

STATE OF WASHINGTON CAPITAL PROJECT REQUEST		FORM C-2
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AGENCY NAME (1) STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES					AGENCY CODE (2) 699	
PROJECT TITLE (3) Automotive Technology Building Renovation				TYPE (4) 2	PROJECT NUMBER (5) 10-1-326	
PLAN PRIORITY (6) 2	OFM PRIORITY (6) 1	PREVIOUSLY REQ? (8) No	COUNTY (13) King	CITY (14) Seattle	LEGISLATIVE DIST. (12) 34 & 37	
WAS PROJECT INCLUDED IN PRIOR 10 YEAR PLAN? (9) No			IF YES WHEN? (10)	PREV PROJ. # (11)		

PROJECT DESCRIPTION (15) a Problem/Justification/Why This Project Is Necessary		EVERITY SCORE	402
<p>The existing Automotive Technology Building negatively impacts the effectiveness of the current program and is incapable of supporting the envisioned future program development due to an inadequate instructional area, inherently poor relationships between shops/classrooms, and the inflexibility of the basic design. Without significant renovation and select additions, the existing Automotive Technology Building will be unable to support the program's evolved instructional methodologies. Staff efficiency due to space deficiencies will continue to be problematic and operation and maintenance costs will continue to increase. The condition of the existing building will worsen. Appropriate and needed instructional technology will not be present.</p>			
b Proposed Solution/Benefit to College		COMPLIES W/CMA? (16)	Yes
<p>Effectiveness: The proposed plan can accommodate up to 27 vehicles instead of 18 current Access: The proposed plan includes 8 classrooms, twice the number of existing. They are also directly adjacent to the shops Safety: The proposed plan provides maximum visual supervision of all shop activities. The new HVAC systems will provide code compliant CO2 monitoring and exhaust evacuation. The project will also correct seismic deficiencies. Less Costs: The proposed plan upgrades the existing building to current energy codes and clears back-log maintenance providing 30+year service. Technology: The proposed plan will provide access to technology at each bay. Gender Equality: The proposed plan will provide adequate and equal facilities for female students. Faculty: The proposed plan provides 8 faculty offices separate from the shops. Environmental: The proposed plan enables the college to institute the sustainable practices</p>			
RELATED COSTS (17) Operating budget costs/savings required for this project, including staff and cost of maintenance - MANDATORY		1.8 FTE;	\$412,590 / \$ per fiscal year

PROJECT FUNDING (18)		ESTIMATED TOTAL COST	EXPENDITURES		2009-11 FISCAL PERIOD	
			Prior Biennium	Current Biennium	Reappropriation	New Appropriation
FUND CODE	57	\$18,872,000	\$0	\$0	\$0	\$250,000
			FUTURE FISCAL PERIODS			
FUND CODE	57		2011-13	2013-15	2015-17	2017-19
			\$1,824,480	\$16,797,520	\$0	\$0

PROJECT STATISTICS (19)												
PROJECT LIFE		Net Project Size (sq. ft.)				Gross Project Size (sq. ft.)				Cost Per Gross Square Foot		
40-years	New	8,602	Remodel	29,002	New	11,470	Remodel	34,120	New	\$338.19	Remodel	\$183.65
Project Phases		BASE COST (7/01)		PROJECT SCHEDULE (20)		ADJUSTED CAPITAL COST						
				START	COMPLETE	%		COST				
ACQUISITION COSTS											\$0	
DESIGN CONSULTANT SERVICES				07/01/09	07/01/13		1.2436				\$2,457,000	
CONSTRUCTION CONTRACT COSTS:				07/01/13	07/31/15							
MACC		\$8,763,100					1.2436				\$10,894,000	
18.00 % CONTINGENCY		\$1,752,620					1.2436				\$2,180,000	
8.90 % TAX		\$935,899					1.2436				\$1,164,000	
CONSTRUCTION SUBTOTAL							1.2433				\$14,238,000	
EQUIPMENT (include tax)							1.2434				\$1,654,000	
ARTWORK							1.0042				\$44,000	
OTHER COSTS							1.2015				\$329,000	
CONTRACT ADMINISTRATION							1.0000				\$150,000	
TOTAL COST										1.2309	\$18,872,000	



RENOVATION

College South Seattle Community College
Project title Automotive Technology Building Renovation
Project number 10-1-326

ASF: 34,607 **GSF:** 45,590

Project location: Main Campus, West Seattle

What is the problem? Why is project necessary?

