



Image NAC Architecture

Student Housing Bellevue College

Project No. 2015-185

Project
Informational
Meeting

December 17, 2015

Project No. 2015-185

Project Summary

This project will include the demolition of existing surface parking facilities and the construction of a new five-story, slab-on-grade, wood-framed Type 5A student residential building on a mildly sloping site. The new building will contain approximately 132,000 square feet, with a target bed count of 350 beds.

This new structure will consist of two wings of housing. The west wing includes of four stories of double-loaded, apartment-style units over a main level student life space called the "hub." The east wing will consist of five stories of housing with a finish floor height one level higher than the west wing due to the sloping nature of the site. The east and west wings will be linked together with a glass bridge, and a portion of the west wing will be elevated off the ground opening to a lawn or plaza space along Kelsey Creek Road.

The housing mix will consist of one bedroom studios, two bedroom apartments with a shared bath, two bedroom apartments (4 beds, double occupancy) with two baths, and four bedroom apartments with two baths. The main level "hub" space will contain student assembly and common space, meeting rooms, a small café, and other student life functions.

Project No. 2015-185

Project Schedule

PRELIMINARY SCHEDULE

DRAFT

November 9, 2015

EVENT	2015												2016												2017		
	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March								
Pre-Design	[Red bar from Sept 7 to Nov 16]																										
PD Meeting #1 (Sept. 24, 2015)																											
PD Meeting #2 (Oct 8, 2015)																											
PD Meeting #3 (Oct 22, 2015)																											
Produce Pre-Design Report Draft																											
Owner Review of Pre-Design Draft																											
Produce Final Pre-Design Report																											
Schematic Design	[Red bar from Sept 7 to Feb 26]																										
SD Meeting #1																											
SD Meeting #2																											
SD Meeting #3																											
Estimate & Estimate Reconciliation																											
Final SD Report																											
Owner Review of SD's																											
Design Development	[Red bar from Feb 26 to May 16]																										
DD Meeting #1																											
DD Meeting #2																											
DD Meeting #3																											
Estimate & Estimate Reconciliation																											
Final DD Drawing/Spec Package																											
Owner Review of DD's																											
Construction Documents	[Red bar from May 16 to Oct 17]																										
50% CD Check Set																											
Bid Period													[Purple bar from Aug 10 to Oct 17]														
Early Bid Packages																											
Bid Remainder of Project																											
Permitting													[Green bar from Apr 11 to Oct 17]														
Design Review Mtg #1																											
Design Review Mtg #2																											
Building Permit																											
Construction													[Brown bar from Dec 1 to Oct 17]														
Substantial Completion 6/1/2018																											

Phase

Planned Date Complete

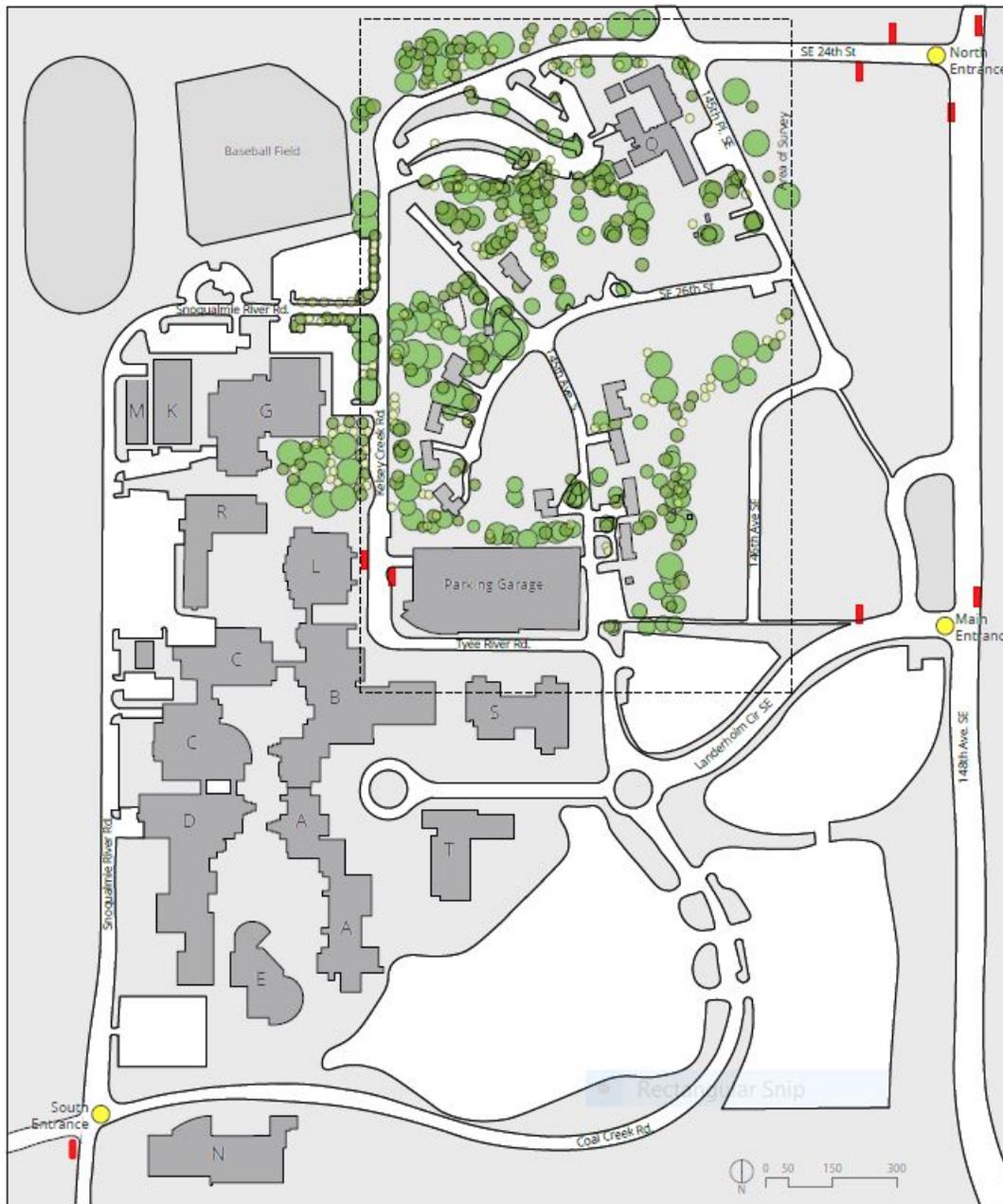
Schematic Design
 Design Development
 Contract Documents
 CUP / Permit Approval
 Begin Mobilizing / Construction
 Substantial Completion
 Occupancy

