



February 4, 2013

Kurt Buttleman, Ph.D

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**Subject: Seattle Community Colleges Nursing Education Center
Test-to-Fit Study – Pacific Tower**

Dear Kurt:

After our meeting on 23 January and as outlined in our subsequent correspondence, we have provided an initial study and evaluation of the Pacific Tower (PacMed/old Amazon) to assess the physical capability and potential costs to remodel some portion of the building to house a potential Nursing Education Center (NEC).

The scope of our study includes:

1. Develop an initial program of needed spaces for the proposed NEC. This program is based upon our understanding of allied health and nursing education from our recent work in designing similar facilities for Skagit College, Lake Washington Institute of Technology and planning for new allied health facilities at South Seattle and Renton. The assumed FTE capacity of the program is 200-300 students in both RN and BSN program tracks.
2. Review the available floor plans for the Pacific Tower and conduct an on-site tour to generally identify impacts to the proposed use. The on-site observation is also necessary to anticipate how existing conditions may impact the estimated cost to execute remodel/renovation to accommodate the assumed program.
3. Develop test-to-fit plan diagrams exploring how the program space can be reasonably accommodated in the existing floor plates of the Pacific Tower.
4. Prepare an initial estimate of the project budget necessary to execute a project based on the test-to-fit.

We have concluded this study and report the following findings:



Assumed Program

Our development of an assumed program of instructional and supporting spaces uses similar facilities and general accepted space standards and ratios. We have included two program options, one to accommodate a program of 10 cohorts of 24 students (recommended class/lab capacity) or 240 FTE. The second option is roughly based on 14 cohorts or 336 FTE.

As the attached program summaries indicate, Option A totals 32,050 net assignable area (NSF) whereas Option B totals 42,210 NSF.

Existing Building

We have obtained CADD drawings of the subject building and did a quick on-site tour of the building on February 1, 2013. In our tour, we observed the general conditions of floors 5-8.

The Pacific Tower is a historic building originally constructed in the 1930's as a hospital serving current and retirees Merchant Marine sailors. It was expanded and renovated in the late 1990's to house Amazon.Com. While the basic infrastructure of the south portion date from its original construction, the majority of the building systems date from the Amazon occupancy and appear to be in good condition requiring minor work to serve the proposed academic use. The only exception to this is the need to increase plumbing to serve the nursing and related laboratory spaces and unique exhaust needs of an anatomy/physiology lab.

The basic accessibility and fire/life-safety system appear suitable. The building is served by 5 operational elevators, it has 5 fire-rated exit stairs, and is fully sprinklered. The adequacy of the serving utilities were not observed but are assumed to be adequate given its recent use.

We did not see any obvious distress in the exterior of the building (observable from the ground and upper windows). We did note that the windows on the original portion of the building are double-hung wood and would likely need upgrading as allowed given its listed status.

A few factors which may have impact on the proposed use include:

- A relatively low floor-to-floor height (12-ft except on the 8th floor). This makes location and sizing of major air ducts and other servicing systems more difficult. It also limits the height of the ceiling in larger classroom/labs.
- The floor and building spaces add an approximate 12% load factor to the usable space.
- The geometry of the floor plate of the original building (long and narrow) makes it difficult to create larger spaces needed for classroom and labs. It also results in a greater proportion of net assignable space to circulation than would be typical in a purpose-built nursing facility.
- The historic listing of the building will limit the ability to address upgrading exterior envelope components.

Plan Configuration:



In order to accommodate the larger student/program meetings, gatherings, classes, special seminars, the program has identified an Assembly space as needed to accommodate 300 in auditorium seating. Given the low floor-to-floor heights, the only space in the existing building where this can be located is on the 8th floor. For this reason, both Options use the 8th floor as the "main" floor of the proposed NEC.

The geometry of the floor plate leaves few options for placement of the larger nursing labs, supporting labs, and larger classrooms. The test plans were also ordered to assure the required dual fire egress and to stay under the 100-ft limitation on common paths of travel (dead-end corridors) in a sprinklered building. The test plans locate nursing labs in the east and west "wings" which have an interior clear width of 25-26ft, considered a minimum dimension for effective classroom/lab use. Larger classrooms and labs are placed in the north "Amazon" addition with a single central corridor which terminates in an "open" study area. This provides non-structured learning space for students and takes advantage of the great views of downtown Seattle. Smaller classrooms/seminar rooms/conference rooms are placed in the deeper portion of the south wing which centers on the elevator core.

The administrative and faculty offices are placed on the south edge of the plan which has a limited depth of approximately 14-ft. This area can also house smaller spaces for training in special nursing procedures.

The test-to-fit diagrams in the attachment show how flows 5-8 could be reconfigured and constructed to house the anticipated program. Program Option A would require floors 6-8 for a total of 54,959 "rentable" square feet (RSF). Program Option B adds the 5th floor and has a resulting total of 74,567 RSF.

