

SOUTH SEATTLE COLLEGE  
STUDENT WELLNESS CENTER

FEASIBILITY STUDY  
APRIL 30, 2015



McGRANAHAN architects

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## **Student Wellness Center**

Project Team

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## Study Narrative / Cost Summary / Schedule

### SCOPE OVERVIEW

McGranahan Architects (mcg-ARC) was asked to provide a conceptual design and feasibility study for a new Student Wellness Center to replace the existing SSC Fitness Center. The existing fitness center is located in the southwest corner of the Multipurpose Building and the adjacent portable.

The project is conceived to obtain funding through a COP (Certificate of Participation) process in partnership with the United Student Association (USA). The goal of this feasibility study was to provide an initial project vision, and program along with an estimated total project budget. Based on the estimated project budget the College will determine a student fee required to fund the repayment of the COP. A student vote for the proposed fee is scheduled for May 2015.

### PROJECT GOALS

A steering committee was established for the feasibility study and at the initial meeting the following project goals were established around the idea of “whole student success”.

- A place dedicated to the advancement of healthy living and physical fitness
- A place for alternative learning and teaching in areas such as nutrition and preventative health
- A place that is flexible, multifunctional and enables activity throughout the day and weekend.
- A place which fosters a connection to the natural environment.
- A place which supports active transportation (biking, walking).
- A place to connect with both alumni and prospective high school students.
- A place which cultivates community engagement and partnership

### SITE OPTIONS

The South Seattle College, Major Institutional Master Plan (MIMP) identifies the Wellness Center (Physical Education Building in MIMP) as a potential near term project, however the location identified in the MIMP is to the east side (back side) of the Jerry Brockey Center (JMB) which could only occur after the Multipurpose Building is demolished and a new Facilities and Plant operations building is constructed, all as identified in the MIMP (MIMP page 28, potential project 3, Building G). At this time the College has no plans to replace the Multipurpose building. In addition the committee agrees that this is not a preferred location for the Wellness Center.

The MIMP also identifies a new Child Care Center as a potential near term project, the planned location for this facility is to the south of the existing sports courts (MIMP page 28, potential project 1, Building E). The steering committee agreed that this location would be good for the Wellness Center and directed McGranahan to use this as the study site area. An update to the the MIMP will need to be completed and submitted to the City of Seattle DPD should the project move forward at this location.

Site program elements identified include a soccer field, family play area, potential connection to trails in the West Duwamish Green Belt, bike parking and repair as well as connection to the existing sports courts.

# Student Wellness Center

Study Narrative / Cost Summary / Schedule

Two site options were studied and pros and cons were identified and discussed for each option. The steering committee preferred option two for its access to daylight, adjacency to both the existing sport courts and potential soccer field as well as future flexibility for campus growth.

A Civil engineer visited the site and studied both site options (see Civil Narrative). In terms of site utilities, grading and storm water requirements, both options are feasible and site development costs are comparable for the two options with option one having higher utility installation cost and option two higher earthwork costs.

The observations and information included in this report are preliminary and will require further development and confirmation if the project proceeds into design.



**PROS**

- FIELD LENGTH
- VIEWS TO OLYMPICS
- VIEWS TO FIELD
- USE VISIBILITY FROM PARKING
- CENTRAL OUTDOOR SPACE

**CONS**

- EAST / WEST EXPOSURE
- FARTHER FROM CAMPUS
- FARTHER FROM COURTS
- BLOCKED VISIBILITY OF FIELD
- LESS FLEXIBLE FOR YOUTH SOCCER

**PROS**

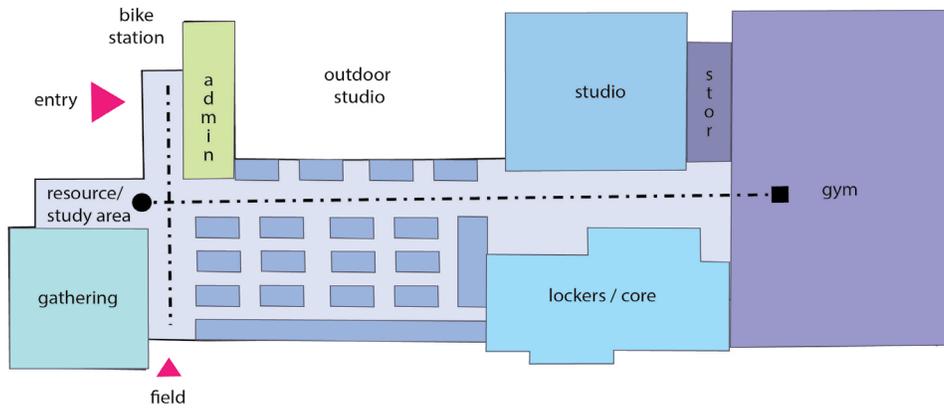
- FIELD WIDTH
- NORTH | SOUTH EXPOSURE
- VIEWS TO GREENBELT
- VIEWS TO FIELD & COURTS
- CLOSER TO CAMPUS
- CLOSER TO COURTS
- VISIBLE FIELD FROM PARKING
- MORE FLEXIBLE FOR YOUTH SOCCER

