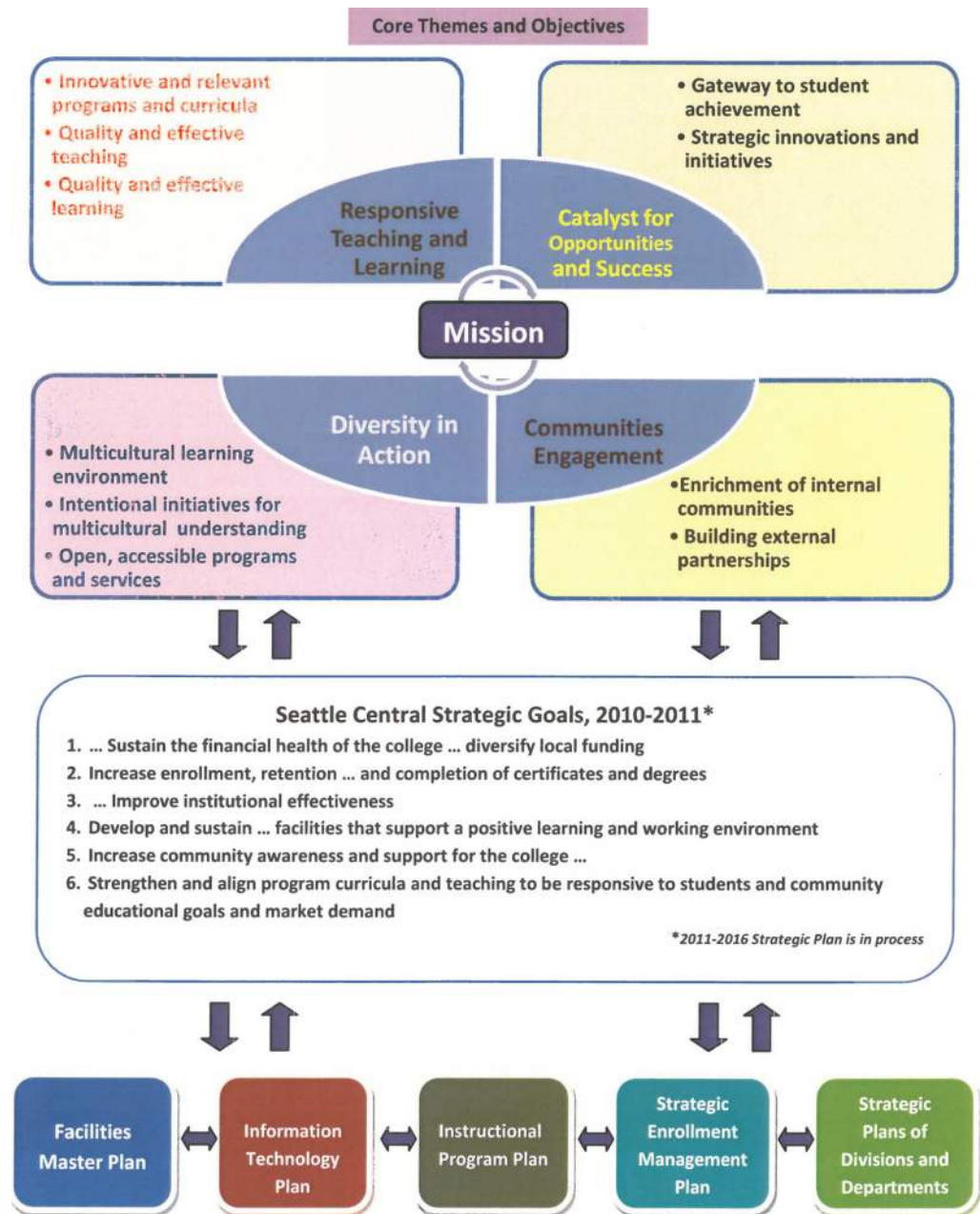
Co Chairs

Tony Ogilvie, Executive Dean, Corporate Partnerships
Stephen Starling, Principal, Schreiber Starling Whitehead Architects

Facilities Master Planning Committee

Mark Ainsworth, Faculty
Warren Brown, VP of Instruction and Student Services
Ona Canfield, Dean of Nursing and Dental Hygiene
Barbara Coston, Classified staff
Lexie Evans, Dean, Student Life & Engagement
Al Griswold, Executive Dean, Workforce Training
Jeff Keever, Director, Facilities and Operations
Lee Knawa, Senior Architect, Gen. Admin. Washington State
Wai-Fong Lee, Dean, Instructional Resources
Robert Natoli, Faculty

Relationship of Core Themes and Objectives to College Strategic Goals and Plans from 2010 – 2011.



Strategic Plan Integration

SCC is currently developing their 2011-2016 Strategic Plan. Future master plan updates will tie this master plan more specifically to the pending strategic plan.

Master Plan Guiding Principles

The following overarching principles apply to the SCC campus and its off-site facilities and will provide a foundation for the remaining principles under each of the subheadings.

1. SCC's Facilities Master Plan will integrate with and complement other visioning plans related to the mission, vision and core themes of the college.
2. SCC's Facilities Master Plan will define an urban community collegiate environment that inspires and educates the campus, community, and region through its architecture, landscaping, public art, sustainable design, and energy efficiency. SCC's facilities should become a national example to which others turn for information, education, and inspiration.
3. New and renovated facilities will:
 - Alleviate programmatic shortcomings of current facilities;
 - Incorporate plans to meet the future needs of affected departments and programs;
 - Consider the future technology requirements and potential future uses of facilities; and
 - Address College-wide plans, such as the WACTC, District and SCC Strategic Plans, Instructional Plan, Core Themes and College Vision Statement.
 - Maximize the utilization of space by transitioning space that is currently under-utilized into spaces that serve high demand needs.
4. The Facilities Master Plan will strive to create an integrated plan in which the individual components are interwoven and coordinated. Facilities Master Plan decisions and activities will be coordinated through the Campus Facilities Master Plan Committee which will establish a system of cross-coordination among the individual elements of the overall plan. The Campus Facilities Master Plan Committee will oversee the solicitation input and dissemination of plan developments via the following Governance and Committee structure:
 - A. Administrative committees
 - President
 - President's Cabinet
 - Executive Cabinet
 - College Leadership Council
 - Executive Vice President for Instruction and Student Services
 - Deans Group
 - Instructional Council
 - Student Development and Services Council
 - Vice President for Administrative Services
 - Administrative Services Planning Council
 - B. College-wide standing committees
 - President
 - College Council
 - President's Catalyst Committee
 - Strategic Planning Taskforce
 - Professional Development

- Classified Development Advisory Committee (CDAC)
- Staff/Faculty Development

Executive Vice President for Instruction and Student Services

- Curriculum Coordinating Council
- Strategic Enrollment Management Committee
- Global Education Design Team
- Commencement
- Registration Task Force
- Student Academic Appeals
- Universal Technology Fee Committee

Executive Dean for Workforce Education

- Technical Advisory Committees
- SVI Strategic Planning Taskforce

Vice President for Administrative Services

- Bookstore Advisory Committee
- Citizen's Master Plan Advisory Committee
- Facilities Committee
- Safety/Security Committee
- Information Technology Council

Executive Director for Continuing and Professional Education

- Continuing and Professional Education Management Group

Executive Director for Foundation

- Foundation Board

C. Other sub-committees will be created as needed and will/may include:

- Building Design Standards
- Landscaping and Campus Image
- MIMP-CAC (Major Institution Master Plan - Citizen's Advisory Committee)
- Environmental Sustainability
- Property Acquisition and Development

5. All facilities (new and existing) will be adequately maintained and updated to allow programs to remain current.

6. The Campus Facilities Master Plan Committee will evaluate and recommend sequencing of projects in consultation with other campus constituencies. Project sequencing will be coordinated in a manner to optimize access and use of existing facilities, minimize disruption of the campus environment and achieve institutional goals.

7. The Campus Facilities Master Plan Committee will inform the college community on a regular basis of all changes and developments regarding the Facilities Master Plan.
8. The college will coordinate all relevant issues with municipal, county, and state agencies.
9. The Campus Facilities Master Plan Committee will review and update these Guiding Principles and the Facilities Master Plan at least every five years.
10. These guidelines and principles will be applied through a collaborative process acknowledging that these principles may at times need to be applied with flexibility, such resolutions will:
 - Maintain the integrity of the group principles and guidelines,
 - Be fiscally responsible, and
 - Encourage creative design and problem solving.
11. SCC off-site programs, including the Wood Construction Center, Seattle Maritime Academy, and Seattle Vocational Institute, will integrate with the main campus and support the mission of Seattle Central College.
12. All students should be able to access facilities and fully participate in learning, formally and informally, in face-to-face formats or with the use of technologies. Special attention should be paid to access and ease of mobility for students with disabilities and special needs.
14. Campus facilities and resources should be developed in collaboration with other community and technical colleges, other education sectors (K-12 and universities), the community, and private industry.
15. Faculty and administrators should have the necessary skills and abilities to maximize the intended use of facilities and instructional resources to respond to needs of students, employers, and communities. This will require changes and professional development and training in new use of facilities, course scheduling, and instructional delivery.
16. Facilities should be sustainable and meet LEED requirements and contribute to sustainable practices related to curriculum and campus culture.
17. Facilities and campus wide systems should be developed to reduce carbon emissions and reduce green house gas emissions.
18. Design and construction of facilities should give consideration to emergency preparedness and disaster protection as a community resource.

Planning For Sustainability

Environmental concerns, especially climate change, are at the forefront of the global agenda as we better understand the implications of inaction upon our natural, built, and social systems.

Implementation of the Seattle Central Master Plan provides an unparalleled opportunity to transform the campus into a model of sustainability. With a substantive amount of outmoded, energy-inefficient buildings being constructed, replaced, or remodeled with new modern, energy-efficient facilities, SCC has an opportunity for green building and other sustainability strategies to contribute to the communities it serves. By implementing green design and development on campus, environmental impacts can be reduced through the “greening” of construction and operation of multiple buildings. Incorporating ideas of sustainability into the everyday

lives of students, faculty and staff allows thousands of people to become accustomed to these strategies, and they in turn can incorporate the strategies into their lives outside of the institution.

Seattle Central recognizes that there are limits to the world's resources. To ensure the quality of life for future generations, SCC seeks to demonstrate leadership in environmental stewardship and sustainability, the college is committed to conserving resources and reducing the impact that its services and activities place on the environment. Seattle Central is committed to achieving Leadership in Energy and Environmental Design® (LEED) certification for all new buildings. It will also seek LEED Silver certification, or higher, where practicable.

In 2007, Governor Christine Gregoire mandated substantial reductions in greenhouse gases in Executive Order 07-02. In 2008, Senate Bill 6580 and House Bill 2815 established a framework for such reductions to be implemented by 2012. Together they require progressively more stringent reductions of greenhouse gases through 2050. In particular, this will impact the SCC through shifts in energy markets, requirements for greater environmental performance of buildings, and new requirements for planning and mitigation of development impacts.

Some examples of how SCC is addressing operational issues include increasing efficiencies in heating and cooling systems, installing high-efficiency water and lighting fixtures, reusing existing buildings, maximizing daylight within buildings, and installing rain-gardens to manage storm water on site.

Transportation plays a major role in climate change, and Seattle Central recognizes the need to address this concern directly through several initiatives, including increasing the number of students living on campus, contributing to vibrant pedestrian-oriented development, and encouraging fewer personal vehicle trips. A Transportation Management Plan is currently in place and will be revisited as part of the pending MIMP application. It identifies strategies to reduce single-occupancy vehicle travel. In addition, parking and traffic studies will also be prepared to analyze potential traffic and parking impacts.

This Master Plan is an effective vehicle to encourage sustainable campus development by addressing potential regulatory barriers to the implementation of appropriate strategies that will allow for the integration of emerging best practices in design and operation with the regulatory purpose and intent of the Major Institution Overlay code.

Academic Facility Planning Principles

Academic facilities will plan to maximize opportunities for the delivery of exceptional educational programs and for faculty/student interaction, research and creative activity.

1. Academic programming will drive the planning and design of academic facilities.
2. New academic buildings will consider and balance the academic, staffing and technology needs within the facilities.
3. All facilities will consider programmatic proximity and intentional adjacencies. Facilities will also consider the need for and location of general-purpose classrooms to implement the college's need to provide a collaborative, learning-centered environment.
4. Office space for all faculty, including adjuncts, and professional staff will be part of this plan.