Project Costs

Using the SBCTC Capital Budget forms and formula, we have prepared the attached estimate of project costs for both Option A and Option B. In the generation of these estimates, we have made the following assumptions:

- The existing building systems, finishes, etc, have been abated of hazardous materials (asbestos, lead, PCB, etc..)
- No work will be necessary to the basic building structure, including vertical circulation.
- No exterior envelope work with the exception of the windows in the south (original) portion.
- With the exception of special exhaust in some labs, the only HVAC needed will be distribution and controls downstream of the building HVAC fans located on each floor.
- Electrical improvements are limited to distribution of power from the panels located on each floor, we lighting and controls, new voice/data distribution, and new infrastructure to serve new instructional media systems.
- No work has been included for site, parking, or other non-building improvements that may later be necessary
- Estimates of costs for Fixtures, Furnishings, and Equipment are based on cost/area allowances, typical of similar academic projects.



- Construction costs reflect limited on-site staging and lay-down and material handling above 3 floors.
- We have not identified any acquisition costs or the monthly/annual lease costs or operating costs.

Based on the test plans, we have estimated the two options to require the following budget support:

- Option A: \$20,189,000 total project cost / \$10,076,197 MACC
- Option B: \$25,590,000 total project cost / \$13,755,915 MACC

We thank you for this opportunity work with you and the District in exploring this exciting option for meeting the need to expand the access to nursing education in the Seattle area. I am available at your request to expand upon this initial study.

Respectfully,

Keith James Schreiber, AIA
Principal

Attachments: Program Summary
 Test-to-Fit Plans
 Budget Summaries



7-Mar-13

FIFTH FLOOR

#	Space Name	Number/ Quantity	Area per	Subtotal ASF	Total ASF
Dental Hygiene (BAS)					11,170
DH-1	20-Chair Clinic	1	2,600	2,600	
DH-2	Dental Hygiene Lab	1	1,820	1,820	
DH-3	Dental Hygiene Lab	1	1,820	1,820	
DH-4	Classroom	1	950	950	
DH-5	Classroom	1	950	950	
DH-6	Classroom	1	950	950	
DH-7	Classroom Support/Storage	2	440	880	
DH-8	Faculty Offices	8	130	1,040	
DH-9	Admin/Support	2	80	160	
Shared					1,510
S-1	Computer Lab (Shared)	1	950	950	
S-2	Student Open Study Area	3	Varies	560	
Non-Assigned					6,898
	Walls, Circulation, etc.		(per CP Control Book)		4,666
	Floor Common Spaces (Toilets, Jan, Etc)		(per CP Control Book)		1,084
	Building Common (HVAC, Elevator, etc.)		(per CP Control Book)		1,148
Fifth Floor Total Rentable					19,578

SIXTH FLOOR

#	Space Name	Number/ Quantity	Area per	Subtotal ASF	Total ASF
Dental Assistant					6,400
DA-1	10-Chair Clinic	1	1,200	1,200	
DA-2	Dental Asst. Lab	1	1,900	1,900	
DA-3	Classroom	1	1,000	1,000	
DA-4	Classroom	1	1,400	1,400	
DA-5	Classroom storage/support	2	240	480	
DA-6	Faculty Offices	3	140	420	
Respiratory Tech					5,380
RT-1	Respiratory Therapy Lab	1	1,900	1,900	
RT-2	Classroom	1	1,000	1,000	
RT-3	Classroom	1	1,400	1,400	
RT-4	Classroom Support/Storage	3	200	520	
RT-5	Faculty Offices	4	140	560	
Shared					660
S-2	Student Open Study Area	3	Varies	660	
Non-Assigned					7,119
	Walls, Circulation, etc.		(per CP Control Book)		4,953
	Floor Common Spaces (Toilets, Jan, Etc)		(per CP Control Book)		1,018
	Building Common (HVAC, Elevator, etc.)		(per CP Control Book)		1,148
Sixth Floor Total Rentable					19,559

SEVENTH FLOOR

#	Space Name	Number/ Quantity	Area per	Subtotal ASF	Total ASF
AD Nursing					7,080
AD-1	Nursing Lab	2	1,820	3,640	
AD-2	Classroom	1	1,400	1,400	
AD-3	Classroom	1	1,000	1,000	
AD-4	Classroom storage/support	2	220	440	
AD-5	Faculty Offices	5	120	600	
AD-6	Admin/Support	1	120	120	
Surgical Tech					3,160
ST-1	Surgery Procedures Lab	1	1,400	1,400	
ST-2	Classroom	1	1,000	1,000	
ST-3	Classroom Support/Storage	1	200	520	
ST-4	Faculty Offices	2	120	240	
ST-5	Admin/Support	1	120	120	

Shared				2,020
S-3	Conference/Seminar	2	550	1,100
S-4	Faculty Offices	3	120	360
S-2	Student Open Study Area	1	Varies	560
Non-Assigned				7,302
Walls, Circulation, etc.		<i>(per CP Control Book)</i>		5,083
Floor Common Spaces (Toilets, Jan, Etc)		<i>(per CP Control Book)</i>		1,072
Building Common (HVAC, Elevator, etc.)		<i>(per CP Control Book)</i>		1,147
Seventh Floor Total Rentable				19,562