**CONS**

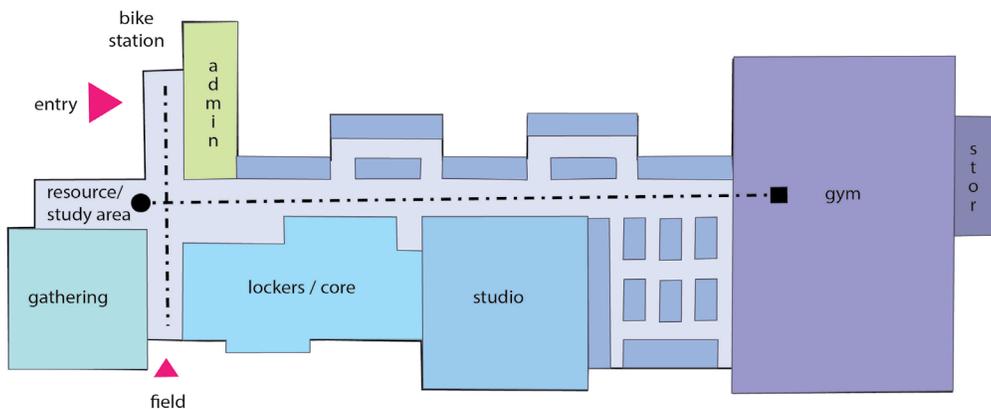
- USE VISIBILITY FROM PARKING
- NO CENTRAL OUTDOOR SPACE

**PROGRAMMATIC & DESIGN OPTIONS**

McGranahan met with the committee to get input and to define a conceptual program for the project. McGranahan used the programmatic priorities discussed in steering committee meetings to develop the program included in this report. Emphasis was placed on program elements that are not currently provided in the existing facility such as multipurpose rooms that can be used for fitness classes, teaching health related classes, student study space and inclusion of a gym and/or soccer field. Initial request was to provide a canopy over the existing exterior basketball court and further discussion resulted in the inclusion of a gym as an alternate to the exterior canopy. Various plan adjacency diagrams were reviewed with the committee, option 02A below was the preferred direction in developing the final study plan diagram.



OPTION 02.A



OPTION 02.B

# Student Wellness Center

Study Narrative / Cost Summary / Schedule

## COST MODEL & BUDGET SUMMARY

Conceptual design estimates for construction costs were completed based on site option 2 and includes escalation to an estimated July 2017 construction start date. A total cost model was completed for three different options:

1. Base building program including a canopy over the existing exterior basketball court (no gym or soccer field)

MACC = \$8,700,000

Total Project Cost = \$12,800,000

2. Base Building plus a gym **or** soccer field

MACC = \$10,200,000

Total Project Cost = \$14,800,000

3. Complete project scope including both a gym **and** soccer field.

MACC = \$11,700,000

Total Project Cost = \$16,800,000

Please see the Cost Model section of this report for a breakdown of estimated total project costs and preliminary MACC estimate. The estimates are preliminary and require further coordination with the college and DES.