03/01/16
 05/16/16
 10/17/16
 01/16/17
 12/01/17
 06/27/18
 08/01/18

Project No. 2015-185

Campus Map

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- | | |
|---------------------------------|------------------------------|
| A - Administration | L - Science Division Office |
| B - Student Services / BC Store | N - Computer Labs / Archives |
| C - Cafeteria / Student Union | Q - Early Learning Center |
| D - Library | S - Science Building |
| E - Stopgap + Carlson Theater | T - Under Construction |
| G - Gymnasium | ■ - Bus Stops |
| K - Public Safety / Campus Ops | |

b. Campus Map

Project No. 2015-185

Property Ownership



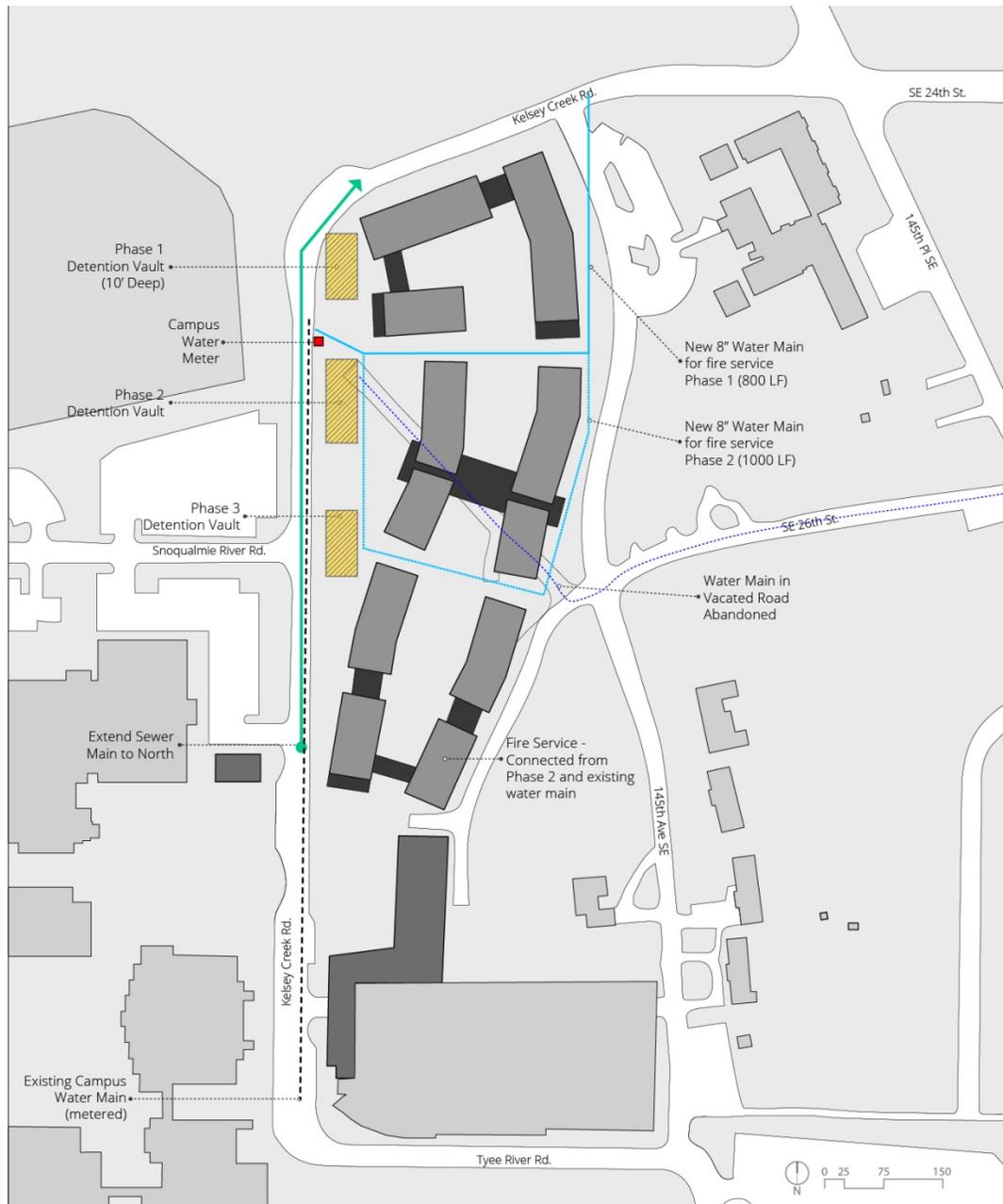
- - College Owned
- - Required Acquisition
- ▨ - Project Site