EIGHT FLOOR

#	Space Name	Number/ Quantity	Area per	Subtotal ASF	Total ASF
Allied Health Department					2,600
AD-1	Department Administration	1	1,000	1,000	
ST-2	Faculty Support	1	400	400	
ST-3	Faculty Offices	10	120	1,200	
Shared					5,420
S-4	Assembly/ Classroom	1	2,800	2,800	
S-2	Learning Resource Room	1	1,000	1,000	
AH-6	Break-out Conference	1	1,100	1,100	
S-3	Student Open Study/Lockers	3	Varies	520	
Non-Assigned					7,818
Walls, Circulation, etc.		<i>(per CP Control Book)</i>		5,583	
Floor Common Spaces (Toilets, Jan, Etc)		<i>(per CP Control Book)</i>		1,305	
Building Common (HVAC, Elevator, etc.)		<i>(per CP Control Book)</i>		930	
Eight Floor Total Rentable					15,838

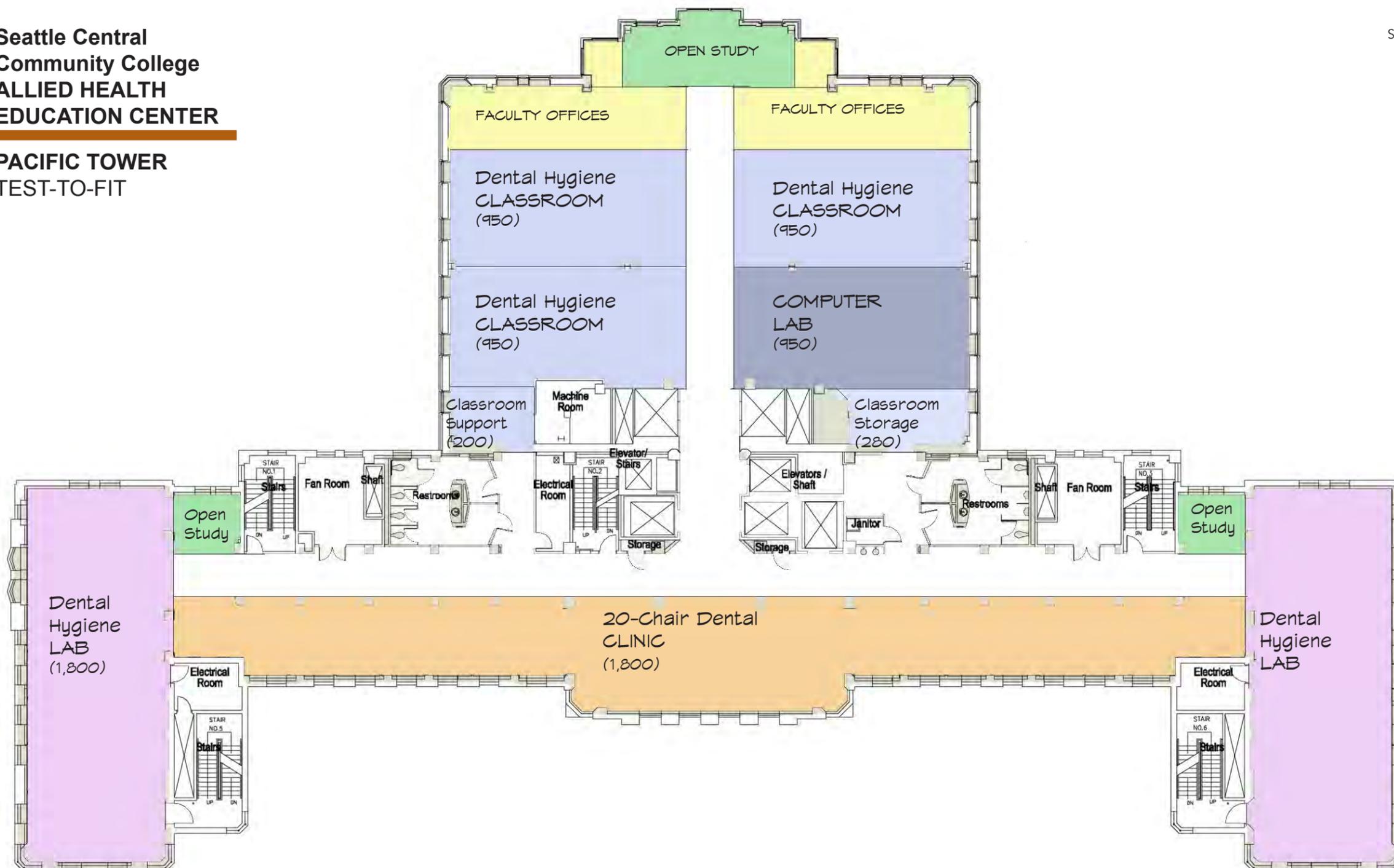
NINTH FLOOR

#	Space Name	Number/ Quantity	Area per	Subtotal ASF	Total ASF
Opticiary					2,620
ST-1	Opticiary Procedures Lab	1	1,200	1,200	