## PROJECT SCHEDULE

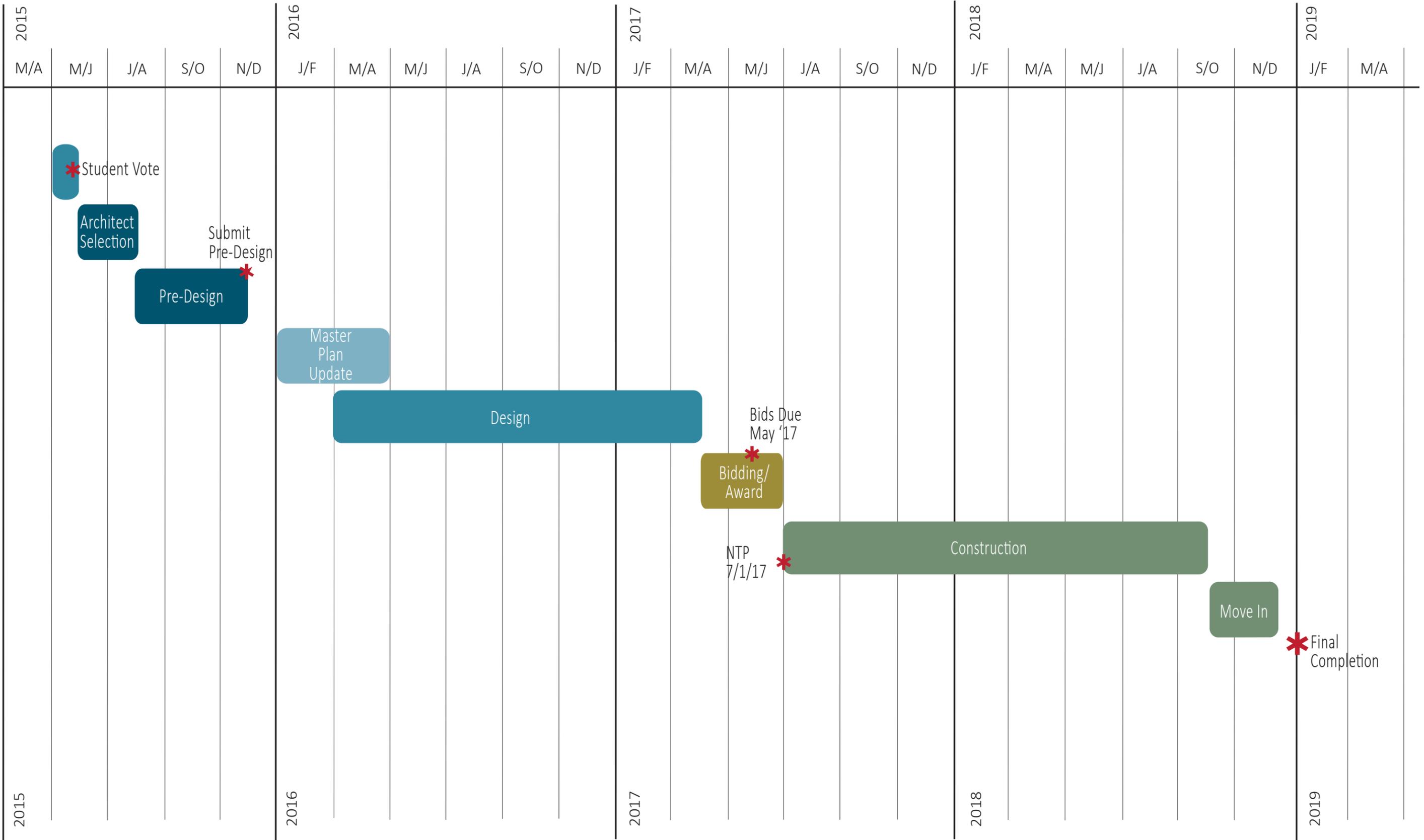
The project schedule anticipated by the college is to complete pre-design in the summer/fall of 2015 to submit the COP request in the 2016 supplemental budget. Construction to occur in the 17-19 biennium. Milestone dates are as follows:

- May 2015: Final feasibility study and student fee vote
- December 2015: Submit Pre-design and COP forms to State Board of Community & Technical Colleges (SBCTC)
- January 2016 – April 2016: Master Plan revision for DPD
- March 2016 – April 2017: Design/Construction Documents
- May 2016 – June 2017: Bid/Contracts
- July 2017 – October 2018: Construction (Notice to Proceed to Substantial Completion)
- November 2018 – December 2018: Move-in / Final Completion
- January 2019: Activate for Winter Quarter 2019

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# STUDENT WELLNESS CENTER

SOUTH SEATTLE COLLEGE  
30 APRIL 2015





**Program Areas**

**Primary**

No.	Description	Proposed SF per room	Proposed SF Total	Notes	Existing Area
1	Reception Desk	150	150		
1	Lobby	250	250	seating/resource/vending	
1	Equipment checkout station	50	50		
1	Cardio Equipment	2500	2,500	55-65 machines	500
1	Weight training	2500	2,500	Cable + Free weights	1800
1	Fitness Studio	2300	2,300	operable wall / wood floor	1200
1	Gymnasium	5900	5,900	84' x 50' court + seating on 1 side	
1	Bag room	120	120	punching bags + more	
2	Lockers / Showers / Toilet rooms	650	1,300	3-4 private showers each	1300
1	Kitchen / Concessions	150	150	connection to multipurpose 01	
1	Multipurpose 1 / Classroom Studio	900	900	Instruction/Workshop/Movement	
1	Multipurpose 2 / sm group gathering	250	250	Meditation	
1	Health Room	150	150	Lactation / Health Screening	
2	Office	140	280		190
4	Open Office Workstations	50	200		
Subtotal			17,000		4,990