5. Multiple use of spaces should be maximized. Learning happens everywhere and anywhere, including hallways, classrooms, cafeterias, formal and informal group spaces, social areas, and quiet meditative spaces. The definition of "utilization" should be reviewed and priority established for spaces that can transform based upon needs. Types of learning spaces needed on campuses include:
 - Informal and formal collaborative learning spaces shaped around human interaction that is face-to-face or technology driven (e.g. instant texting, blogging, etc.)
 - Drop-in spaces for informal learning
 - Transition spaces that comfortably allow for hallway-type exchanges between and among faculty and students
 - Blended spaces where students can mix eating and relaxing with study and discussion
 - Spaces that reflect off-campus settings such as cafes and lounges with comfortable chairs and tables
 - Studios and laboratories that simulate workplace and research environments
 - Quiet and comfortable study spaces
 - Indoor and outdoor meditative and sanctuary spaces for reflection
 - Spaces based upon Universal Design principles
6. Learning spaces should promote collaboration, peer-to-peer exchanges, multi-disciplinary learning communities, and real-world experiences. Spaces should be provided that support the following:
 - Learning that is relevant to students' lives
 - Use of Universal Design in learning
 - Spaces that promote interaction between students, content, and expected professional applications
 - Project-based learning
 - Situational learning where learning mirrors the real world (workshops, kitchens, greenhouses, gardens, cooperative education etc.)
 - Studio-based learning environments where work-in-progress can be visible, shared, and assessed
 - Laboratory settings
 - Networking
 - Virtual learning
 - Appropriate technologies that do not overwhelm spaces
 - Hybrid instruction
 - On-line learning
 - Technology-enhanced learning
7. New, remodeled, and renovated structures should be analyzed and evaluated in the context of the entire campus master plan. The master plan should balance (1) the need

for flexible and changeable spaces to meet current needs that allow for future reinterpretation and reassignment of programs and functions with (2) appropriate dedicated space for specialized programs.

- Demountable and moveable walls that will accommodate various acoustical needs.
- Flexible tables (small, large round etc.)
- Comfortable, moveable chairs
- Robust wireless connections and outlets with connectivity to the outside world (ITV, Elluminate, etc.)
- Spaces that allow for 24X7 access while providing high standards of security
- Spaces that allow for quiet, meditative and reflective experiences
- Spaces that hold program-specific equipment and meet program-specific needs
- Easy access to technological infrastructure

Instructional Vision

The academic deans were asked to “vision” what instruction will look like over the next 10-15 years at Seattle Central. Through this process, the deans discussed external trends, discussed the effects of external trends on SCC, and noted the strengths of our current instructional programs and how to utilize our instructional strengths. After that process, the deans developed a prioritized list of “instructional visions”.

Perceived Institutional and Instructional Mission for the Future:

As a comprehensive community college, SCC will continue to educate the community through transfer, professional-technical, basic-skills, developmental education, international, community/contract education, and applied baccalaureate programs. SCC anticipates that with greater access as provided via public transit, their urban location, and through their regional/global influence, that they will continue to see growth of student FTE's. They perceive that average student age will increase over the next 10-15 years. Also, they anticipate that their future program mix (i.e., percentages of transfer versus professional-technical, etc) will remain similar to their current program mix. However, they anticipate that many of the courses that they currently offer will change over time, based on their responsiveness to external needs/trends.

General Instructional Vision:

SCC will need to use their existing facilities and urban location to their benefit. Yet they must also accumulate additional properties that can expand and further develop the academic programs to capture the “cradle to grave” concept of continual learning. Both as a college and as instructional programs, SCC needs to be entrepreneurial in their approach to program and facility development as state funding will likely continue to decline. Mass transit options will necessitate further instructional collaborations with the University of Washington. Industry, technology, and social networks will continue to change their pedagogical approaches. Also, SCC will need to be more flexible with instructional offerings, courses scheduling, and instructional modalities.

Prioritized Elements of the Instructional Vision:

Learning “Commons” area(s):

Learning Commons are spaces that facilitate meeting others “accidentally” and allow for the exchange of information. They may be a space where student projects are displayed and ideas are incubated, tested, and exhibited. or a space where faculty/staff can interact with students as an extension of their faculty offices.

Responsive Classroom Spaces

Given that many of the programs or jobs for the next 10-15 years have not been developed yet, we need classrooms that are modular and flexible. General classroom space and options for larger classrooms are important. "Flexible spaces for flexible course offerings".

Basic Skills Instruction SCC's increasing population of historically under-served population is in need of dedicated space and programs to support its Transitional Studies (BTS) program. This includes Adult Basic Education (ABE) and English as a Second Language (ESL). The spaces currently housing the programs are badly outdated, failing to support students' needs and support. These student needs direct access to other identified elements of this Instructional Vision (Learning Commons, Learning Center, and Enhanced Library and Media Services).

Culinary, Wine, and Nutrition Center

The program merges the technical-professional Culinary Arts program with the academic structure of nutrition coursework (which could be well-positioned as a regional health center) and a wine program that explores issues of food pairings, wine production, and an academic understanding of viticulture.

STEM Instructional and Retail Center

Science Technology, Engineering, and Math (STEM) includes a computer licensing center, tele-presence lab, simulation labs, mobile application testing center, cross-use space with retail and incubator options. Additional natural science labs would also be present.

Global and Allied Health Program Center

This regional health care center would include classrooms, global interactive TV rooms, offices, and sleeping spaces for international visitors.

Learning Center This writing and tutoring center will provide break-out room for group study and also for other student-success services like counseling and advising. The Learning Center would be adjacent to the library.

Continuing Education Facility

Continuing Ed requires multiple modality classrooms with more labs and a conference facility.

Conference Facility

This space would accommodate both instructional and community events. It will be designed so that there is a large (350+ capacity) room with adjacent small break-out-spaces (25-50 capacity) that can be used to enhance small-group learning/conversations. This could also be rented to the broader community.

Enhanced Library and Media Services Area

An enhanced library will develop, expand, or renovate existing areas to provide more quiet study areas, more individual computer work-stations, and more group work/technology stations.

Sustainability Education Center

Instructional spaces will focus on green-building technology and related programs.

Early Childhood and Teacher Training Labs

Includes labs for students involved in development, research, and evaluation of teaching and learning practices for young children.

Student Services Vision

The Dean of Student Services and staff were asked to “vision” what student services should look like over the next 10-15 years at Seattle Central. Through this process, they identified general campus organizational needs, improvements to the student environment outside of academic spaces, and the improvements necessary for effective student services delivery.

General Campus Organizational Needs

- More inviting entrances - a place where students can start. SCC does not have a “Main Entrance” the place where you logically know where to go if you have never been to campus before. It is very difficult for first time visitor to arrive at campus and find their way to their destination. Campus needs a clearly discernable and easy to find “Front Door”, a centrally located hub to provide service and direction.
- With the coming Sound Transit and Seattle Streetcar stops on the northern end of campus, student traffic patterns will change. This should be studied and incorporated into campus development plans.
- A signage and way finding plan should be developed that is clear and understandable.
- Parking is limited for students and visitors; a plan for parking is needed to clearly provide for these two important constituents.
- SCC has a unique opportunity to incorporate the life and vitality of the Broadway and Pike Pine districts through “invisible” expansion - as lease holder for retails, restaurants, and other commercial use.
- SCC needs to be an active participant in the Seattle business community by offering conference space for professional development and training. Conference services would also support student programs/activities through IT capabilities: Skype, videoconferencing, etc.
- In order to support the full range of needs for students to succeed, SCC should consider the development of student housing.

Enhancements to Non-instructional Student Environment

- SCC is too internally focused. Provide access to outdoor spaces (tables/chairs for lunch, study, etc.) / rooftops (making them accessible only by employees/students helps deter transients)
- Provide space for student social and collaboration activities and spaces for casual hang out.
- Access to the student services computer labs is difficult. Large labs are needed.

Student Service Areas

- In general, student services are dispersed throughout campus without regarded to logical organization. A centralized services organization is necessary. This will permit ease student use to most service functions. Some decentralized services are necessary due to their unique needs.
- More access to self service (kiosks) is needed. These should be spread across campus at key student gathering areas.
- A Veterans Affairs gathering space is needed to support gathering and study.

- SCC needs a “Financial” center to connect student to a consortium of community agencies including DSHS and other state agencies.

CHAPTER THREE – CAMPUS GROWTH AND EXPANSION

The section defines anticipated development needs for Seattle Central College. Need was defined via an academic and space planning process provided by Paulien & Associates, Inc. with assistance from Schreiber Starling Whitehead Architects.

Background

As part of academic and space planning, an academic visioning process was conducted to assist in the development of program, growth, and enrollment goals for the college. The space planning component of the process used the information gathered during the academic planning effort to review academic space utilization and to project future space needs to support the physical planning recommendations for master plan development.

The process was both comprehensive and collaborative. The Paulien & Associates/Schreiber Starling Whitehead Architects team assessed the status of planning and worked with leaders at SCC to verify and validate academic objectives for the future. They facilitated the analysis of existing data pertaining to demographics, programs, enrollments, and facilities. The analysis considered community needs and workforce requirements, as well as recent enrollment trends. SCC's Institutional Research provided pertinent base data and participated actively in the planning process.

Key elements of the process included:

- Articulating future academic objectives to create a proper vision for the college
- Reviewing enrollment projections for the service area for the next ten years based on demographic data and the new light rail station near the campus
- Facilitating a visioning session by interpreting environmental scan data (provided by the college) to understand demographic changes and workforce needs in the region
- Making recommendations regarding academic changes that will be required to address enrollment and workforce needs
- Developing a classroom and laboratory utilization analysis to assess the efficiency and effectiveness of physical academic resources
- Conducting a space needs analysis using guidelines which are applicable to Seattle Central College and supplemented by the experience of the consultant in those areas where specific needs may not be directly addressed by guidelines
- Preparing academic planning information and a space needs analysis report for the Campus Master Plan that combines the key findings from the above analysis

To accomplish the process elements above, the following tasks were performed:

- Project Initiation and Data Collection
- User Group Meetings
- Space Utilization Analysis at the Base Year
- Space Needs Analysis at Base Year and Future Year Enrollment
- Facilitate Academic Visioning Session
- Presentation and Final Documentation

Master Plan Concept Proposed Campus

The Master Plan articulates how the physical campus form impacts some of the most important issues and goals that support the college's mission, vision, and values. The

physical design contributes to the vitality of “place” by providing students with a sense of belonging and community. The combination of formal and informal spaces allow for interaction and the achievement of academic goals. Specific improvements include a strengthened pedestrian network and a purposeful extension of main pedestrian pathways to the Broadway Business District, the Pike/Pine neighborhood, and to Cal Anderson Park. This network will be improved with pedestrian amenities (benches, bike racks, lighting) and landscaping. The physical campus is enhanced by improvements to entry points and improved way finding that reflects the college’s desire for an open and accessible campus. This, in turn, will increase the presence and visibility of the college within the immediate community and the City of Seattle.

SCC seeks to provide development in congruence with neighborhood development planning already underway. This includes development per the Urban Design Framework (adopted by the City of Seattle in October 2011) and the Capitol Hill Ecodistrict (February 2012). SCC staff and administration participated in these and other neighborhood planning exercises.

The Master Plan also provides multiple options to meet current and future needs for academic space, student services, support space, and college related community services, creating a framework that is flexible enough to meet the college’s evolving needs. Seattle Central College is committed to contributing to a healthy campus and environment by incorporating sustainable strategies in all aspects of site and building design, construction, maintenance and operation. Several primary sustainability principles have been identified:

- **Comprehensively and creatively incorporate sustainable design approaches into the design of all physical campus elements and systems**
- Harmonize the human built environment with natural systems and processes in such a way that non-renewable natural resources are conserved, and that the natural environment maintains its capacity for healthy growth and regeneration
- Make sustainable features visible and available as learning and teaching opportunities
- **Endeavor to build structures for permanence, quality and flexibility**
- **Design new and renovation project to meet or exceed LEED silver standards for green building**

Proposed Build Out

The plan on this page shows the campus as it will look at upon completion of all planned, potential, and future development. This plan does not show any changes to surrounding land use, though increased development density is expected to be implemented to the underlying zone, most notably in the area immediately adjacent to the SCC campus due to development of the Sound Transit Sites, expected to commence in 2016.