d. Project Site with Property Ownership

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Project No. 2015-185

Site Utilities



Project No. 2015-185

Site Utilities - Water

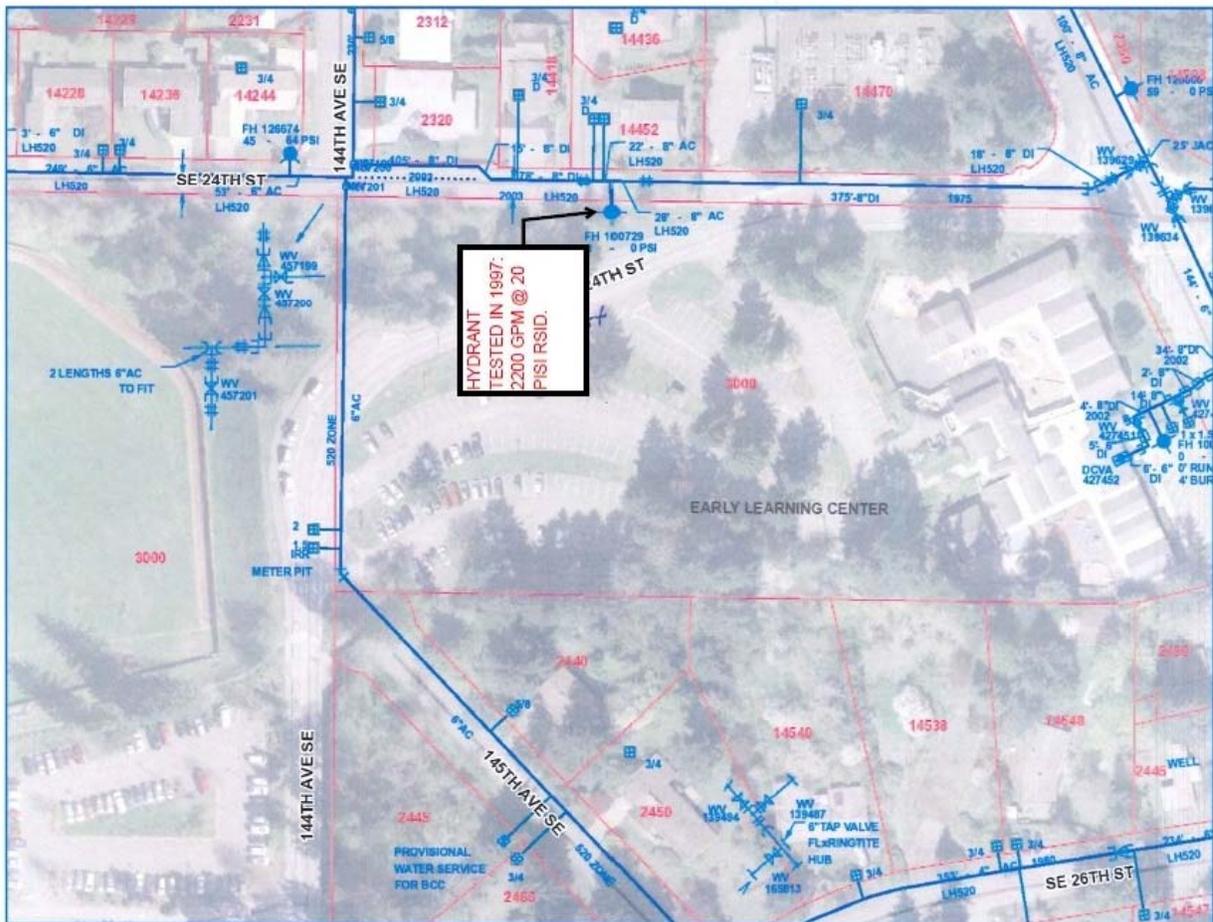


FIGURE 3 - WATER

Project No. 2015-185

Site Utilities - Storm



FIGURE 1 - STORM DRAINAGE

Project No. 2015-185

Site Utilities - Sewer



FIGURE 2 - SANITARY SEWER

Project No. 2015-185

RCW 39.10.340

GCCM Procedure Uses

WASHINGTON STATE LEGISLATURE

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RCWs > Title 39 > Chapter 39.10 > Section 39.10.340

39.10.330 << 39.10.340 >> 39.10.350

RCW 39.10.340

General contractor/construction manager procedure — Uses.

Subject to the process in RCW 39.10.270 or 39.10.280, public bodies may utilize the general contractor/construction manager procedure

- (1) Implementation of the project involves complex scheduling, phasing, or coordination;
- (2) The project involves construction at an occupied facility which must continue to operate during construction;
- (3) The involvement of the general contractor/construction manager during the design stage is critical to the success of the project;
- (4) The project encompasses a complex or technical work environment;
- (5) The project requires specialized work on a building that has historic significance; or
- (6) The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this expressly elects to procure the project as a heavy civil construction project.

[2014 c 42 § 3; 2013 c 222 § 12; 2007 c 494 § 301. Prior: 2003 c 352 § 3; 2003 c 300 § 5; 2002 c 46 § 2; 2001 c 328 § 3. Formerly RCW 39.10.

Notes:

Sunset Act application: See note following chapter digest.

Effective date -- 2013 c 222: See note following RCW 39.10.210.

Effective date -- 2002 c 46: See note following RCW 39.10.300.

Effective date -- 2001 c 328: See note following RCW 39.10.210.

RCW 39.10.340 GCCM Procedure Uses

(1) Implementation of the project involves complex scheduling, phasing, or coordination.

- Campus master planning occurring concurrently with phase 1 of a 3 phase project.
- Landscape, grading, and fire access considerations for three phases.
- Utility considerations for three phases, including possible campus level systems such as gray water "purple pipe," emergency generator capacity, and stormwater management, water quality, and detention.