ST-2	Classroom	1	900	900	
ST-3	Classroom Support/Storage	1	200	200	
ST-4	Faculty Offices	2	120	240	
ST-5	Admin/Support	1	80	80	
Shared					2,830
S-4	General Classroom	1	900	900	
S-2	Computer Lab	1	950	950	
AH-6	Faculty Offices	5	120	600	
AH-6	Faculty Support	1	380	380	
Non-Assigned					6,457
Walls, Circulation, etc.		<i>(per CP Control Book)</i>		5,157	
Floor Common Spaces (Toilets, Jan, Etc)		<i>(per CP Control Book)</i>		600	
Building Common (HVAC, Elevator, etc.)		<i>(per CP Control Book)</i>		700	
Eight Floor Total Rentable					11,907

TOTAL RENTABLE AREA

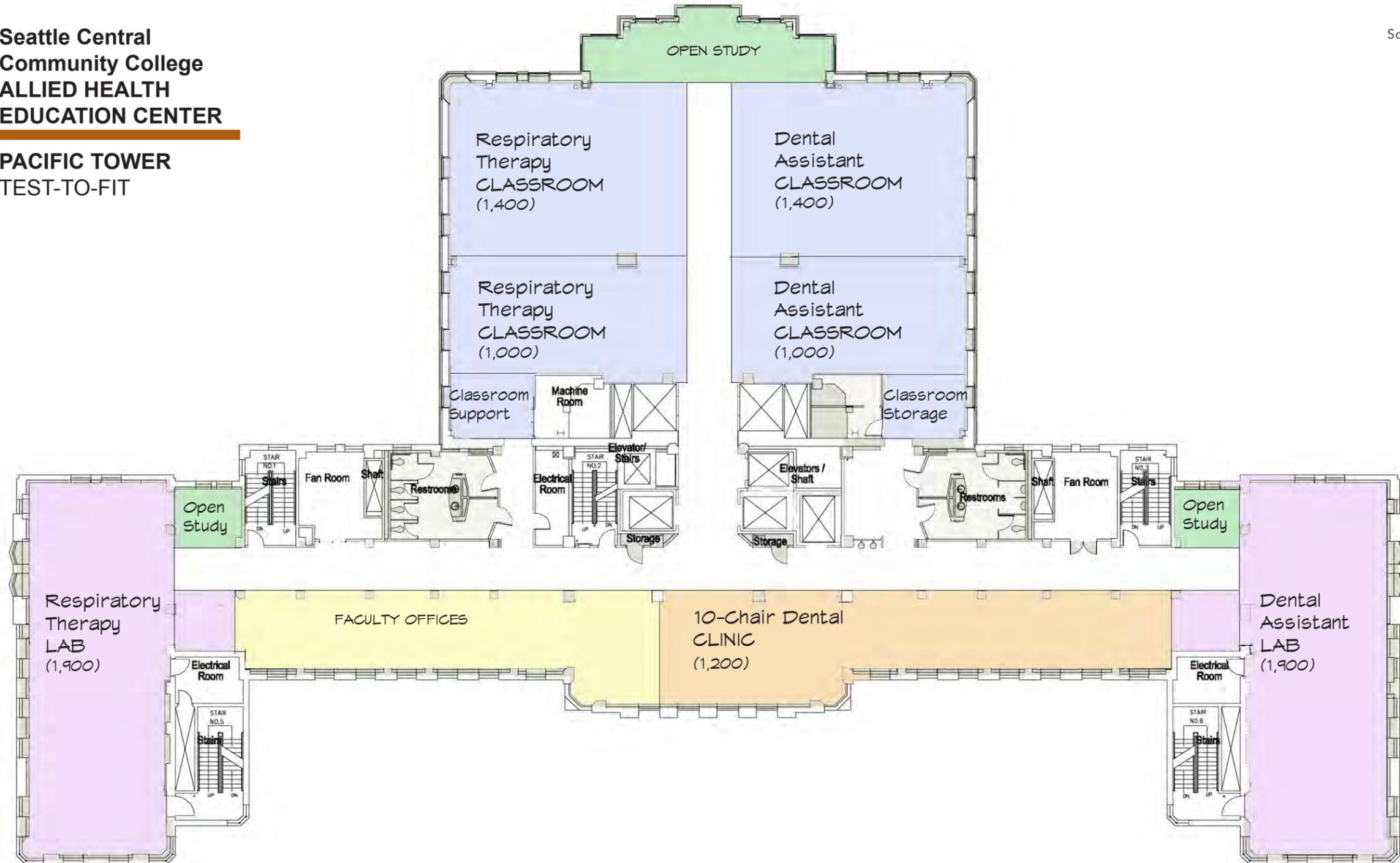
86,444

Space-Type Summary	
Clinic	3,800
Lab	14,780
Computer Labs	1,900
Classrooms	12,850
Classroom Support	3,050
Assembly/Seminar Classrooms	3,900
Learning/Resource Room	1,000
Open Study Areas	2,300
Offices/Administration	7,520
Net Assignable	51,100