The proposed build-out includes three basic project types; new buildings to be constructed on available/acquired sites; replacement projects which will replace aging buildings that do not have value in renovation; and renovation projects which will seek to preserve and extend the life of structures still holding much of their value as academic structures. The proposed building includes:



Campus Plan with New Construction in Blue, Renovation in Red

New Construction Sites Sites of new construction projects include: North Plaza, Sound Transit, and the South Lawn sites.

Replacement Projects Sites of replacement projects include: South Annex

Renovation Projects Existing buildings proposed for renovation include: The Broadway Edison building (2 projects) and the Broadway Performance Hall

Enrollment Projections

State Population Projections

The Forecast of the State Population – November 2015 published by the Washington State Office of Financial Management anticipate state population growth in the following age ranges. These ranges encompass the majority of the SCC student population.

Year	2016	2020	2030	2040	% change
College Age (17-22)	552,127	556,257	605,289	642,595	16.4%
20-24	480,820	474,576	513,146	540,740	12.5 %
25-29	490,159	517,446	510,949	554,547	13.1%
Totals	1,523,106	1,548,279	1,629,384	1,737,882	14.1%

King County Population Projections

The Washington State Office of Financial Management anticipates the following King county population growth. Data was based upon the known population via the 2010 census

Year	2015	2020	2030	2040	% change
Low growth	1,892,015	1,954,815	2,058,120	2,136,369	12.9%
Medium growth	2,012,782	2,108,814	2,277,160	2,418,850	20.2%

Enrollment growth is expected to exceed that projected by the SBCTS due to several reasons.

- Shifting of program offering toward high demand fields.
- Increase emphasis on student support and retainment.
- A re-design of the student enrollment process
- Growth due to ease of access to campus because of the recently opened Sound Transit Station and Seattle Streetcar.

Staffing Projections

The master planning team used the current student-fulltime faculty ratio to project faculty needs for the master plan duration of enrollment growth. Given budgetary issues, it is unlikely that the number of full-time faculty will keep pace with enrollment growth, resulting in a slightly higher student-faculty ratio over the master planning period. The net result is a 9% and 16% increase in full-time faculty members while staff was assumed to grow at half the rate of enrollment growth.

Staffing Assumptions

Staffing	Current Faculty and Staff	Current Faculty and Staff	Projected Faculty and Staff at 6%	Project Faculty and Staff at 16%
Full-time Faculty	152	141	154	164
Part-time Faculty	348	290	319	348
Classified & Exempt Staff	310	326	341	
Total	810	741	799	853

Programs and Services Growth

Based upon the Instructional Vision (see Chapter 2) provided by the Deans Group under the direction of the Vice President for Instruction and Student Services, the following program and service needs have been identified.

Library/Learning Commons/Tutoring Center

SCC's most glaring need is for substantive renovation/addition or replaced library. The existing library is dramatically below SBCTC standards for quantity and types of spaces necessary to serve the SCC population. This project will create an instruction resource facility that meets the Washington State Boards standards for a large community college. It provides required space for instructional labs, open computer labs, collection, online research station, group study rooms, and network study area.

The college also seeks to include a Learning Center, writing and tutoring center, adjacent to the library, which will provide break-out areas for group study and for other student-success services like counseling and advising.

A Learning Commons will be provided that facilitates meeting others "accidentally" and allowing for exchange of information; a space where student projects are displayed and ideas are incubated, tested, and exhibited; a space where faculty/staff can interact with student as an extension of their faculty offices – yielding additional learning spaces; a space where "IT is everywhere" (for both collaborate spaces, as well as increased IT facility/infrastructure space to accommodate the increased use of technology).

Priority High

Funding Mechanism Private Grants or State Funded Renovation/Growth Project.

Basic Skills Renovation

The quantity and quality of academic spaces serving the BTS (Basic and Transitional Studies i.e. Basic Skills) is severely lacking. The clear majority of SCC's classroom/lab inventory was constructed in the 1970's or before; as such they are lacking in terms of instructional media, adaptability, and general configuration for changes in use. SCC needs classrooms/labs that are modular. General classroom space and options for larger classrooms are important - "Flexible spaces for flexible course offerings". In addition, spaces are needed to support BTS students to offer opportunities to meet, gather, and interact with faculty and staff. These types of informal learning and collaboration spaces are essential to effective Basic Skills instruction.

Priority High

Funding Mechanism State Funded as a Renovation Project.

STEM/IT Instructional Center

The STEM/IT (Science, Technology, Engineering, Math / Information Technology) instructional center will provide special skills labs to support emerging STEM pedagogy. This includes; a computer licensing center; tele-presence lab suite, simulation labs; mobile application testing center, cross-use space with retail and incubator options; general engineering labs and additional natural science labs. The building will support, and be supported by the programs house in the current SAM (Science and Math) building.

Priority High

Funding Mechanism Public Private Partnership or State Funded Growth Project.

University Partnership Center

The University Partnership Center will support a broad range of community partnerships including: K-20 educational institutions; major regional medical centers; professional associations and organizations; and government, quasi-government and community-based groups. To date these include: Seattle Public Schools; North, South and Central Seattle Community Colleges; Bellevue Community College; University of Washington/Bothell Nursing program; University of Washington MSW Program; Country Doctor; Puget Sound Mental Health; and Community Day Care.

Priority Medium

Funding Mechanism Public Private Partnership

Space Needs Analysis

The following summary of space needs was prepared using the 2017-2019 Capital Asset Model provided by the SBCTC as a baseline. It only considers the needs of the Main Campus for the Target Enrollment of 7,508.

This analysis includes the following steps.

- The Master Plan team updated the college inventory of space to include recent renovations, construction of the Wood Technology, Seattle Maritime Academy, and Pacific Tower project.
- Identification of space anticipated to be removed from campus inventory (South Annex, International Programs building, Atlas Building, Broadway Café, North Plaza and Siegel Center.
- A recast of the CAM based upon the target enrollment of 7,508 total student on-campus.

Space Category	Existing ASF	ASF to remove	CAM Allow.	Surplus/Deficit
Instruction				
General Classrooms (A1)	64,105	4,540	55,188	4,377
Basic Skills (Open) Labs (A2)	12,767	0	21,285	-8,518
Science Labs (B1)	14,273	0	35,559	-21,286
Computer Labs (B2, B4, B5)	25,901	2,859	39,573	-16,531
Art (C1)	29,827	0	6,000	23,827
Music (C2)	2,071	0	4,000	-1,929
Drama (C3)	12,830	0	5,000	7,830
Vocational Space (B3, D1, D2)	50,791	14,175	NA	NA
Subtotal Instruction	212,565	21,564		-12,230
Instructional Support				
Auditorium (C4)	4,667	0	9,000	-4,333
Library/LRC (E1)	30,011	0	75,395	-45,384
Physical Education (H3)	36,110	0	49,221	-13,111
Faculty Office (F1)	64,830	7,205	53,169	4,456
Subtotal Instructional Support	135,519	7,205		-58,372
Student Service/Other				
Admins/Student Services (G1, G2)	58,024	17,901	42,273	-2,150
Student Center and Related (H1, H2)	47,406	888	63,555	-15,261
C. Stores/Maintenance (I1)	61,101	20,287	29,956	13,097
Childcare (H4)	1,979	0	20,909	-18,930
Miscellaneous (J, K, L, Z)	232,291	15,207	NA	NA
Subtotal Instructional Support	400,801	54,283		-23,244
TOTAL	748,984	83,062		-93,846

Convert to ASF to Gross Square Feet needed (93,846 ASF x 1.66) = **155,784 GSF**

Prioritization of Project Development

Ultimately, SCC seeks to strike a balance between meeting the academic needs of the college district area and the external needs of the greater Seattle community. Factors considered as part of any planned project development include:

Need – Current Through a space needs analysis of the existing campus (conducted as part of this master plan process), several needs have been identified that when met, will substantially improve program and service delivery to students. The ability to meet those needs via a new development project or because of a new project development coming available (i.e. the ability to renovate and existing space due to new space being created elsewhere on campus) is to be carefully considered.

Need - Growth SCC has identified several program expansion initiatives that are necessary to serve the expected expansion and increase in enrollment. Some of these initiatives will require new

Site D - South Annex

In approximately 5 years, the current South Annex/International Programs Buildings will be eligible for state provided replacement funding. It is assumed that the South Annex and adjacent International Programs Building would be renovated/replaced, and the current parking lot used for expansion.

Current Zoning:	MIO-65' NC3P-65'
South Annex and International Programs Renovation/Replacement	= 19,600 gsf
Expansion Footprint	= 9,925 gsf x 70% Lot Coverage = 7,000 gsf
Max Building Height	65' (four stories +/-) = 7,000 gsf x 4= 28,000 gsf
Covert to Assignable square feet	60% of 28,000 gsf =16,800 assignable square feet

Site E -South Lawn Site

SCC could develop the South Lawn Site which sits immediately south of the Broadway Performance Hall. This is currently the site of SCC prime open green space.

Current Zoning:	MIO-105'-NC3P-65
Approximate site footprint	= 23,040 gsf x assumed 73% Lot Coverage = 16,875 gsf
Assumed Building Height	65' (four stories+/-) =16,875 gsf x 4= 67,500 gsf
Covert to Assignable square feet	60% of 67,500 gsf =40,500 assignable square feet

Proposed Site Development

The necessary gross square footages identified by the Space Needs Analysis have been incorporated into the following Campus Proposed Building Development Plan.



Site plan with proposed site developments

Planned Projects

The scope of these projects is limited to development of currently owned parcels and those already identified for acquisitions (the Sound Transit Site). The development indicated below equates to approximately 72,500 new assignable square feet of growth space. This coupled with more efficient use of existing/renovated space, is expected to support space needs for the FTE Growth identified by this master plan (**main campus FTE of 7,508**).

Project	Replacement GSF	Renovation GSF	Growth GSF	Total GSF change
Atlas/Broadway Café Site				-8,240
South Annex/ISC Site				-21,755
North Plaza Site			60,000	60,000
BE Phase II		48,000		48,000
BE Phase I		48,000		48,000
Broadway Perf. Hall		41,000		41,000
Sound Transit Site			60,000	60,000
TOTALS	0	137,000	120,000	



SCC Campus with Planned Projects

Atlas/Broadway Café Site

The college intends to remove the space included in these two buildings from the college inventory that serves college functions. These parcels will be developed by an external party as mixed-use building that includes: Retail, affordable housing, and potential Workforce Housing. Revenue from the development will be directed to the College via a long-term ground lease (70 – 100 years).

South Annex/ISC Site

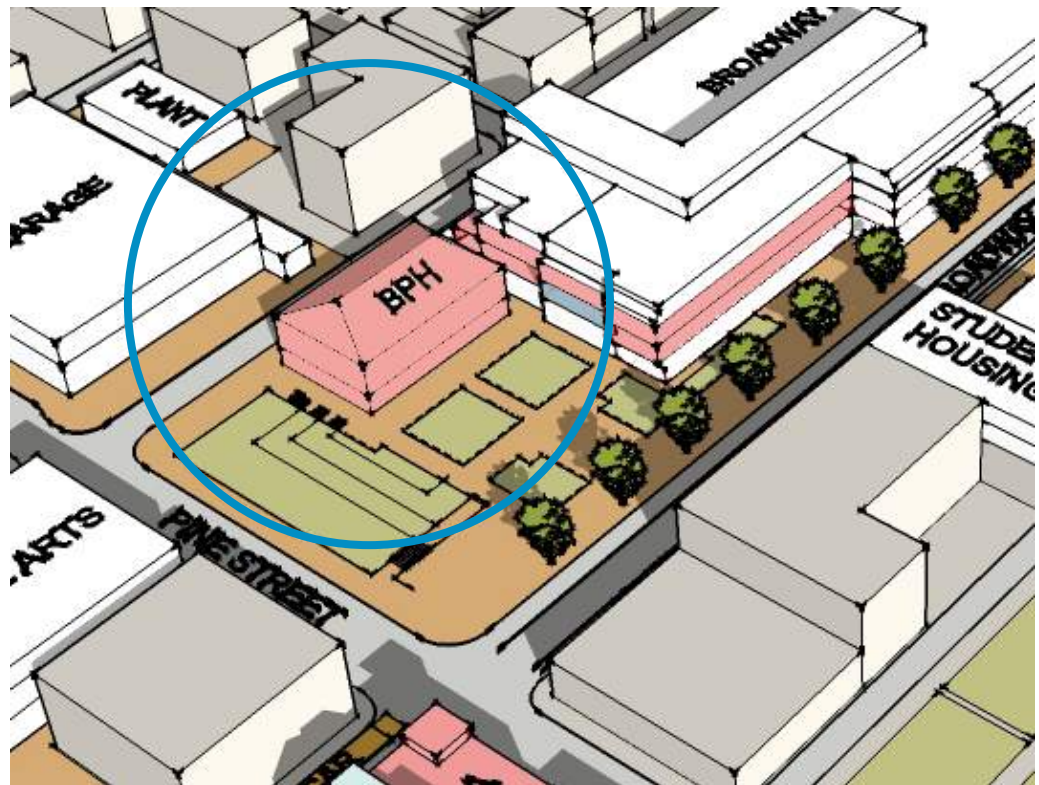
With recent renovations to the Broadway Edison Complex, the college intends to remove the space included in these two buildings from the college inventory that serves college functions. Revenue from the development will be directed to the College via a long-term ground lease.