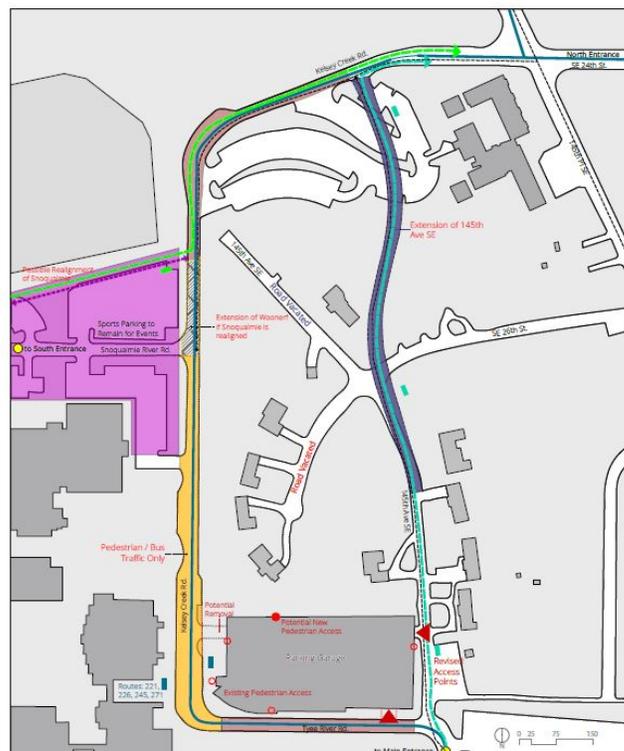
d. Full Build Out

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RCW 39.10.340 GCCM Procedure Uses

(2) The project involves construction at an occupied facility which must continue to operate during construction.

- Adjacent to a main portal to campus to the north and west.
- Adjacent to Metro Transit Route through campus on the west.
- Adjacent to Early Learning Center to the east.
- Adjacent to residential neighborhoods to the south and east.
- Possible re-alignment of 145th Ave SE to occur in later phase.



- - 145th Ave SE Extension
- - Parking Garage Revisions
- - Sports Parking
- - Kelsey Creek Rd "Wooner"
- - Bike Routes
- - Entrance Locations
- - Current Bus Routes + Stops
- - Alternate Bus Route No. 1
- - Alternate Bus Route No. 2
- - Restricted Vehicular Access

e. Roads and Pedestrian Access

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RCW 39.10.340 GCCM Procedure Uses

(3) The involvement of the general contractor/construction manager during the design process is critical to the success of the project.

- New construction type on campus requires careful integration of construction detailing and materials application to ensure longevity and to minimize maintenance requirements (residential vs. commercial standards).
- High level of contractor/campus operations interaction needed to ensure student safety and minimize impacts to traffic flow while providing adequate contractor access for material deliveries and other construction activities.
- High level of contractor/campus operations interaction to mitigate impacts of noise/construction activities from the surrounding residential community.
- Cost modeling during design and construction document phases to reconcile cost estimates obtained by NAC Architecture during schematic design (C&N Consultants, Inc).

Pre-Design Report



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ARCHITECTURE

NAC

Initial Programming/Costing

	UNIT AREA (SF)	UNIT QTY	BEDS/UNIT	TOTAL BEDS	TOTAL AREA (SF)
RESIDENTIAL UNITS					
4 Bedroom / 4 Bed Apts @ 1100 SF each	1,100	30	4	120	33,000
2 Bedroom / 4 Bed Apts @ 950 SF each	950	32	4	128	30,400
2 Bedroom / 2 Bed Apts @ 510 SF each *	510	24	2	48	12,240
Studio / 1 Bed Apts @ 300 SF each	300	54	1	54	16,200
		<u>140</u>		<u>350</u>	<u>91,840</u> **

	TOTAL AREA (SF)
COMMON SPACES, RESIDENTIAL FLOORS 2 THROUGH 5	
Circulation (assignable to units, assuming 6'-0" double-loaded corridor)	12,000
<i>Subtotal</i>	12,000 <i>for floors 2-5</i>
Circulation (assignable to common spaces on res. floors 2-5, w/6'-0" double-loaded corridor)	500
Floor Lounge	1,500
Study Lounge	750
Building Service	300
Electrical	300
Custodial	100
Recycle/Trash	200
<i>Subtotal</i>	3,650 <i>for each floor, floors 2-5</i>
# Floors 2-5:	3.5
	12,775 <i>for floors 2-5</i>

	TOTAL AREA (SF)
COMMON SPACES, GROUND FLOOR	
Lobby	750
Residential Director Office	300
Laundry (1W/D per 20 beds = 18 W/D)	600
Building Lounge	2,000
Coffeeshop / Pizza Kitchen	600
Group Kitchen	200
Mail	600
Meeting Room (20 person)	600
Restroom (Men's)	120
Restroom (Women's)	120
Custodial Office	120
Custodial Storage	360
Recycle/Trash	500
Vending	200
Mechanical/Electrical/Storage	3,300
<i>Subtotal</i>	10,370 <i>for ground floor only</i>
Circulation	15%
<i>Subtotal</i>	1,556 <i>for ground floor only</i>

NAC

Initial Programming/Costing Cont.