The existing Automotive Technology Building negatively impacts the effectiveness of the current program and is incapable of supporting the envisioned future program development due to an inadequate instructional area, inherently poor relationships between shops/classrooms, and the inflexibility of the basic design.

What happens if this project isn't funded?

Without significant renovation and select additions, the existing Automotive Technology Building will be unable to support the program's evolved instructional methodologies. Staff efficiency due to space deficiencies will continue to be problematic and operation and maintenance costs will continue to increase. The condition of the existing building will worsen. Appropriate and needed instructional technology will not be present.

What benefit will this project provide the college?

Effectiveness: The current plan only permits simultaneous work on 18 vehicles. The proposed plan can accommodate up to 27 vehicles.

Access and Proximity: The proposed plan includes eight classrooms, double the number of existing. Five classrooms will be directly adjacent to the shops they serve. Additionally four of the classrooms can accommodate 30 students and would be suitable for use as general-purpose classrooms as scheduling permits.

Safety: The proposed plan consolidates all vehicle bays in two primary shop areas providing maximum visual supervision of all shop activities. The new HVAC systems will provide code compliant CO2 monitoring and exhaust evacuation. The project will also correct seismic deficiencies.

Operations & Maintenance: The proposed plan will upgrade the existing building envelope meeting current energy codes and reducing energy costs. It will also clear the back-log of maintenance issues and provide 30+year service from the new systems.

Technology Access: The proposed plan will provide access to technology at each bay.

Gender Equality: The proposed plan will provide adequate and equal facilities for female students.

Faculty: There are no dedicated faculty spaces in the existing building. Administrative duties, student counseling and similar activities take place in the shops and classrooms. The proposed plan provides 8 faculty offices.

Environmental: The proposed plan will enable the college to institute the sustainable shop practices they currently teach but are unable to employ due to inflexibility of the existing building.

How will this project increase efficiency or utilization of space?

The proposed concept plan maximizes the usefulness of existing shop/labs by reconfiguring the high-bay areas to create additional vehicle workstations. These will be tailored to unique instructional methodologies. The infill addition will provide ground floor industrial classrooms with direct adjacency to the vehicle shop/lab. This will facilitate integration of basic and technical education without the disruption caused by moving to a remote classroom. The north area of the existing building will be reconfigured to provide additional secure and general storage spaces and a centralized tool crib.

How does this project relate to the college's facilities master plan, the strategic plan, and institutional goals?

Master Plan: The proposed project is fully integrated into the 2007 Master Plan including rerouting service traffic from north-south and creating a major pedestrian entrance to the building off of the south walkway, while permitting vehicle access from a service drive to the east.

Strategic Plan: This project will facilitate integrated education while ensuring a quality educational and training environment that meets a proven student need for specialized automotive training, especially considering the emerging issues of sustainable transportation.

Institutional Goals: This project directly enhances the ability of SSCC to meet its institutional goals to provide responsive programs that support the learning and success of its diverse student population. It will meet the institutional goal to provide an environment that is conducive to student learning, physically accessible, safe and secure, healthful and ecologically sensitive.

What is the estimated total project cost? \$ 18,872,000 MACC? \$ 10,894,000

Will the project be augmented by local funds? Source of funds?

No

Project Capacity

Type of Instructional Space	Current FTES	Projected FTES	Assignable Square Feet	Gross Square Feet
Shops	120	160	22,397	29,496
Classrooms	40	80	6,910	9,052
Student Support			3,365	4,408
TOTAL	160	240	32,672	42,956
		Net New FTES		
				80

Project Scope

	Gross Square Feet	Assignable Square Feet
Existing space to be renovated:	34,120	22,758
Existing space to be eliminated:	0	0
New space to be constructed:	11,470	8,846

Other: _____

Use additional sheets if more space is needed for an answer

16th AVE SW

KEY:  PROPOSED ADDITION

 EXISTING FACILITY TO BE RE

EXISTING BLDG
ROBERT SMITH BUILDING)

EXISTING BLDG
(AUTOMOTIVE TECH)

EXISTING BLDG
(DIESEL TECH.)

ADDITION

EXISTING BLDG
(CASCADE COURT)

EXISTING BLDG
(COLLISION REPAIR)

EXISTING BLDG
(WINE/

EXISTING BLDG
(TECH CENTER)

EXISTING BLDG
(CULINARY ARTS)

EXISTING BLDG
(CENTER)