BPH Renovation The Broadway Performance Hall currently provided only limited space serving the Music programs, most of the building is not utilized by SCC for any academic or service programs. This project will relocate the music program to the Fine Arts building and then be fully renovated for new uses. Expected uses include Library/learning Commons. Tutoring and other learning support, ABE/ESL and other BTS programs.

Dev. Approach The project is expected to be funded by State Appropriation

Project Scope Renovation Area 41,000 gross square feet
24,000 assignable square feet for college uses

Schedule: To be determined by Capital project selection process.



Proposed BPH Renovation Project

APPENDIX 7.4 Academic Plan, Mission and Values

In 2015, the Seattle District College prepared the 2015-220 Educational Master Plan (EMP) to guide Institutional Goals and Academic Planning. The following pages include relevant excerpts from the plan. See the full document at [SCD Educational Master Plan](#)

The Broadway Achievement Center will specifically address the EMP's Strategic Direction No. 5 – Transition Adult Basic Education Students to Workforce.

2015–2020

Educational Master Plan



SEATTLE COLLEGES

Central • North • South • SVI



SEATTLE COLLEGES

Central • North • South • SVI

MISSION

The Seattle Colleges will
provide excellent, accessible
educational opportunities
to prepare our students
for a challenging future.

PLAN VISION

To build on our culture of innovation by expanding instructional programs and student success initiatives to meet enrollment targets and serve the larger community.

THE SEATTLE COLLEGES

- Comprise the largest community college district in Washington state, educating nearly 50,000 students each year.
- Exert a major influence on the region, with a \$1.1 billion economic impact.
- Are highly diverse, with 51 percent students of color.
- Have strong academic programs. More students from Seattle Colleges transfer to the University of Washington Seattle than from any other college district in the state.
- Offer 135 professional technical programs and seven applied baccalaureate degrees.

The Educational Master Plan provides broad, forward-looking guidance for Seattle Colleges' educational programs and services in order to meet the emerging educational needs of the community. The plan addresses the changing economic and demographic profile of the community and incorporates new delivery models in the education sector. The plan presents a framework for future action and supports the ongoing innovative work within our three colleges.

TEN STRATEGIC DIRECTIONS

Looking to the future, the colleges are facing new industry and labor needs, shifts in populations, fewer resources, and growing competition locally and abroad. The Educational Master Plan presents 10 strategic directions that build on current strengths, expand college programs to meet enrollment targets, and serve the needs of students, businesses, and the larger community.

- 1 Develop new programs to meet student and industry needs.
- 2 Expand flexible instructional options, including online.
- 3 Increase A.A./A.S. degree completion.
- 4 Enroll more Seattle Public Schools recent high school graduates.
- 5 Transition Adult Basic Education students into workforce programs.
- 6 Scale up student success initiatives.
- 7 Promote global education experience.
- 8 Expand corporate and customized training.
- 9 Serve as the region's premier health care training provider.
- 10 Expand and develop career pathways.

Context and Trends

The Seattle Colleges launched the Educational Master Plan with an environmental scan of the Seattle metropolitan area focused on economic and demographic changes in the community. The plan was developed with input from business and community stakeholders as well as college faculty, staff, and administrators. The environmental scan focused on strengths, opportunities, and challenges of the colleges and provided the context for the strategic directions.

SELECTED STRENGTHS

The Educational Master plan builds on the Seattle Colleges' long history of leadership in student success, partnerships, and innovation.

- The colleges were among the first in Washington state to offer Bachelor of Applied Science degrees, Integrated Basic Education and Skills Training (I-BEST), Learning Communities, and Global Studies as a requirement for an associate degree.
- The colleges are focused on student completion and have been supported by federal, state, and foundation grants to increase student progression and awards. A recently redesigned first-year experience for students has resulted in increased numbers of students completing math requirements.
- The colleges have strong partnerships with industry and are working with Seattle businesses, education, government, and nonprofits to increase educational pathways to jobs.

OPPORTUNITIES

The environmental scan shows slow and steady population growth among:

- Ethnic communities, with the largest increase in the Latino community (21 percent)
- High school students (ages 15–19) and working adults (ages 35–39)

The highest industry and occupational growth areas include:

- Health care
- Construction
- Professional, scientific, and technical services
- Information technology
- Business and administrative support

Although Seattle is a highly educated city, there are still residents who would benefit from enhanced higher-education opportunities:

- 25 percent of Seattle metro residents have some college experience but do not yet have degrees.
- 29 percent of recent Seattle Public Schools graduates are not enrolled in higher education.

CHALLENGES

Similar to colleges throughout Washington state, the Seattle Colleges are experiencing a decline in state funding (24 percent over the past five years) and a decline in enrollment (5 percent over the past three years). Simultaneously, tuition has increased nearly 50 percent over the past three years, making college attendance less affordable. In addition, competition from peer institutions has increased the need to focus on creating new programs, pathways, and flexible options.

5

Transition Adult Basic Education Students into Workforce Programs

Seattle is one of the fastest-growing cities in the U.S., with an increasingly large share of its population coming from other countries. About half of these immigrants have A.A. degrees or higher, but there are still many who require basic education, language skills, and work-entry assistance. The Educational Master Plan presents strategies to move Adult Basic Education students quickly into workforce programs by incorporating language and other basic skills into program instruction.



PLAN HIGHLIGHTS

- Develop more ABE courses with workforce education as a goal; contextualize classes by integrating assignments to include industry content.
- Scale model programs districtwide, including Pivot Point (open-entry class to help students create career goals and start on pathways) and I-BEST (Integrating Basic Education and Skills Training).
- Scale Start Next Quarter, a web-based financial eligibility tool, for English language learners.

STUDENT MARKETS

- Recent immigrants and refugees
- English language learners
- Students new to the education system or seeking skill upgrades

6

Scale Up Student Success Initiatives

A key goal for the Seattle Colleges is to increase student completion rates. The colleges have redesigned the first-year experience for at-risk students to accelerate their progress through precollege math and to increase progression and completion. The strategies in the Educational Master Plan will expand upon successful approaches that include intensive advising and a comprehensive educational plan for each student.

PLAN HIGHLIGHTS

- Continue to strengthen the first-year student experience.
- Ensure that all students have educational plans.
- Continue to scale up accelerated precollege math options.
- Expand the Productive Persistence model from precollege math to all classes.
- Identify and expand support services for specific ethnic communities.
- Increase the number of students who enroll in math classes in their first year.

STUDENT MARKETS

- Students referred to precollege math and English
- Students new to college
- Growing ethnic communities

SUCCESSFUL MODEL –
PRODUCTIVE PERSISTENCE

- Productive Persistence is an alternative to traditional student success courses that helps students understand that their ability can grow with effort and good strategies.
- Students create strong social ties to peers, faculty, and courses.



APPENDIX 7.5 Maintenance and Operations Costs – Anticipated Annual Reduction

The Broadway Achievement Center will be of permanent (50-year plus) construction type, meeting current energy and environmental codes, LEED, and Greenhouse Gas Reduction plans. The project will permit SCC to realize significant energy, maintenance, and operational efficiencies when compared to other campus facilities. **The net anticipated savings is \$440,845 and reduction of 0.75 090 FTES.**

Maintenance and Operations Costs for the Existing BPH Building

The operation and maintenance budget for the existing building is estimated to be \$816,069 annually and require 3.875 090 FTES. This is based on the existing college campus services ratios and square footage costs. Costs include custodial, utilities, technology, capital maintenance, general repair and furniture/equipment replacement, walkways, landscaping & grounds maintenance, security and administration costs. The existing costs are as follows

O&M Category	090 FTE's	Annual Cost/Unit	Quantity	/ Unit	Est. Annual O&M Cost
Janitorial	1	\$1.63	41,174	GSF	\$67,114
Utilities	0	\$0.95	41,174	GSF	\$39,115
Techology - Infra. & Tech. Support	1	\$2.75	41,174	GSF	\$113,229
Capital Maint./Repair	1.25	\$12.26	41,174	GSF	\$504,793
Roads and Grounds	0.25	\$0.75	41,174	GSF	\$30,881
Security	0.25	\$0.87	41,174	GSF	\$35,821
Administration	0.125	\$0.61	41,174	GSF	\$25,116
				total cost	\$816,069
TOTAL M & O	3.875	090 FTE	41,174	\$19.82	Per GSF

Maintenance and Operations Costs for the Proposed Broadway Achievement Center

Annual cost impacts for the new Broadway Achievement Center includes a reduction in cost and FTE beyond what the college is currently expending on the existing Broadway Performance Hall. This is due to the removal of deferred maintenance backlogs and large capital needs as most existing building support systems are at or near end of life, and failing frequently. It is also due to reducing electrical consumption of lighting, and removing the steam heat costs.

The operation and maintenance budget for the newly renovated Broadway Achievement Center building is estimated to be \$375,224 annually and require 3.125 090 FTES. This is based, in part, on the existing college campus services ratios and square footage costs, and in part anticipated reductions in utility cost, and maintenance. Costs include custodial, utilities, technology, capital maintenance, general repair and furniture/equipment replacement, walkways, landscaping & grounds maintenance, security and administration costs. For the new square footage only impact on the college's annual operating budget is expected to be as follows:



O&M Category	090 FTE's	Annual Cost/Unit	Quantity	/ Unit	Est. Annual O&M Cost
Janitorial	1	\$1.63	43,580	GSF	\$71,035
Utilities	0	\$0.75	43,580	GSF	\$32,685
Techology - Infra. & Tech. Support	1	\$2.75	43,580	GSF	\$119,845
Capital Maint./Repair	0.5	\$1.25	43,580	GSF	\$54,475
Roads and Grounds	0.25	\$0.75	43,580	GSF	\$32,685
Security	0.25	\$0.87	43,580	GSF	\$37,915
Administration	0.125	\$0.61	43,580	GSF	\$26,584
				total cost	\$375,224
TOTAL M & O	3.125	090 FTE	43,580	\$8.61	Per GSF

In conclusion, renovating the Broadway Performance Hall and creating the new Broadway Achievement Center will thereby be a reduction in Annual operating cost of \$440,845 and reduction of .75 090 FTES.

APPENDIX 7.6 CAM Analysis and Program Space Tabulation

CAM Analysis

Primary Space Deficiencies

Type of Space	2026 Shortage ASF	% of Allowance
Basic Skills Labs	21,238	71%
Science Labs	8,612	40%
Computer Labs (open)	3,279	12%
Library/LRC	28,042	41%
Auditorium	9,000	100%
Student Center & Related	20,634	37%

*See attached 2019-21 CAM provided by Wayne Doty 10/16/17.
It depicts SCC's Main Campus only and has excluded all off-site facilities.*

A copy of the referenced 2019-21 CAM is attached at the end of this document.

Program Space Tabulation

The following Building Program was prepared by the Building Programming Committee which included the following Campus staff representatives;

Dr Sheila Edwards LangePresident
 Angelique Odom..... Executive Assistant to the President
 Bradley Lane..... Vice President for Instruction
 Bruce Riveland..... Vice President for Administrative Services
 Laura DiZazzo Dean of Basic and Transitional Studies
 Ricardo Leyva-Puebla..... Dean of Student Development
 Wendy Rockhill Dean of Science, Technology, Engineering & Mathematics
 Kate Krieg..... Dean of Humanities
 Chuck Davis.....Administrative Director, Facilities & Plan Operations
 David Ernevad Director of Capital Projects

Programming Goals for the Broadway Achievement Center were as follows.