		TOTAL AREA (SF)
BUILDING TOTALS		
Residential Units, Option B-3		91,840 <i>for all floors</i>
Circulation (assignable to units, assuming 6'-0" double-loaded corridor)		12,000 <i>for all floors</i>
Common Spaces (Floors 2-4)		12,775 <i>for floors 2-4</i>
Circulation (Ground Level)		1,556
Common Spaces (Ground Level)		<u>10,370</u>
<i>Subtotal</i>		128,541
<i>Space planning contingency</i>	2.5%	<u>3,214</u> 3,214
Total Floor Area		<u>131,754</u> ***

* One (1) 2BR apartment reserved for Resident Director

** Original program area total from Spectrum "Student Housing Feasibility Study," Appendix 5, pg. 41 = 110,557 SF

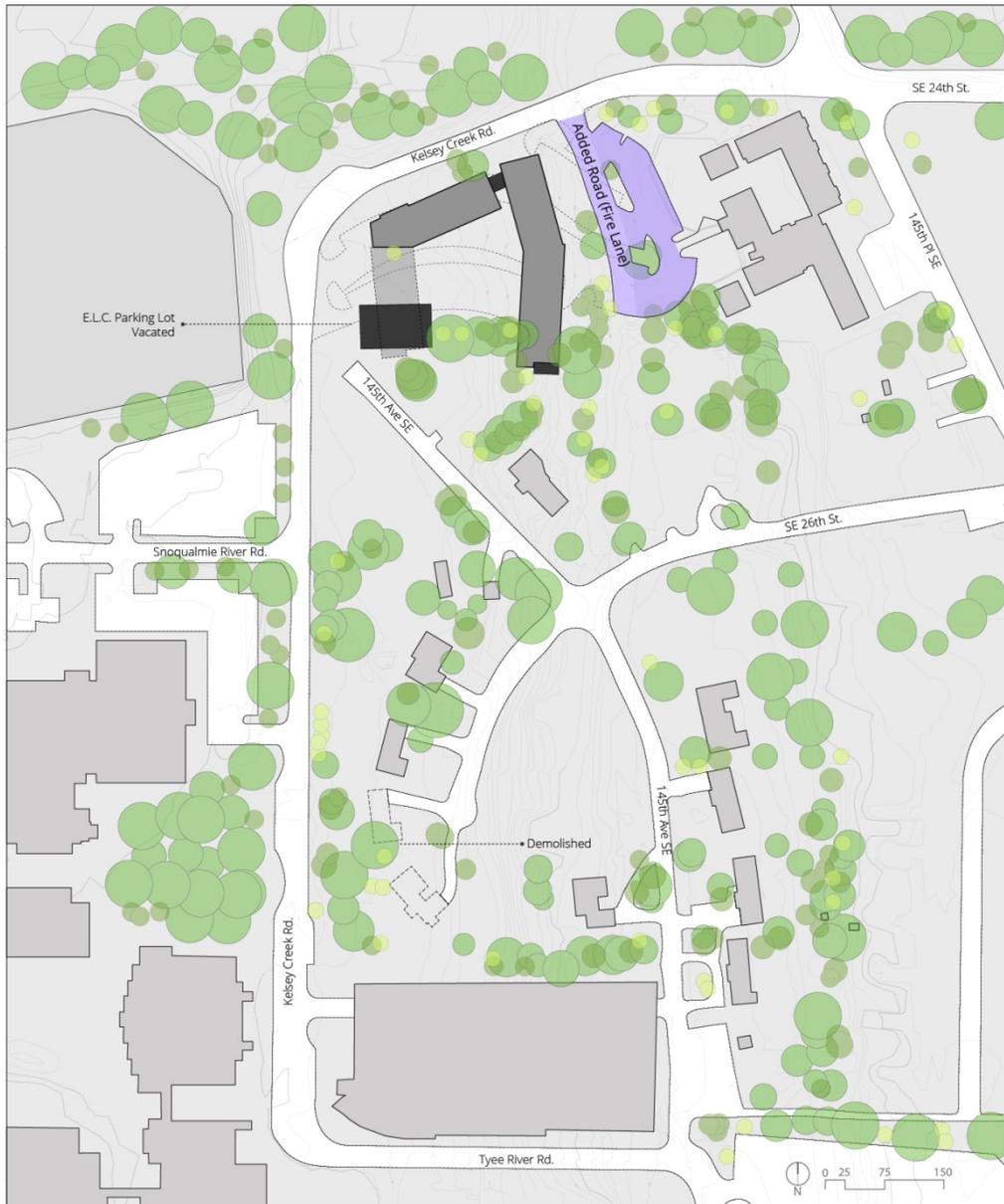
*** Original total floor area from Spectrum "Student Housing Feasibility Study," Appendix 5, pg. 42 = 167,338 SF

		HARD COSTS (\$/SF)
CONSTRUCTION HARD COSTS		
Spectrum Cost/SF (without sales tax) ****:	\$ 30,064,620 for 167,338 sf =	\$ 179.66 /sf
NAC Cost/SF (without sales tax):	\$ 30,064,620 for 131,754 sf =	\$ 228.19 /sf
	<i>(without sales tax)</i>	
Range of Cost/SF comparisons (as of 09/28/2015):		\$ 218 - 226 /sf
Quality of Materials *****	@ 218/sf: Vinyl windows with cement fiber board and some brick or metal siding on first floor only.	
	@ 223/sf: Vinyl windows with brick and metal facade.	
	@ 226/sf: Fiberglass windows with brick and metal facade.	

**** Derived from Spectrum Feasibility Study and includes Sitework, Building Construction Cost, Permit, and Builder's Risk Insurance.