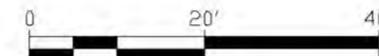


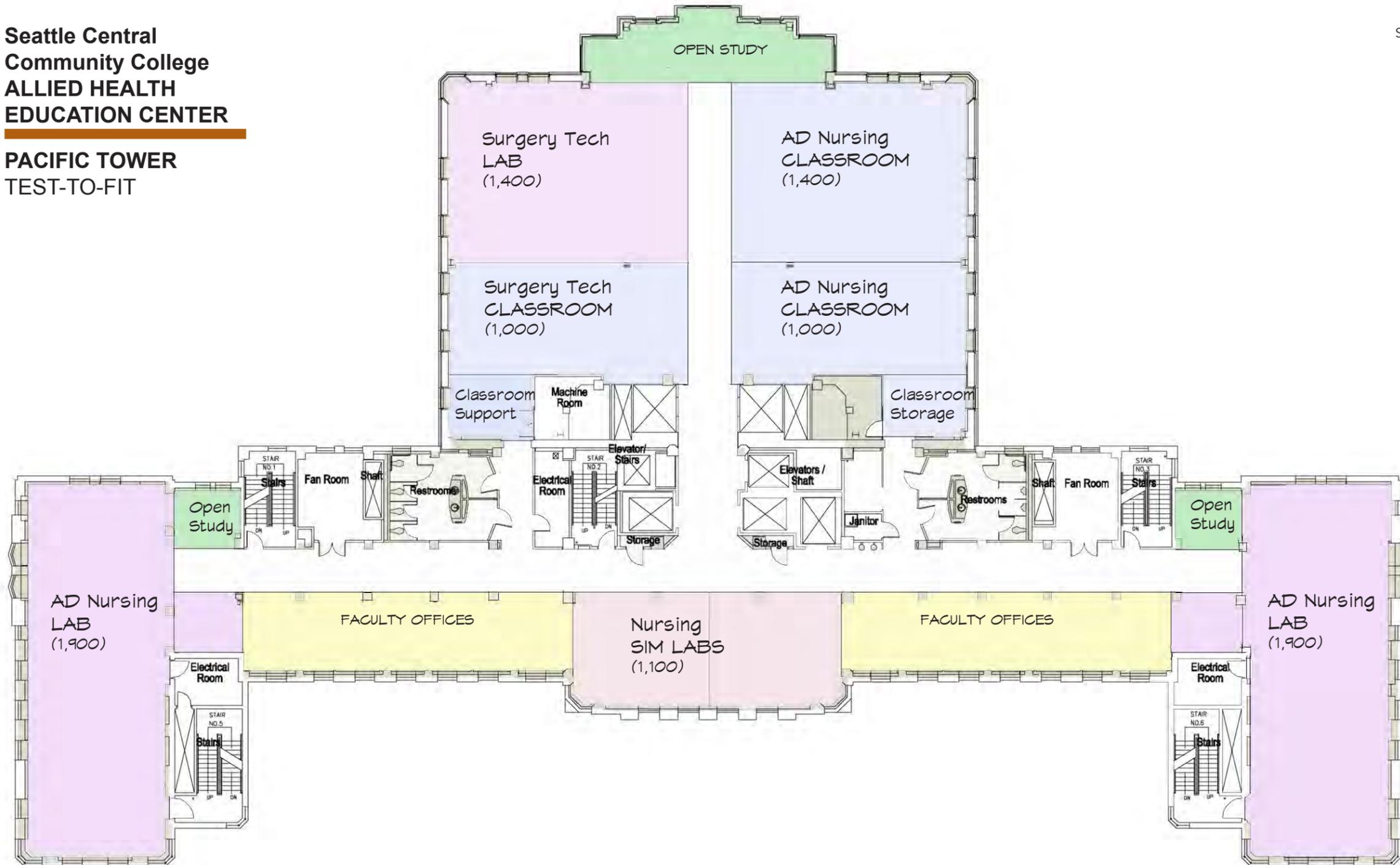
TENANT AREA SUMMARY	BASIC USABLE	CORRIDOR EXTENSION	TOTAL USABLE	FLOOR COMMON	BASIC RENTABLE	BUILDING COMMON	TOTAL RENTABLE
LEVEL 5	17,346.51	0.00	17,346.51	1,082.34	18,428.85	1,148.81	19,577.66
SUITE 500	17,346.51	0.00	17,346.51	1,082.34	18,428.85	1,148.81	19,577.66