- Proposed project should replace program space that does not efficiently serve the current or future SCC student community.
- Proposed project should replace facilities that are not effective due to age/condition.
- Proposed project should resolve large, on-going maintenance and operation issues.
- Any building program should seek to address the primary space deficiencies identified by the current CAM Analysis.
- Look for program delivery synergy between chosen program elements.

PROJECT REQUEST REPORT - BUILDING PROGRAM

Date: October 24, 2017

Project Name: **Broadway Hall Renovation**
Seattle Central College

Space Name	Design Capacity	Quantity	Unit Area	Program Area
Basic Skills Labs (open)				
<i>Floor - Harvard 1</i>				
Classroom	32	1	1,000	1,000
Large Classroom	40	1	1,500	1,500
<i>Floor - Harvard 2</i>				
Classroom	32	1	1,000	1,000
<i>Floor - Broadway 3</i>				
Basic Skills Lab	24	2	725	1,450
Basic Skills Lab	32	1	1,000	1,000
Basic Skill Lab	40	2	1,425	2,850
Basic Skills Labs (open)			<i>subtotal nsf</i>	8,800
Library/LRC				
<i>Floor - Broadway 2</i>				
Tech Group Study Rooms 4-6	6-8	5	200	1,000
Service Desk	2-4	1	180	180
Open Study	1	125	30	3,750
Open Computer Access	1	40	25	1,000
Collaborative Computing	4-6	5	200	1,000
Broadway High School Archives	4-6	1	335	335
Information Literacy Computer	40	1	1,000	1,000
Library/LRC			<i>subtotal nsf</i>	8,265
Faculty Office & Support				
<i>Floor - Harvard 1</i>				
Shared Faculty Office	2	1	140	140
<i>Floor - Harvard 2</i>				
Shared Faculty Office	2	1	140	140
Faculty Office & Support			<i>subtotal nsf</i>	280
Auditorium				
<i>Floor - Broadway 1</i>				
Auditorium	200-250	1	4,300	4,300
Auditorium Support (Storage)		1	575	575
Auditorium			<i>subtotal nsf</i>	4,875

Space Name	Design Capacity	Quantity	Unit Area	Program Area
Student Centers				
<i>Floor - Broadway 1</i>				
Café		1	335	335
Student Centers			<i>subtotal nsf</i>	335
Informal Learning				
<i>Floor - Harvard 1</i>				
Group Study	4-6	1	140	140
<i>Floor - Harvard 2</i>				
Informal Study		20	25	500
Group Study	4-6	1	140	140
<i>Floor - Broadway 1</i>				
Informal Study		25	25	625
<i>Floor - Broadway 3</i>				
Group Study	8-10	1	350	350
Collaboration Area	6-8	1	275	275
Informal Study		32	25	800
Informal Learning			<i>subtotal nsf</i>	2,830
SUBTOTAL ASSIGNABLE SQUARE FEET				25,385
Non-Assignable				
Gender Neutral Restrooms - Single Occupant		8	35	280
Gender Neutral Restrooms - Multiple		3	250	750
MDF/IDF Closets		5	90	450
Electrical Closets		5	90	450
Custodial Closets		5	90	450
Circulation		20%		5,414
Support		15%		4,811
Walls and Structure		15%		5,590
Non-Assignable			<i>subtotal nsf</i>	18,195
TOTAL BUILDING PROGRAM				43,580

Summary of Space Needs

Basic Skills Labs (open)	8,800
Library/LRC	8,265
Faculty Office & Support	280
Auditorium	4,875
Student Centers	335
Informal Learning	2,830

Preliminary for 2019-21 Project Requests

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

SBCTC Data Warehouse October 16, 2107

COLLEGE: **Seattle Central**TYPE: **Community College**

Seattle Central only includes main campus inventory and FTE.

Warning: do not use before ~College breaks out assignable areas by CAM category fo
College verifies assignaable area by CAM category on the

All FTE *	FALL 2016	FALL 2026	Growth	Percent	FTE/Year
Academic	2,994	3,188	194	6%	19
Vocational	1,438	1,531	93	6%	9
Basic Skills/Dev Ed	1,390	1,480	90	6%	9
TOTAL	5,822	6,199	377	6%	38

Type 1 FTE	FALL 2016	FALL 2026	Growth	Percent	FTE/Year
Academic	2,151	2,290	139	6%	14
Vocational	1,014	1,079	65	6%	7
Basic Skills/Dev Ed	883	940	57	6%	6
TOTAL	4,048	4,309	261	6%	26

Type 2 FTE	FALL 2016	FALL 2026	Growth	Percent	FTE/Year
Academic	2,617	2,787	170	6%	17
Vocational	1,084	1,154	70	6%	7
Basic Skills/Dev Ed	1,017	1,082	65	6%	7
TOTAL	4,718	5,023	305	6%	31

* 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 2019-21 Project Requests

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

SBCTC Data Warehouse October 16, 2107

COLLEGE:

Seattle Central

TYPE: Community College

Seattle Central only includes main campus inventory and FTE.

Warning: do not use before ~

College breaks out assignable areas by CAM category fo

College verifies assignable area by CAM category on the

TYPE OF SPACE	FAE CODING	FTE TYPE	2016 SPACE AVAILABLE	COMMITTED CHANGES 2016-26	2026 SPACE AVAILABLE	2026 CAM ALLOWANCE	2019-21 SPACE DEFICITS SHORTAGE	2019-21 OVERAGE	SHORTAGE AS % OF 2019-21 CAM ALLOWANCE
GEN. CLASSROOM	A1	1	78,641		78,641	36,489	0	42,153	0%
BASIC SKILLS LABS (open)	A2	2	8,625		8,625	29,863	21,238	0	71%
SCIENCE LABS.	B1	1	13,143		13,143	21,755	8,612	0	40%
COMPUTER LABS. (open)	B2,B4,B5	2	23,476		23,476	26,755	3,279	0	12%
ART	C1	2	10,630		10,630	6,000	0	4,630	0%
MUSIC	C2	2	3,422		3,422	4,000	578	0	14%
DRAMA	C3	2	15,930		15,930	5,000	0	10,930	0%
Subtotal Instruction			153,867	0	153,867	129,862	33,707	57,713	26%
AUDITORIUM	C4	2	0		0	9,000	9,000	0	100%
LIBRARY/LRC	E1	2	39,554		39,554	67,596	28,042	0	41%
PHYS. EDUCATION	H3	2	33,394		33,394	35,870	2,476	0	7%
FACULTY OFFICE	F1	2	41,165		41,165	43,802	2,637	0	6%
Subtotal Instructional Support			114,113	0	114,113	156,268	42,155	0	27%
Total Instructional Space			267,980	0	267,980	286,130	75,862	57,713	27%
ADMIN./STU.SERV.	G1,G2	2	86,322		86,322	37,318	0	49,004	0%
STU.CTR.& RELATED	H1,H2	2	35,059		35,059	55,693	20,634	0	37%
C.STORES/MAINT.	I1	2	46,814		46,814	26,092	0	20,722	0%
CHILD CARE	H4	2	180		180	17,078	16,898	0	99%
Subtotal Student Service/Other			168,375	0	168,375	136,182	37,533	69,726	28%
TOTAL CAM SPACE			436,355	0	436,355	422,311	113,395	127,439	27%

TOTAL ASSIGNED
CAM/TOT. ASSIGN.795,817
55%

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APPENDIX 7.7 Documentation of Existing BPH Square Footage and Use

During preparation of this Project Request Report, it became apparent that the record information about the size/functions of the existing BPH building was incorrectly reported on various state databases. The college engaged with the SBCTC to correct.

The following documentation, prepared per the Facilities and Equipment Inventory System (FAE) was submitted to update the appropriate databases.

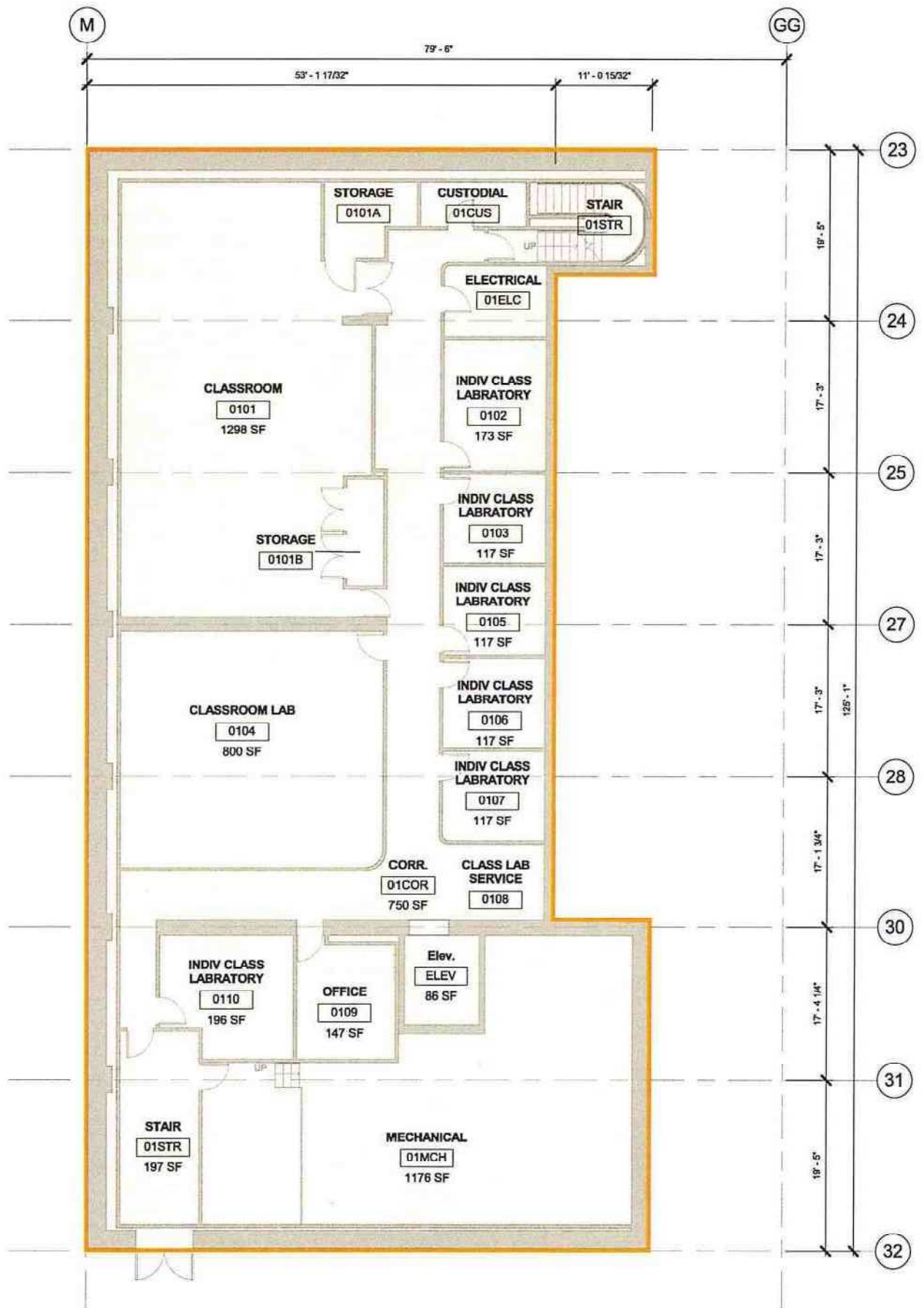
Broadway Performance Hall Gross Area

Gross Floor Areas	
Level	Area
Floor 1	7219 SF
Floor 2	4595 SF
Floor 3	9722 SF
Floor 4 - Main Level	7984 SF
Floor 4 - Performance Hall	3340 SF
Floor 5 - Control Booth & Catwalks	2494 SF
Floor 6 - Attic Mechanical	5820 SF