***** Estimates given to NAC by Walsh Construction based on recent Seattle student housing projects.

Site Plan: Phase 1



- - Private/ Semi-Private
- - Common Spaces (Lounges)
- - Additional Program
- - Existing
- - Road Addition (tied into existing parking)

Unit Plans

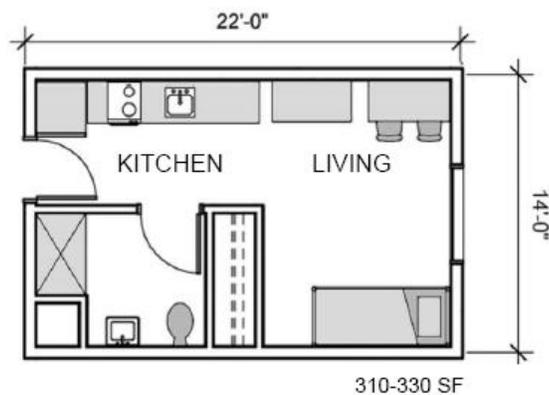
Studio – 2 Bed/2 Bedroom/1 Bath

Pre-Design Report // Unit Plans

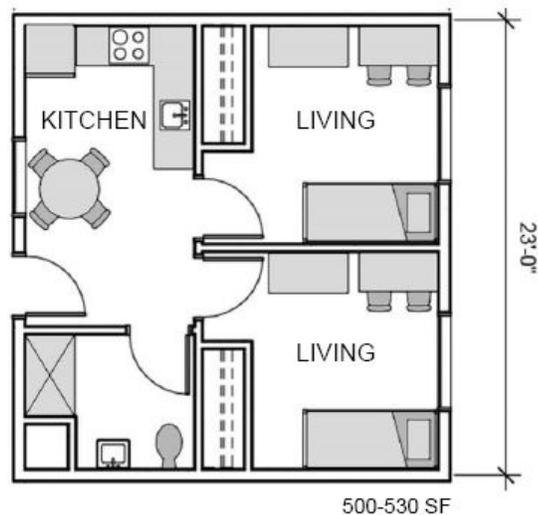
Unit Plans

As the design team studied ways to reduce program square footage for Phase One, a close look was given to the apartment floor plans. The team found significant savings by reducing the bedroom and living room sizes of the units, and by adding double occupancy, two bedroom apartments into the unit mix. The "jack and jill" two bed units proved to be unrealistic and were replaced by a two bedroom apartment. All of the generic floor plans reflect student housing concepts used in projects around the Northwest, and provide the 350 beds anticipated in Phase One.