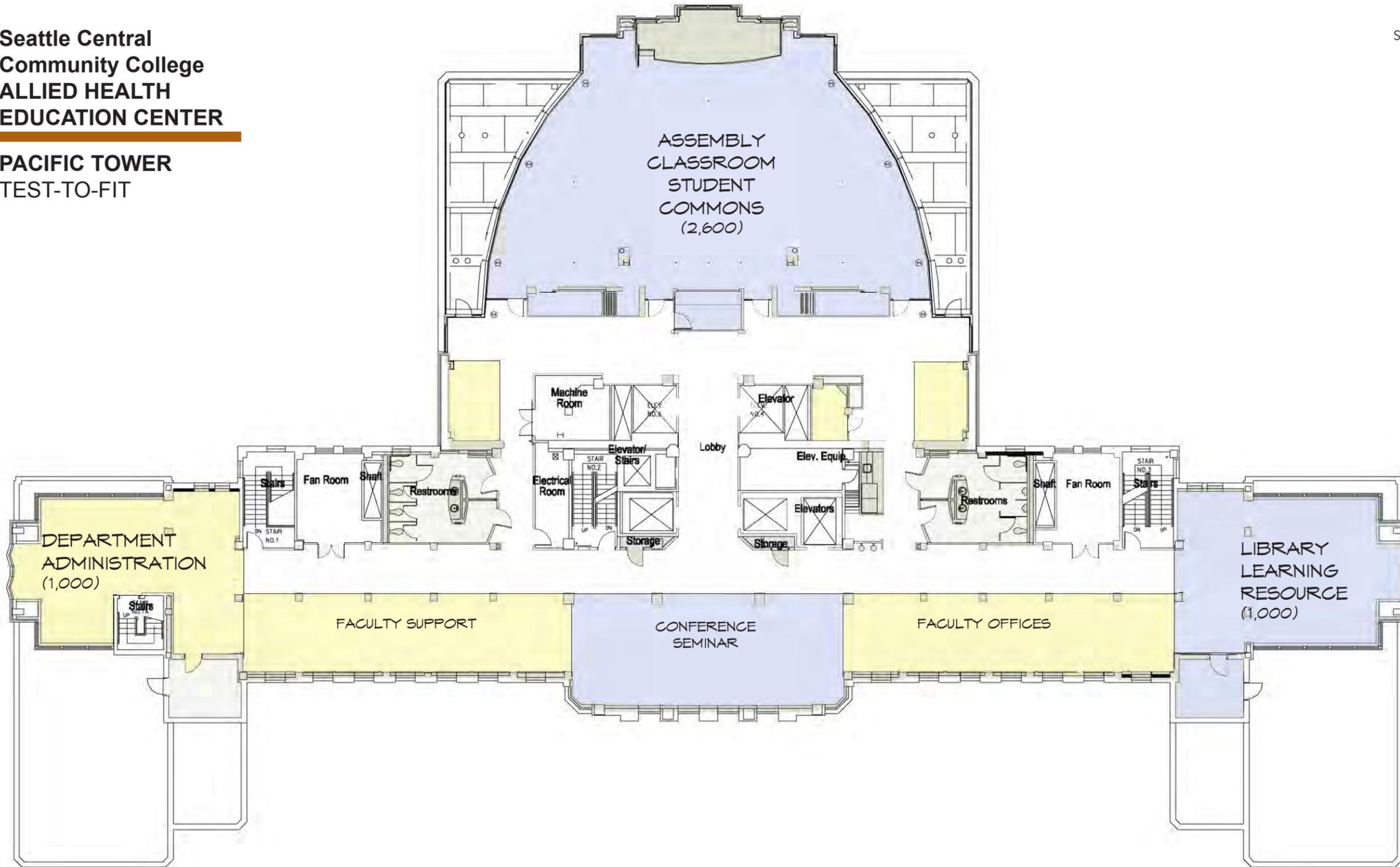
TENANT AREA SUMMARY	BASIC USABLE	CORRIDOR EXTENSION	TOTAL USABLE	FLOOR COMMON	BASIC RENTABLE	BUILDING COMMON	TOTAL RENTABLE
LEVEL 6	17,392.73	0.00	17,392.73	1,018.33	1,8411.06	1,147.70	19,558.76
SUITE 600	17,392.73	0.00	17,392.73	1,018.33	1,8411.06	1,147.70	19,558.76