TOTAL GROSS BUILDING AREA = 41174 SF

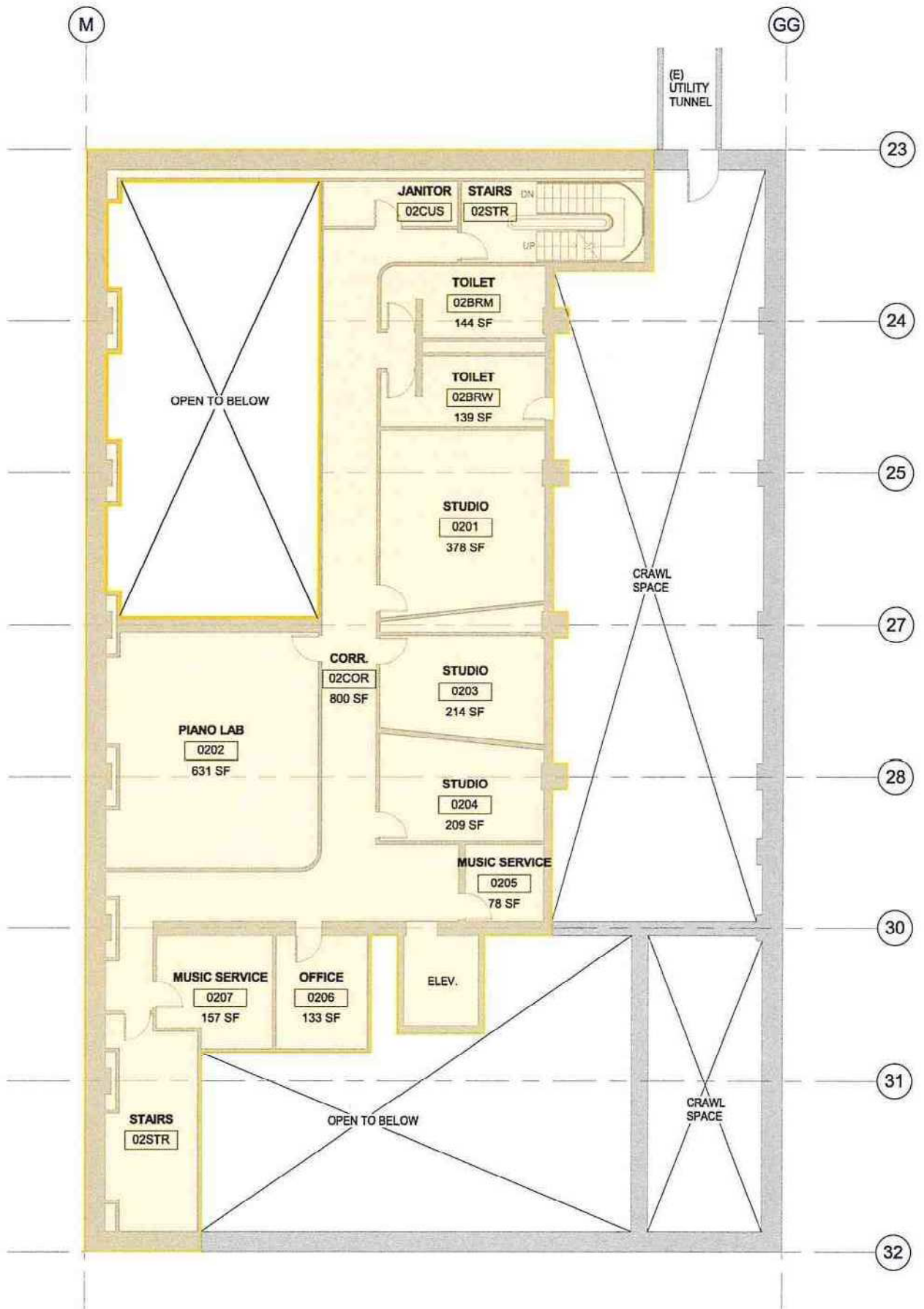
Broadway Performance Hall Room Schedule

Bldg.	Room #	Room Name	Area	FAE	Capacity
BPH	01COR	CORR.	750 SF	J4	0
BPH	01CUS	CUSTODIAL	60 SF	J4	0
BPH	01ELC	ELECTRICAL	93 SF	J4	0
BPH	01MCH	MECHANICAL	1176 SF	J4	0
BPH	01STR	STAIR	197 SF	J4	0
BPH	01STR	STAIR	117 SF	J4	0
BPH	02BRM	TOILET	144 SF	J4	0
BPH	02BRW	TOILET	139 SF	J4	0
BPH	02COR	CORR.	800 SF	J4	0
BPH	02CUS	JANITOR	76 SF	J4	0
BPH	02STR	STAIRS	171 SF	J4	0
BPH	02STR	STAIRS	232 SF	J4	0
BPH	03BRM	MEN'S	206 SF	J4	0
BPH	03BRW	WOMEN'S	158 SF	J4	0
BPH	03COR	CORR.	541 SF	J4	0
BPH	03CUS	JAN.	40 SF	J4	0
BPH	03ELC	ELECTRICAL	123 SF	J4	0
BPH	03STR	STAIRS	248 SF	J4	0
BPH	03STR	STAIRS	198 SF	J4	0
BPH	3T3	TOILET	40 SF	J4	0
BPH	3T4	TOILET	40 SF	J4	0
BPH	04BRM	Men	128 SF	081	0
BPH	04BRW	Women	130 SF	081	0
BPH	04COR	Corridor	2794 SF	080	0
BPH	04CUS	Janitor	72 SF	J4	0
BPH	04STR	Stair #2	155 SF	J4	0
BPH	04STR	Stair #3	129 SF	J4	0
BPH	05BR	Room	38 SF	J4	0
BPH	05COR	Catwalks	968 SF	J4	0
BPH	05MC2	Mechanical	340 SF	J4	0
BPH	05MCH	Elev. Equip.	145 SF	J4	0
BPH	05STR	Stair	102 SF	J4	0
BPH	0101	CLASSROOM	1298 SF	C2	50
BPH	0101A	STORAGE	77 SF	C2	0
BPH	0101B	STORAGE	51 SF	C2	0
BPH	0102	INDIV CLASS LABRATORY	173 SF	A2	1
BPH	0103	INDIV CLASS LABRATORY	117 SF	C2	1
BPH	0104	CLASSROOM LAB	800 SF	C2	35
BPH	0105	INDIV CLASS LABRATORY	117 SF	C2	1
BPH	0106	INDIV CLASS LABRATORY	117 SF	C2	1
BPH	0107	INDIV CLASS LABRATORY	117 SF	C2	1
BPH	0108	CLASS LAB SERVICE	105 SF	C3	0
BPH	0109	OFFICE	147 SF	F1	1
BPH	0110	INDIV CLASS LABRATORY	196 SF	C3	1
BPH	0201	STUDIO	378 SF	F1	1
BPH	0202	PIANO LAB	631 SF	C2	20
BPH	0203	STUDIO	214 SF	F1	1
BPH	0204	STUDIO	209 SF	F1	1
BPH	0205	MUSIC SERVICE	78 SF	C2	0
BPH	0206	OFFICE	133 SF	F1	1
BPH	0207	MUSIC SERVICE	157 SF	F1	1
BPH	0300	FINE ARTS MEETING	1558 SF	C4	0
BPH	0300A	DRESSING	196 SF	C4	0
BPH	0300B	DRESSING	191 SF	C4	0
BPH	0301	CONFERENCE	288 SF	H1	4
BPH	0302	OFFICE	260 SF	J5	0
BPH	0303	OFFICE	503 SF	J5	0
BPH	0304	VENDING	253 SF	H1	0
BPH	0305	EXHIBITION	1596 SF	J4	0
BPH	0306	MULTIPURPOSE	1217 SF	G1	20
BPH	0306A	OFFICE	103 SF	G1	0
BPH	0306B	SERVICE	88 SF	G1	0
BPH	0401	Performance Hall	2098 SF	J5	330
BPH	401A	Vest.	52 SF	J4	0
BPH	401B	Vest.	51 SF	J4	0
BPH	401C	Vestibule	199 SF	J4	0
BPH	401D	Vestibule	273 SF	J4	0
BPH	401E	Mech. (Below Seating)	501 SF	J4	0
BPH	402	Platform	1994 SF	J5	0
BPH	402A	Catwalk Access	85 SF	J4	0
BPH	0501	Control Booth	592 SF	J4	0
BPH	0504	Attic Mechanical Rm.	4555 SF	J4	0
BPH	ELEV	Elev.	86 SF	J4	0



2
A3.1

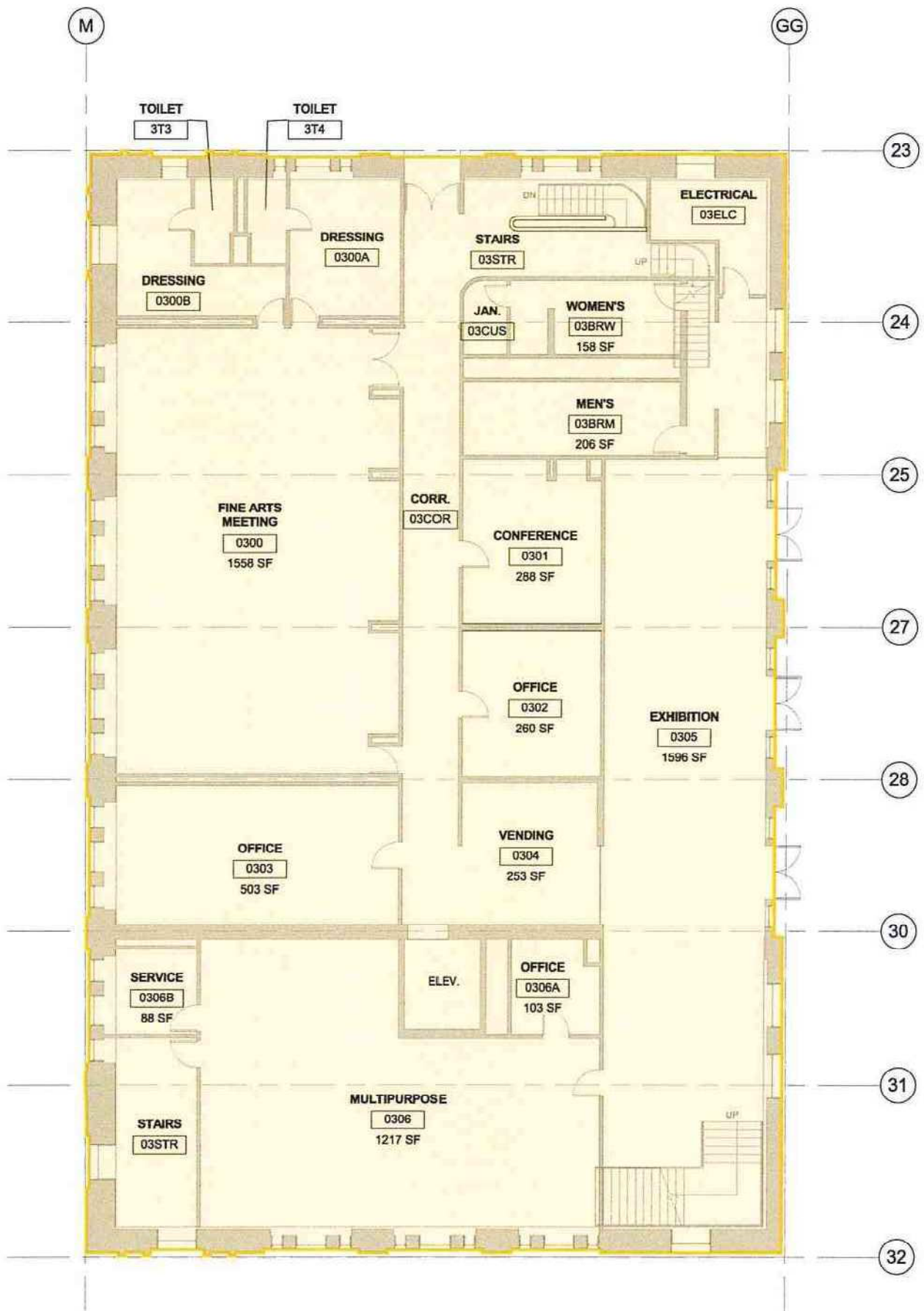
First Floor Plan
Scale: 1/8" = 1'-0"