a. Studio

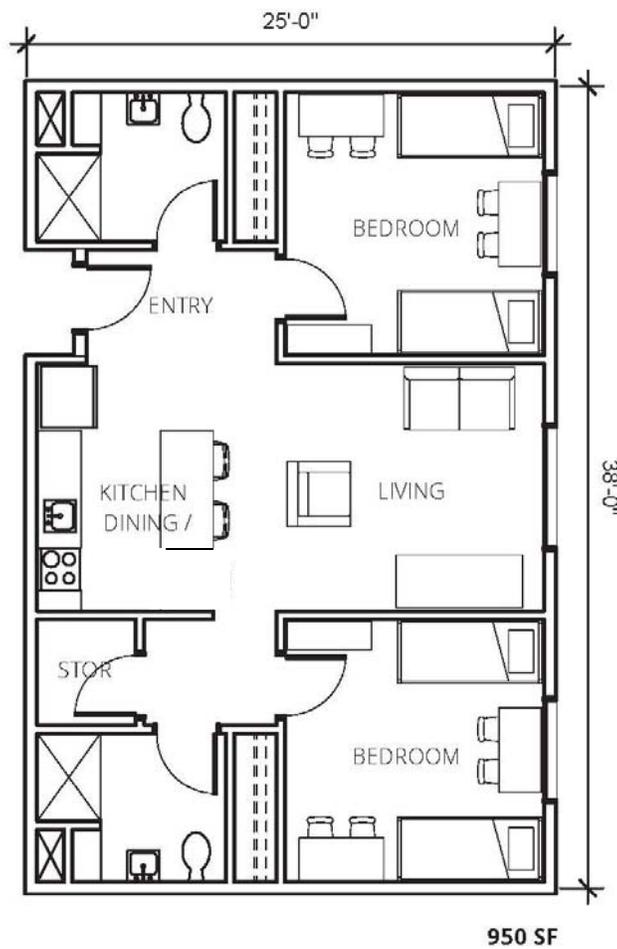


b. 2 Bed/2 Bedroom/1 Bath



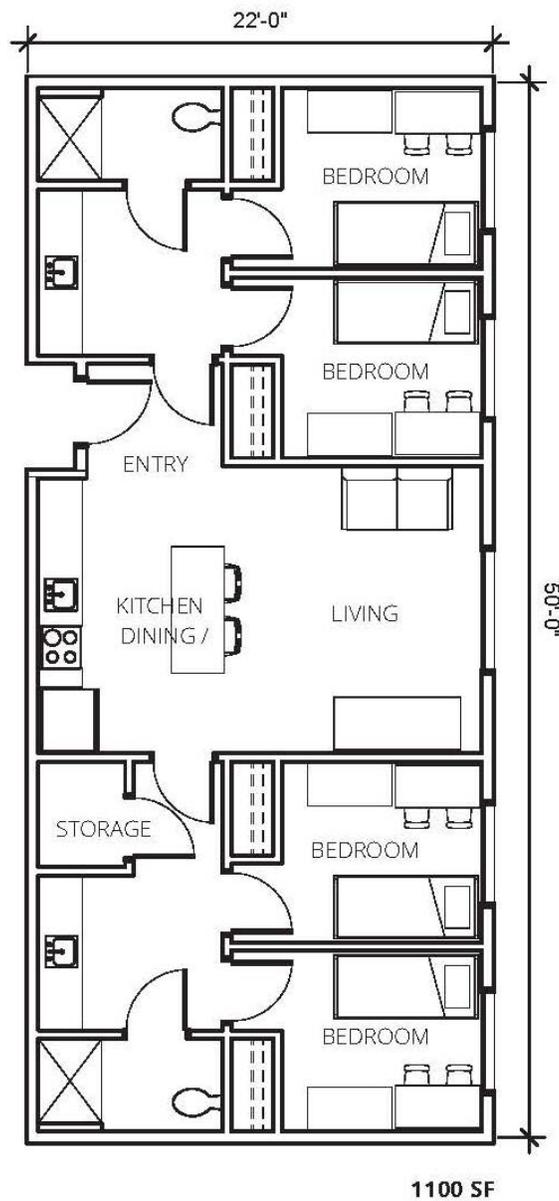
Unit Plan

4 Bed/2 Bedroom/2 Bath



Unit Plan

4 Bed/4 Bedroom/2 Bath



Project Budget

ENGINEERING & ARCHITECTURAL SERVICES
PROJECT BUDGET
Budget Worksheet (using O-M Mar 04 Fee Schedule for 2005-2007, and 1997 UBC) revised 12/2/08

AGENCY: **Bellevue College** Project Number: **2015-185**
 PROJECT: **Student Housing Ph1 - Predesign Draft** Date: **12/7/2015**
 FACILITY: **Main Campus**

Summary			
Appropriation	\$45,000,000		
MACC	\$30,000,000		67% of Appropriation
Percent Remodel	0%		
A/E Fee Schedule	B	A/E Fee	6.37% of MACC
Constr/Risk Contingency	8%		6.78% used in calculation
Tax Rate	9.50%		
Artwork	Y		
PWR Date	1/1/2005		
estimated GSF	140000		\$214 estimated \$/GSF
Consultant Services	\$3,573,742		
Construction Total	\$36,618,538		
Equipment	\$2,628,000		\$44,997,079 tot. proj. estimate
Artwork	\$172,170		including
Other Costs	\$2,004,629		\$3,809,688 tot. proj. contingencies
Estimated Balance	\$2,921		

Consultant Services	phase	amount	completion
Basic Services	NTP		12/1/2015
	13% Schematic Design	\$264,420.00	4/12/2016
	20% Design Development	\$406,800.00	8/23/2016
	36% Construction Documents	\$732,240.00	7/4/2017
	2% Bid	\$40,680.00	8/29/2017
	27% Construction	\$549,180.00	7/16/2019
	2% Completion	\$40,680.00	9/10/2019
Subtotal Basic Services		\$2,034,000.00	
Fee on Change Orders		\$81,360.00	
TOTAL BASIC SERVICES		\$2,115,360.00	

Additional Services/Reimbursables		
a. Conditional Use Permit		\$27,400
b. Civil - Offsite Drainage		\$6,600
c. Civil - Turbidity Report		\$4,950
d. Civil - Developer Extension Agreement		\$19,800
e. Civil - Sanitary Sewer Extension		\$13,200
f. Civil - plan for future phasing		\$31,000
g. Civil Engineering - beyond basic services		\$143,000
h. Constructability		\$19,200
i. Value Engineering		\$21,852
j. GCCM Consultant Coordination/Estimate reconciliation		\$148,930
k. LEED Energy Modeling		\$27,730
l. LEED Documentation		\$68,089
m. NPDES & SWPPP		\$5,500
n. Utility Rebate Application		\$17,662
o. Commissioning Coordination (Design)		\$15,704
p. Commissioning Coordination (Construction)		\$27,245
q. Commissioning for Enhanced LEED		\$2,376
r. Conformed Set Production		\$9,000
s. Measurement Verification & Owner Training		\$11,880
t. ELLCCA		\$29,424
u. Detailed Cost Estimating		\$47,310
v. Arc Flash Hazard Analysis		\$2,400
w. Telecom, wi-fi, security		\$28,510
x. landscape architectural design		\$157,630
y. Green Roof Design		\$32,290
z. Furniture, Fixture, and Equip Selection (bid docs)		\$25,000
aa. Reimbursable printing		\$22,000
bb. Record Drawings		\$31,950
cc. Geotechnical		\$60,000 (estimate)
subtotal Additional Services		\$1,057,632

Project Budget

- Project Budget: ~ \$45 Million
- MACC: ~ \$30 Million
- Gross Area: ~ 132,000 GSF
- Cost per SF: ~ \$230 / GSF
- Building type: V-A (wood-frame, 1-HR)
- No. of Stories: 5 stories (slab-on-grade)

Project Budget Unknown Factors

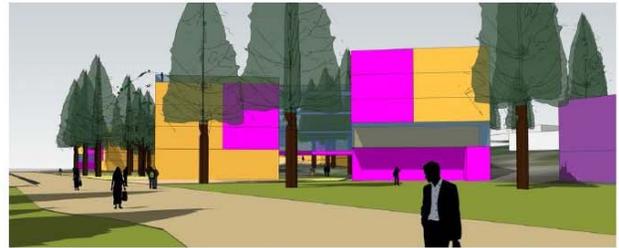
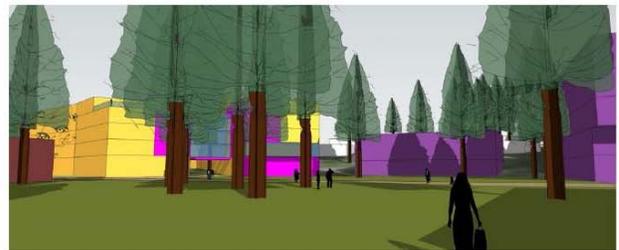
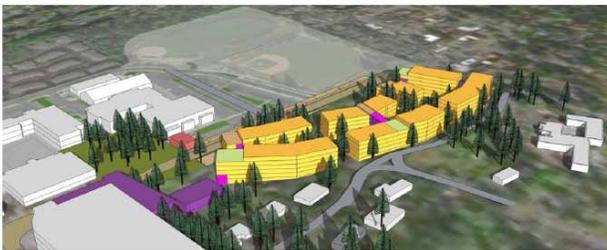
- What type of City permitting process will we be required to comply with (administrative CUP?)
- What type of temporary facilities/utilities usage costs?
- Cost of design and construction of sewer extension and impact fees? Other impact fees, such as traffic?
- Pressure testing of building envelope and other building commissioning testing?