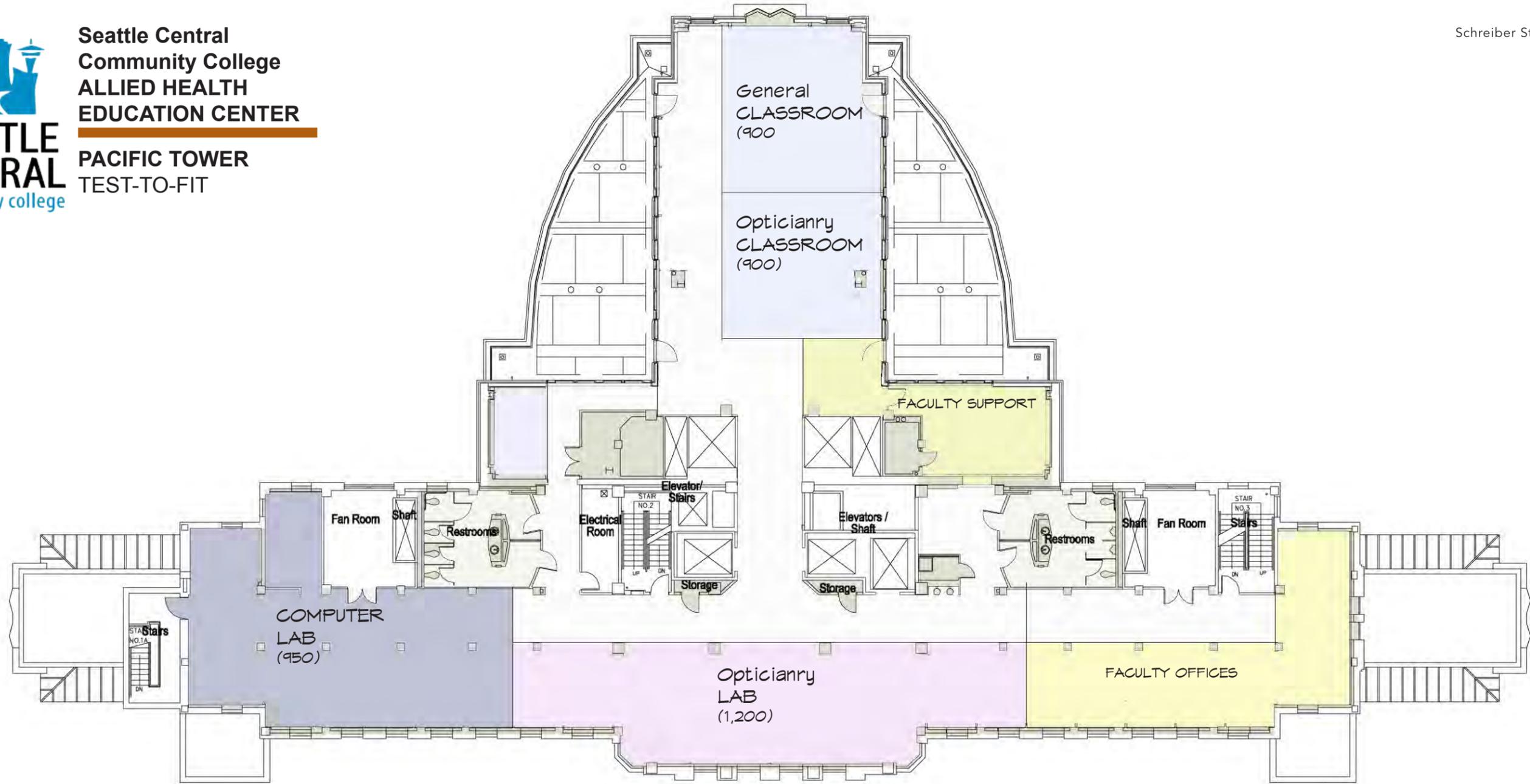
TENANT AREA SUMMARY	BASIC USABLE	CORRIDOR EXTENSION	TOTAL USABLE	FLOOR COMMON	BASIC RENTABLE	BUILDING COMMON	TOTAL RENTABLE
LEVEL 7	17,343.63	0.00	17,343.63	1,070.38	18,414.01	1,147.89	19,561.90
SUITE 700	17,343.63	0.00	17,343.63	1,070.38	18,414.01	1,147.89	19,561.90





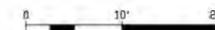
TENANT AREA SUMMARY	BASIC USABLE	CORRIDOR EXTENSION	TOTAL USABLE	FLOOR COMMON	BASIC RENTABLE	BUILDING COMMON	TOTAL RENTABLE
LEVEL 8	13,603.26	0.00	13,603.26	1,305.74	14,909.00	929.39	15,838.39
SUITE 800	13,603.26	0.00	13,603.26	1,305.74	14,909.00	929.39	15,838.39





FACULTY SUPPORT

TENANT AREA SUMMARY	BASIC USABLE	CORRIDOR EXTENSION	TOTAL USABLE	FLOOR COMMON	BASIC RENTABLE	BUILDING COMMON	TOTAL RENTABLE
LEVEL 9	10,608.96	0.00	10,608.96	599.29	11,208.25	698.70	11,906.95
SUITE 900	10,608.96	0.00	10,608.96	599.29	11,208.25	698.70	11,906.95