1
A3.2

Second Floor Plan

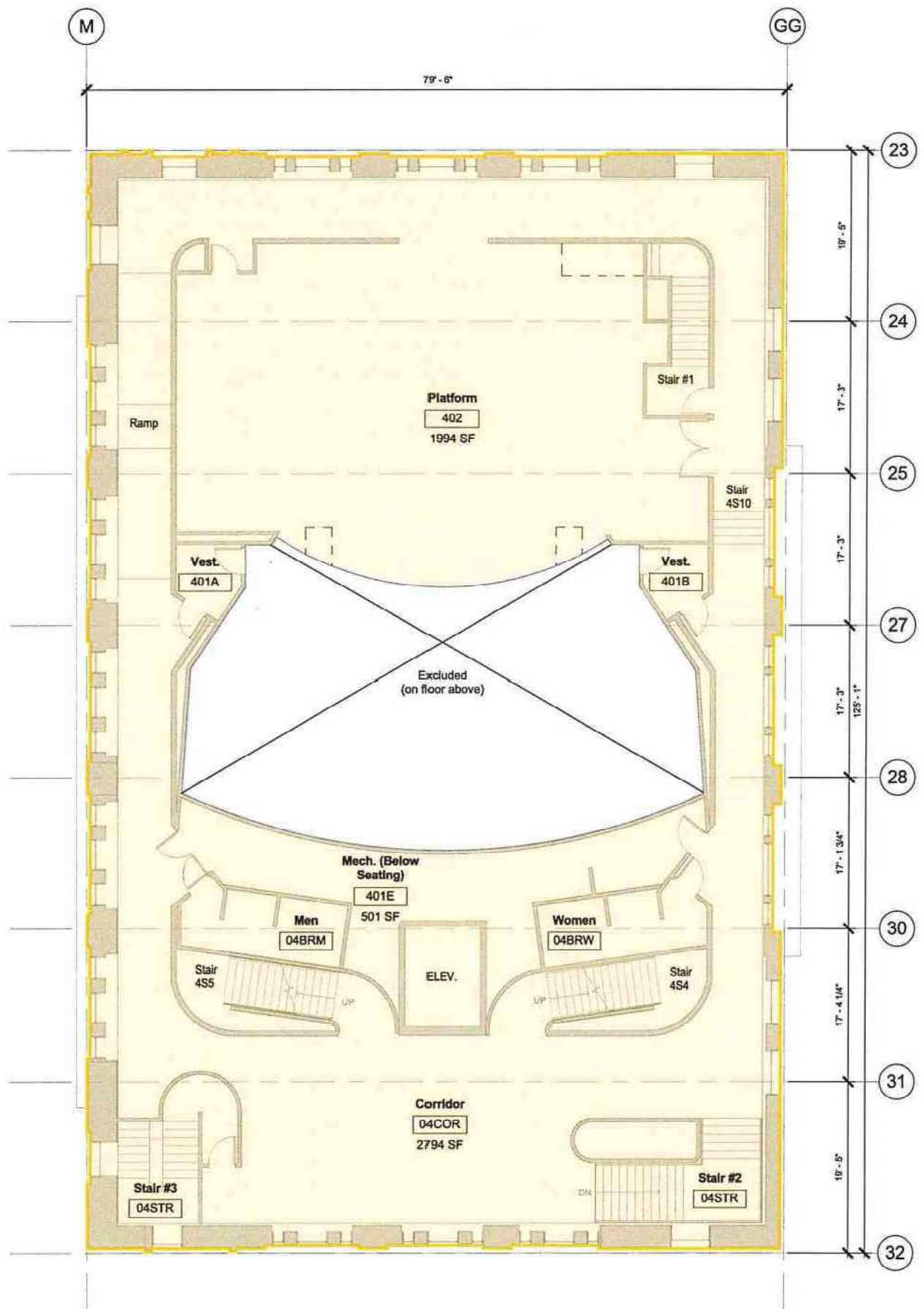
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A3.3

Third Floor Plan

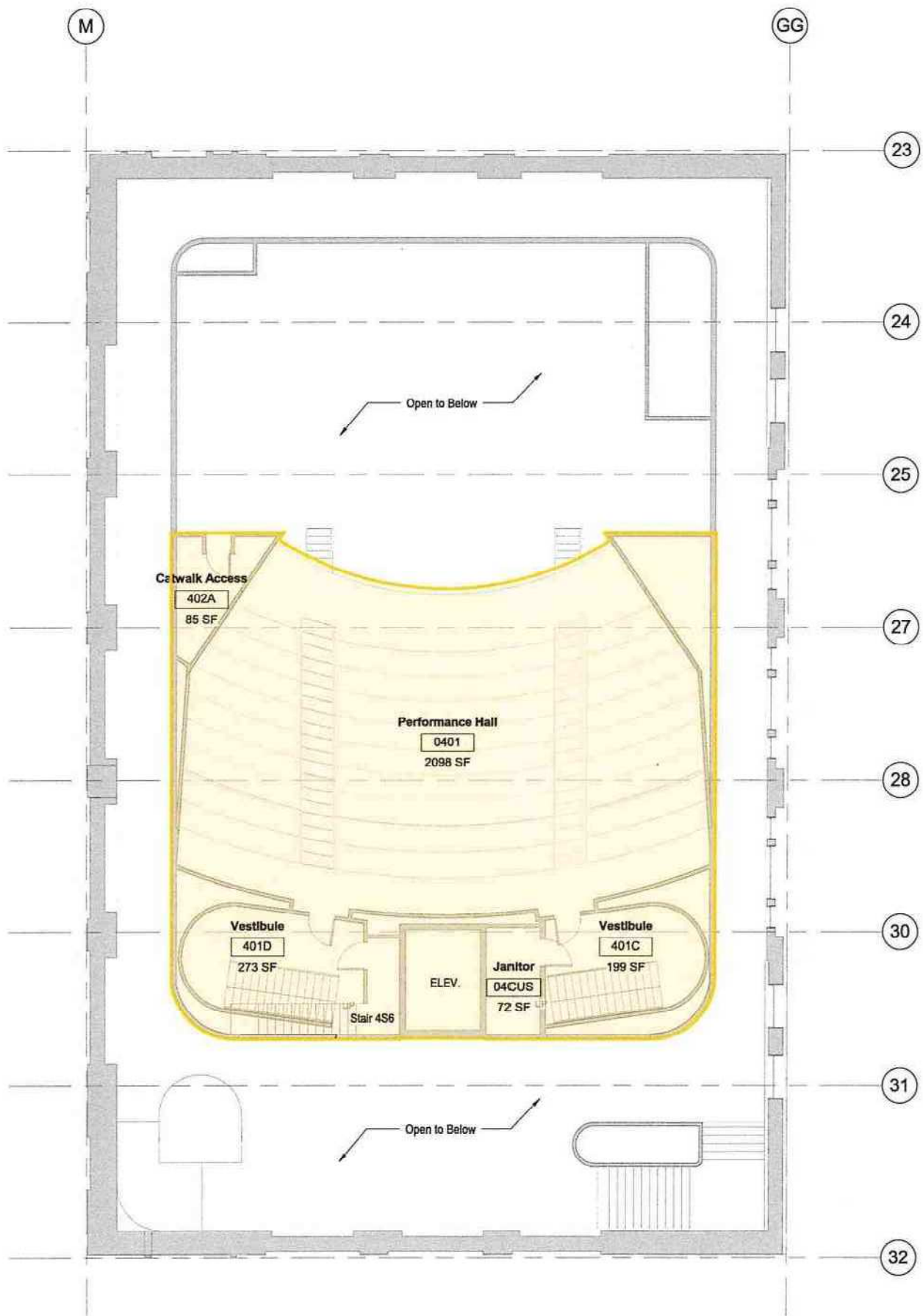
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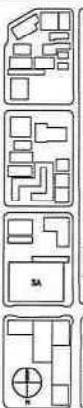
1
A3.4

Floor 4 - Main Level

Scale: 1/8" = 1'-0"



Key Plan



1

Floor 4 - Performance Hall

A3.5

Scale: 1/8" = 1'-0"

M

GG

23

24

25

27

28

30

31

32

Open to Below

Catwalks

05COR
968 SF

Control Booth

0501
592 SF

Stair 4S7

Stair 4S8

Room

05BR

Elev. Equip.

05MCH

145 SF

Mechanical

05MC2

340 SF

Stair 4S6

Stair

05STR

Open to Below



1
A3.6

Floor 5 - Control Booth & Catwalks

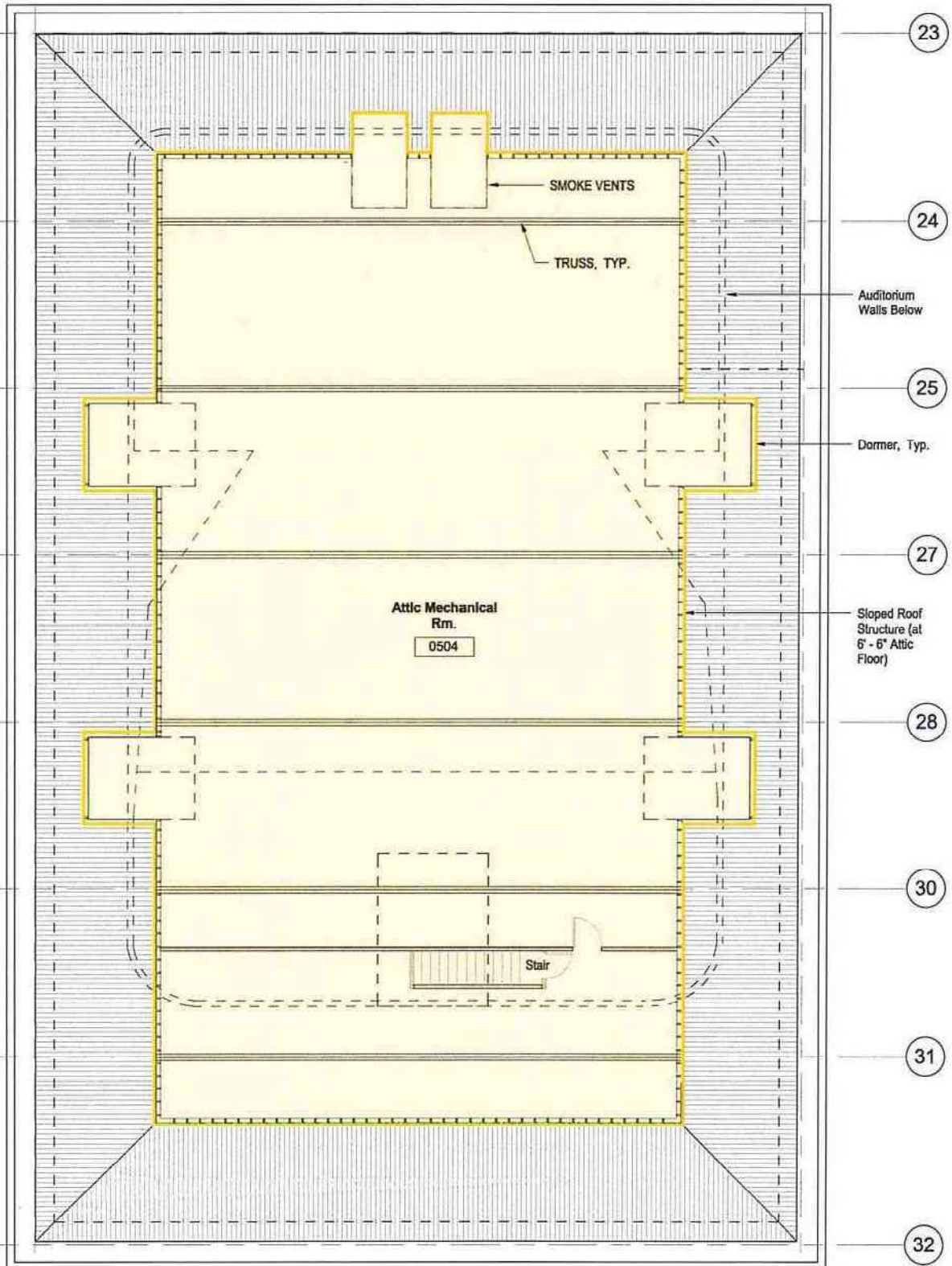
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Key



M

GG



1
A3.7

Floor 6 - Attic Mechanical

Scale: 1/8" = 1'-0"

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APPENDIX 7.8 Commitment of Matching Funds

The following page include a letter from Dr Shouan Pan, Chancellor of the Seattle College District. It indicates Seattle Centrals commitment to provide \$3,000,000 in matching funds. The funds have been earmarked specifically for the Broadway Achievement Center and are on hand at the time of this PRR Submittal.