- Cost of design and construction fire flow water booster pump? Is this a campus level utility (pump house?).
- Other campus-level utility systems being considered (emergency power generator, purple pipe graywater, and stormwater management).
- Limit of work, and scope of master plan landscape improvements that pertain to phase 1. Items such as site wall removal, sidewalk improvement, site lighting, paving/crosswalk upgrades, and tree pruning/thinning.

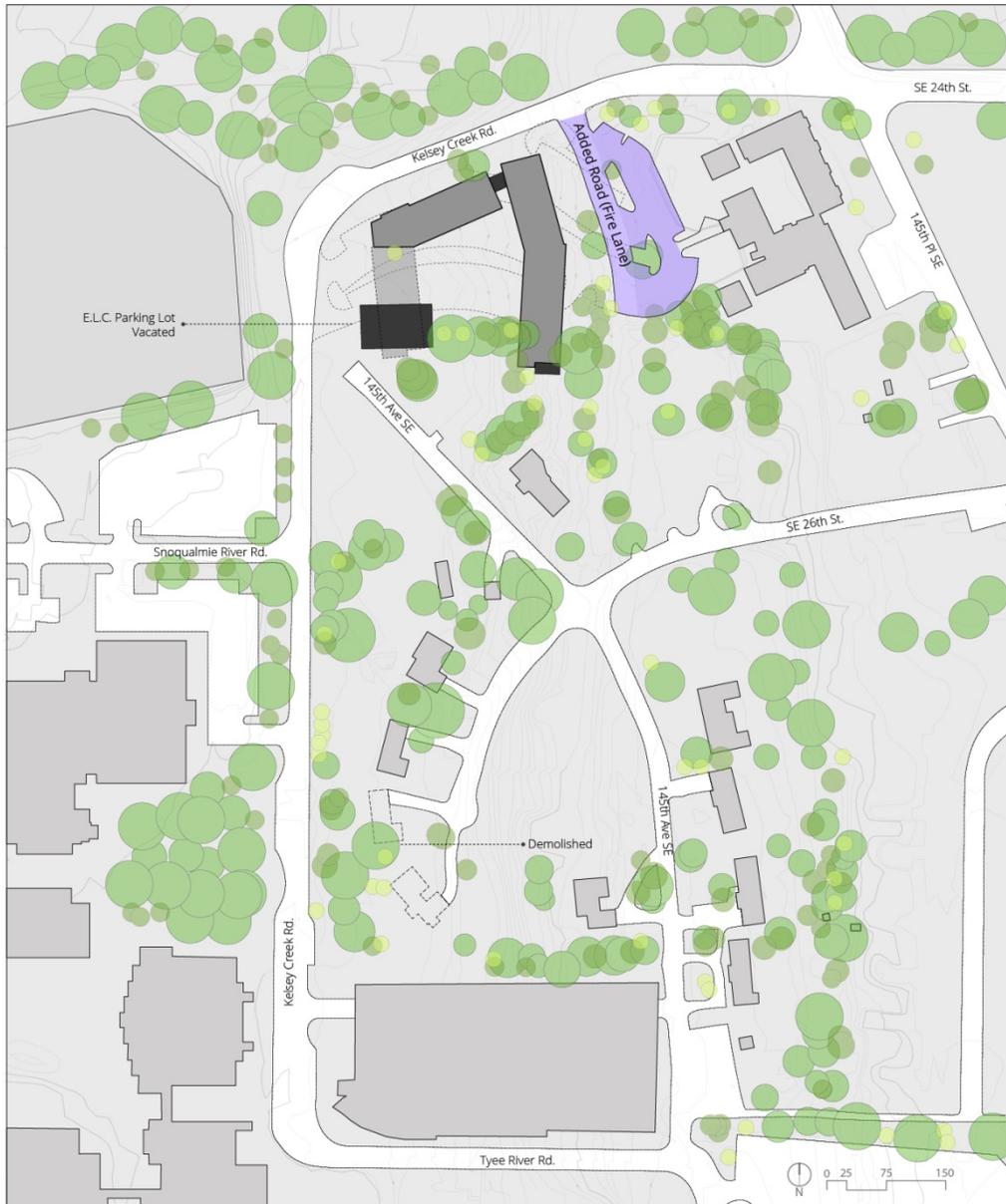
Process Milestones

December 7, 2015	First publication of Request for Proposals for GC/CM Services (RFP) in <i>Seattle DJC</i>
December 14, 2015	Second publication of Request for Proposals for GC/CM Services (RFP) in <i>Seattle DJC</i>
December 17, 2015	Project Informational Meeting
January 7, 2016	Phase 1 proposal submittal deadline from interested GC/CM firms
January 14, 2016	Notification of most-qualified firms selected to be interviewed (short-list)
January 21, 2016	References due from short-listed firms
January 25, 2016	Proprietary Meetings
January 28, 2016	Interviews
February 4, 2016	Final Proposal submittal deadline; selection of firm with the highest total score
February 5, 2016	Notification of successful or unsuccessful firms
February 12, 2016	Preconstruction Work Plan due
February 2016	Agreement for Preconstruction Services executed

Questions



Questions



- - Private/ Semi-Private
- - Common Spaces (Lounges)
- - Additional Program
- - Existing
- - Road Addition (tied into existing parking)