Seattle Central Community College
ALLIED HEALTH EDUCATION CENTER
Pacific Tower

Schreiber Starling & Lane Architects
3/7/2013

Scope	Project Estimates	
	ESCLATED \$	CURRENT \$
Title		
Gross Square Footage	86,444	86,444
Remodel/Usable Square Footage	76,292	76,292
A/E Schedule?	B	B
Remodel?	Yes	Yes
Schedule		
Predesign - Start	Jul-13	Jul-13
Predesign - End	Dec-13	Dec-13
Design - Start	Jan-14	Jan-14
Design - End (<i>assumes 6 mo. Seattle DPD Permitting</i>)	Nov-14	Nov-14
Construction - Start	Jan-15	Jan-15
Construction - End	Jan-16	Jan-16
Base Month	Mar-13	Mar-13
Construction Contingency Rate	10.00%	10.00%
Management Reserve Rate	10.00%	10.00%
Sales Tax Rate	9.50%	
Escalation Rate	3.00%	
Cost Summary	Escalated	Current
Acquisition	-	-
Predesign		
Environmental Analysis	-	-
Predesign Study	60,972	60,000
Detailed Bldg Investigations	60,972	60,000
Basic Services Prior To Bid		
A/E Basic Design Services	819,994	819,994
Correct for CBS Basic Services error - before bid	-	
Extra Services Prior To Bid		
Civil Design (Above Basic Services)	-	-
Geotechnical Investigation	-	-
Commissioning (Systems Check)	10,378	10,000
Site Survey	-	-
Leadership Energy & Environment Design (LEED) Registration	6,227	6,000
Voice/Data/Technology Consultant	36,323	35,000
Value Engineering Participation & Implementation	12,453	12,000
Constructability Review Participation	12,453	12,000
Landscape Consultant	-	-
Haz Mat Abatement Consultant	7,783	7,500
Life Cycle Cost Analysis	16,605	16,000
Reimbursables Including Reprographics prior to bid	12,453	12,000
Advertising	2,076	2,000
Computer Modeling/Animation	-	-
Interior Design (FF&E)	57,078	55,000
Acoustic Design	33,209	32,000
Security Consultant	20,756	20,000
Audio/Visual Consultant	36,323	35,000
Value Engineering Study	36,323	35,000
Cost & Scheduling Independent	31,134	30,000
LEED Design	77,834	75,000
Lighting Consultant	15,567	15,000
Nursing/Medical Equipment Consultant	145,290	140,000
Constructability Review	36,323	35,000
Design Services Contingency Prior To Bid	163,359	152,449

Other Services For Bid and Construction Administration		
Bid/Construction/Closeout	368,403	368,403
Materials Testing	32,147	30,000
Commissioning and Training	85,725	80,000
LEED Reporting and Monitoring	21,431	20,000
Reimbursables and Reprographics for bid and const	32,147	30,000
Correct for CBS Basic Services error - after bid	-	-
Design Services Contingency for Bid and Construction Administration	56,622	52,840.30
Site Work		
G10 - Site Preparation	-	-
G20 - Site Improvements	-	-
G30 - Site Mechanical Utilities	-	-
General Contractor OH&P	-	-
Related Project Costs		
Facility Construction		
A10 - Foundations	-	-
B10 - Superstructure	-	-
B20 - Exterior Closure (Window upgrades on south side)	321,469	300,000
B30 - Roofing	-	-
C10 - Interior Construction- Clinics & Labs	3,746,187	3,496,000
C10 - Interior Construction- Classrooms	1,580,556	1,475,000
C10 - Interior Construction- Other (light)	596,004	556,200
C10 - Interior Construction- Offices	644,653	601,600
C20 - Stairs	-	-
C30 - Interior Finishes	1,471,531	1,373,256
D10 - Conveying	-	-
D20 - Plumbing Systems	374,619	349,600
D30 - HVAC Systems	2,043,793	1,907,300
D40 - Fire Protection Systems	163,503	152,584
D50 - Electrical Systems	2,796,615	2,609,845
F10 - Special Construction	-	-
F20 - Selective Demolition	408,759	381,460
General Conditions	741,042	691,552
Bldg Related Sitework	-	-
General Contractor OH&P	1,042,211	972,608
	-	-
Construction Contingencies & Sales Tax		
Management Reserve	1,593,094	1,486,700
Allowance for Change Orders	1,593,094	1,486,700
Construction Sales Tax	1,816,128	1,694,839
Equipment		
E10 - Equipment	454,397	424,050
E20 - Furnishings	1,287,216	1,201,250
A/V Systems	557,213	520,000
Telecom/Data Cabling/Equipment	514,886	480,500
Special Nursing Equipment	535,782	500,000
	-	-
Equipment Sales Tax	318,202	296,951
Art Set-Aside	52,861	39,711
Other Costs (start of construction)		
Hazardous Material Remediation/Removal	-	-
Permit Fee & Plan Check	95,026	90,000
LEED Registration/Certification	3,695	3,500
College Project Management		
	685,000	360,000
Subtotals	27,745,896	25,709,393
TOTAL PROJECT COST	\$ 27,746,000	

Escalated MACC	\$	15,930,943
Area Cost		\$/sf
Construction	\$	208.82
Total Project	\$	320.97