**SEATTLE
COLLEGES**

Central • North • South • SVI

OFFICE OF THE CHANCELLOR

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1500 Harvard Avenue, Seattle WA 98122-3803 | www.seattlecolleges.edu

Wayne Doty
Capital Budget Director
State Board of Community and Technical Colleges
1300 Quince St SE, 4th floor
Olympia, WA 98504-2495

December 18, 2017

Wayne Doty,

Seattle Colleges will submit a Project Request Report (PRR) to fully renovate the old Broadway Performance Hall to convert it to a modern instructional building. The proposed Broadway Achievement Center will address our current deficiencies in library space and BTS lab space.

The Seattle Colleges is committing to providing \$3M in matching funds for the project. These funds will come from Seattle Central's strategic reserve and have been specifically earmarked for this project. All matching funds are on hand at the time of the PRR submittal and are not dependent of future fundraising.

Sincerely,

Dr. Shouan Pan
Chancellor

APPENDIX 7.9 Project Score Sheets

The following pages include the PRR Score sheet with College input data and assumptions.

Please note: sheets with no reporting data have be removed for brevity.

Gross Square Footage

41,174	94% Renovation of Existing
2,406	6% New Space
-	0% Exterior Circulation Allowance (included in New Space above)
-	0% Demolished Area
43,580	100% Total Affected Area
2,406	6% Net Area Change = New - Demo - Circulation

Escalated Building Costs

-	0% Acquisition
3,399,637	14% Consultant Services
18,216,796	75% Construction Contracts
2,112,719	9% Equipment
78,788	0% Artwork
276,625	1% Other Costs
169,470	1% Project Management
24,254,035	100% Total Building Cost

Escalated Infrastructure Costs

-	0% Acquisition
141,096	1% Consultant Services
554,031	2% Construction Contracts
-	0% Equipment
2,394	0% Artwork
-	0% Other Costs
-	0% Project Management
697,521	3% Total Infrastructure Cost

Project Funding

21,951,556	88% State Appropriation
-	0% Financed - backed by State Appropriation
3,000,000	12% Local Funds - Cash
-	0% Financed - backed by Local Funds
24,951,556	100% Total Project Funding
3,000,000	12% Matching = Local / Appropriated
-	0% Variance = Cost - Funding

Project Weighting

10,480	24% Matching = 2* (Local / Appropriated) / Total Project Funding
1,218	3% Infrastructure = (Infrastructure / Total Project Cost) - Matching
30,122	69% Renovation
-	0% Replacement
1,760	4% New
43,580	100% Total

Fall 2016 Utilization - used in Overarching Criteria for all projects. See Appendix C.

	Contact Hours	Work- stations	Fall 2016 Utilization
Classes	50,746.33	3,169	16.01
Labs	19,720.00	1,700	11.60
Campus	70,466.33	4,869	14.47

Broadway Achievement Center - Seattle Central College

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>

4,048 Fall 2016 Type 1 FTE

4,309 Fall 2026 Type 1 FTE

261 Net New Type 1 FTE

(10) This project net new Classroom workstations

(55) This project net new Laboratory workstations

(65) Net new workstations in project

	Contact Hours	Work- stations	Future Utilization
Classes	51,790.33	3,159	16.39
Labs	25,462.00	1,645	15.48
Campus	77,252.33	4,804	16.08

Broadway Achievement Center - Seattle Central College

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

Building	GSF	Year Built	Building UFI
1	41,174	1977	062-BPH
2	-	0	
3	-	0	
4	-	0	
5	-	0	
6	-	0	
41,174			1977 Area to be renovated and area weighted age
			2019 Request Year
			42 Building Age for renovation portion of project

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

Building	GSF	2015FCS	Building UFI
1	41,174	334	062-BPH
2	-	0	0
3	-	0	0
4	-	0	0
5	-	0	0
6	-	0	0
41,174		334	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	062-BPH
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

Broadway Achievement Center - Seattle Central College

Expected Cost Calculations

Construction Mid-point: 3/17/2022 Start (Bid) 6/1/2021 End (SC) 1/1/2023
 Expected Cost Multiplier: 1.39 from Appendix B
 Project GSF: 43,580 S4 from Project Parameters

Facility Type	Expected Cost / GSF in 2008\$	Expected Cost / GSF	GSF by Type	Expected Cost	Point Thresholds	My Project
Classrooms	\$420	\$582	32,655	\$ 19,009,129		
Communications buildings	\$378	\$524	-	\$ -		
Science labs (teaching)	\$437	\$606	-	\$ -		
Research facilities	\$623	\$863	-	\$ -		
Administrative buildings	\$309	\$428	-	\$ -		
Day care facilities	\$283	\$392	-	\$ -		
CTC Libraries	\$361	\$500	10,925	\$ 5,466,280		
			43,580	\$ 24,475,409	100%	\$ 24,254,035
			-	\$ 27,167,704	111%	
				\$ 33,531,310	137%	
					<137%	

The following data is based on the December 2016 Global Insight forecast for state and local government spending and is to be used for adjusting the expected costs from July 1, 2008, to the mid-construction date for comparison to project estimates.

Mid-construction Date	Expected Cost Multiplier
7/1/2008	1.000
5/16/2016	1.184
8/15/2016	1.187
11/15/2016	1.195
2/14/2017	1.204
5/16/2017	1.214
8/15/2017	1.224
11/15/2017	1.233
2/14/2018	1.242
5/16/2018	1.251
8/15/2018	1.260
11/15/2018	1.269
2/14/2019	1.278
5/16/2019	1.287
8/15/2019	1.297
11/15/2019	1.306
2/15/2020	1.315
5/16/2020	1.324
8/15/2020	1.332
11/15/2020	1.341
2/14/2021	1.350
5/16/2021	1.359
8/15/2021	1.368
11/15/2021	1.377
2/14/2022	1.386
5/16/2022	1.395

Broadway Achievement Center - Seattle Central College

Category	Criteria	Standard	Possible	Yes/No	Points
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Overarching	Goals	Max 23			
		Effective use of existing facilities based on current utilization	9	variable	4.5
		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	No	0
		Project includes at least 7 of the best practices identified to reduce gr	2	Yes	2

Overarching Subtotal	15	out of 23 possible.
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Category Weighting	1.00
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Category Weighted Subtotal	14.50	out of 23 possible.
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Project Weighting	1.00
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Overarching Category Total	14.50
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Broadway Achievement Center - Seattle Central College

Category	Criteria	Standard	Possible	Yes/No	Points
Matching	Student Benefits	Max 12			
		Increases program access	3	Yes	3
		Increases efficiency	3	No	0
		Improves service to students	3	Yes	3
		Simplifies space relationships	3	Yes	3
Matching	Need	Select One			
		Serves a critical need	20	No	0
		Enhances program delivery	10	Yes	10
		Improves space	3	No	0
		Not address	0	No	0
Matching	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.	7	Yes	7
		Project cost is between 100% and 137% of expected cost.	3	No	0
		Project cost is more than 137% of expected cost.	0	No	0
Matching	Timeline	Select one based on the project schedule			
		All matching funds available at time proposal is submitted.	10	Yes	10
		All matching funds will be raised before construction is completed.	3	No	0
		Matching funds will continue to be raised after construction is completed.	0	No	0
Matching	Schedule	Select One			
		Project and funding milestones are clearly identified	10	Yes	10
		Project schedule w/o a funding schedule	3	No	0
		Schedule is uncertain or not evident	0	No	0
Matching	Feasibility	Max 18			
		Assessment of the likelihood of success and good local participation	18	variable	18

Matching Category Subtotal	64	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	64.00	out of 77 possible.
Project Weighting	0.24	
Matching Category Total	15.39	out of 18.52 possible.

Broadway Achievement Center - Seattle Central College

Category	Criteria	Standard	Possible	Yes/No	Points
Infrastructure Program Need					
		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	No	0
		Serves between 40% and 80% of college of the existing college.	10	No	0
		Serves 40% or less of the existing college.	0	No	0
Infrastructure Reasonableness of Cost					
		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	No	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	No	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	No	0
Infrastructure Risk Mitigation					
		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	No	0
		Infrastructure is less than 100% of average life.	0	No	0
Infrastructure Suitability for Long Term Financing					
		Average life of new infrastructure is more than 30 years.	15	No	0
		Average life of new infrastructure is more than 25 years and less than 30 years.	10	No	0
		Average life of new infrastructure is 20 through 25 years.	5	Yes	5
		Average life of new infrastructure is less than 20 years.	0	No	0

Infrastructure Category Subtotal

Infrastructure Category Subtotal	67	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	67.00	out of 77 possible.
Project Weighting	0.03	
Infrastructure Category Total	1.87	out of 2.15 possible.

Broadway Achievement Center - Seattle Central College

Category	Criteria	Standard	Possible	Yes/No	Points	
Renovation	Building Age	Calculated from My Project Renovation elements				
		Over 50	16	No	0	
		41 - 50	13	Yes	13	
		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	No	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	Yes	0	
		0 - 275	-5	No	0	
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		Percent of total ASF		
			ASF			
		Classroom, labs	15,725	13	67%	8.75
		Student Services		13	0%	0.00
		Library	7,015	13	30%	3.90
		Childcare	-	11	0%	0.00
		Faculty offices	280	8	1%	0.10
		Administration	-	5	0%	0.00
		Maintenance/Central Stores/Student Center	335	2	1%	0.03
Renovation	Issues Addressed	Max 8				
		Seismic issues (documentation by a Structural Engineer is required)	2	Yes	2	
		Life safety	2	No	0	
		ADA access (provide recent compliance review)	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	No	0	
		20 - 25 years	2	No	0	
Renovation	Fitness for Use	To what extent does the proposed renovation address the existing deficiencies and project objectives?	6	Variable	6	

Renovation Category Subtotal

Renovation Category Subtotal	54	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	53.78	out of 77 possible.
Project Weighting	0.69	
Renovation Category Total	37.17	out of 53.22 possible.

Broadway Achievement Center - Seattle Central College

Category	Criteria	Standard	Possible	Yes/No	Points
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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	No	0
		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	Yes	0
New	Improvements	Max 12 based on facility programming			Percent of total ASF
		ASF			
		Classroom, labs	780	12	38% 4.61
		Student Services	-	12	0% 0.00
		Library	1,250	12	62% 7.39
		Childcare	-	9	0% 0.00
		Faculty offices	-	7	0% 0.00
		Administration	-	5	0% 0.00
		Maintenance/Central Stores/Student Center	-	2	0% 0.00
New	Planning	Max 24			
		Space improves program delivery and student support	10	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	46	out of 77 possible.
Category Weighting	1.00	
Category Weighted Subtotal	46.00	out of 77 possible.
Project Weighting	0.04	
New Category Total	1.86	out of 3.11 possible.

Category Score Subtotal:	56.29
Overarching Score Subtotal:	14.50
Project Score:	70.79

Broadway Achievement Center - Seattle Central College

Parameters

Square Footage

S1	41,174	94% Renovation of Existing
S2	2,406	6% New Space
S3	-	0% Exterior Circulation Allowance (included in New Space above)
S4	-	0% Demolished Area
S5	43,580	100% Total Affected Area
S6	2,406	6% Net Area Change = New - Demo - Circulation

Costs

Ca	24,254,035	
Cb	697,521	
C1	24,951,556	100% Total Project Cost

Funding

	21,951,556	88% State Appropriation
	-	0% Financed - backed by State Appropriation
M1	3,000,000	12% Local Funds - Cash
M2	-	0% Financed - backed by Local Funds
F1	24,951,556	100% Total Project Funding
	3,000,000	12% Matching
	-	0% Variance = Cost - Funding

Project Weighting

M4	10,480	24% Matching = $2 * (\text{Local} / \text{Appropriated}) / \text{Total Project Funding}$
I4	1,218	3% Infrastructure = $(\text{Infrastructure} / \text{Total Project Cost}) - \text{Matching}$
R4	30,122	69% Renovation
P4	-	0% Replacement
N4	1,760	4% New
	43,580	100% Total