**Support**

No.	Description	Proposed SF per room	Proposed SF Total	Existing Area
1	Fitness Studio Storage	150	150	94
1	Checkout Storage	100	100	adjacent to front desk
1	Equipment Storage	300	300	lg equip / serves entire facility
1	Multipurpose Storage	100	100	
2	Family Restrooms	80	160	203
1	Laundry	120	120	
1	Custodial	60	60	60
1	MDF	60	60	
1	Mechanical & Electrical	380	380	
Subtotal			1,430	357
Net Assignable Area			18,430	5,704
Circulation, walls, etc. @ 20% of net			3,686	335
<b>Total Area</b>			<b>22,116</b>	<b>6,039</b>

**Exterior**

1	Entry / Drop off			
1	Family Play Area			
1	Bike Station			

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04/03/2015

## **South Seattle College: Wellness Center Study**

### **Storm Drainage Minimum Requirements**

- Project Type: Parcel-based
- Drainage Basin: Listed Creek Basin (project discharges to Puget Creek)
- Flow Control: Required since new/replaced impervious area exceeds 2,000 square feet. Since the project site is currently over 35% impervious, flow control discharge requirements are reduced to the Pre-Developed Pasture Standard. Match the post-development discharge flow rates and durations to a pre-developed pasture condition for the range of pre-developed discharge rates from 50 percent of 2-year recurrence interval flow up to the 2-year recurrence interval flow.
- Water Quality: Treatment facilities not required since new/replaced pollution generating impervious surfaces do not exceed 5,000 square feet.
- Green Stormwater Infrastructure (GSI): Install and maintain green stormwater infrastructure to the maximum extent feasible.
- Construction Stormwater: Best management practices (BMPs) will be implemented to prevent sediment laden stormwater from leaving the site.
- Drainage System Maintenance: The Owner is responsible for maintenance of all onsite drainage facilities.

These requirements are outlined in the Department of Planning and Development (DPD) Director's Rule 15-2009 through 18-2009 and Seattle Public Utilities (SPU) Director's Rules 2009-003 through 2009-006, collectively referred to as the City of Seattle (COS) Stormwater Manual. Stormwater requirements are based on current regulations and may be different when the project is designed. This study assumes no new parking will be added.

### **Civil Permits Required for Facility Construction**

The following permits are required:

- Construction Permit (City of Seattle – DPD)
- Master Use Permit (City of Seattle – DPD)
- Side Sewer Permit for Temporary Dewatering (City of Seattle – DPD)
- National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Discharge Permit (Department of Ecology)
- Possible update to MIMP and SEPA (South Seattle College)



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**Opinion of Probable Cost - Option 1**

Project	SSCC Fitness Center Study	By	Seth Johnson
Location	Seattle, WA	Date	2-Apr-15
Client	SSCC		

EARTHWORK		QTY	Unit	Unit Price	Cost
Clear		152,460	SF	\$0.50	\$76,230.00
Excavation (Cut)		5,150	CY	\$35.00	\$180,250.00
Import (Fill)		4,975	CY	\$32.00	\$159,200.00
Erosion Control		1	LS	\$50,000.00	\$50,000.00
<b>TOTAL</b>					<b>\$465,680.00</b>

STORM DRAINAGE DETENTION & WATER QUALITY		QTY	Unit	Unit Price	Cost
72" CMP Detention Tank		775	LF	\$305.00	\$236,375.00
36" CMP Transition Pipe		20	LF	\$115.00	\$2,300.00
36" Mid-Tank Access Riser		3	EA	\$1,600.00	\$4,800.00
60" Storm Drain Manhole		4	EA	\$5,600.00	\$22,400.00
60" Flow Control Structure		1	EA	\$10,000.00	\$10,000.00
Flow Throttling Device		1	EA	\$20,000.00	\$20,000.00
12" Storm Drain		720	LF	\$65.00	\$46,800.00
Connect to Existing		1	EA	\$500.00	\$500.00
<b>TOTAL</b>					<b>\$343,175.00</b>

UTILITIES		QTY	Unit	Unit Price	Cost
Gas Service		275	LF	\$65.00	\$17,875.00
Fire Water Pipe		115	LF	\$105.00	\$12,075.00
Domestic Water Pipe		125	LF	\$105.00	\$13,125.00
Water Meter		1	EA	\$5,000.00	\$5,000.00
Telecommunications		150	LF	\$80.00	\$12,000.00
Power Duct Bank		205	LF	\$100.00	\$20,500.00
Sanitary Sewer Service		1	EA	\$1,500.00	\$1,500.00
8" Concrete Sanitary Sewer		70	LF	\$86.00	\$6,020.00
<b>TOTAL</b>					<b>\$88,095.00</b>

**TOTAL HARD COSTS \$896,950.00**

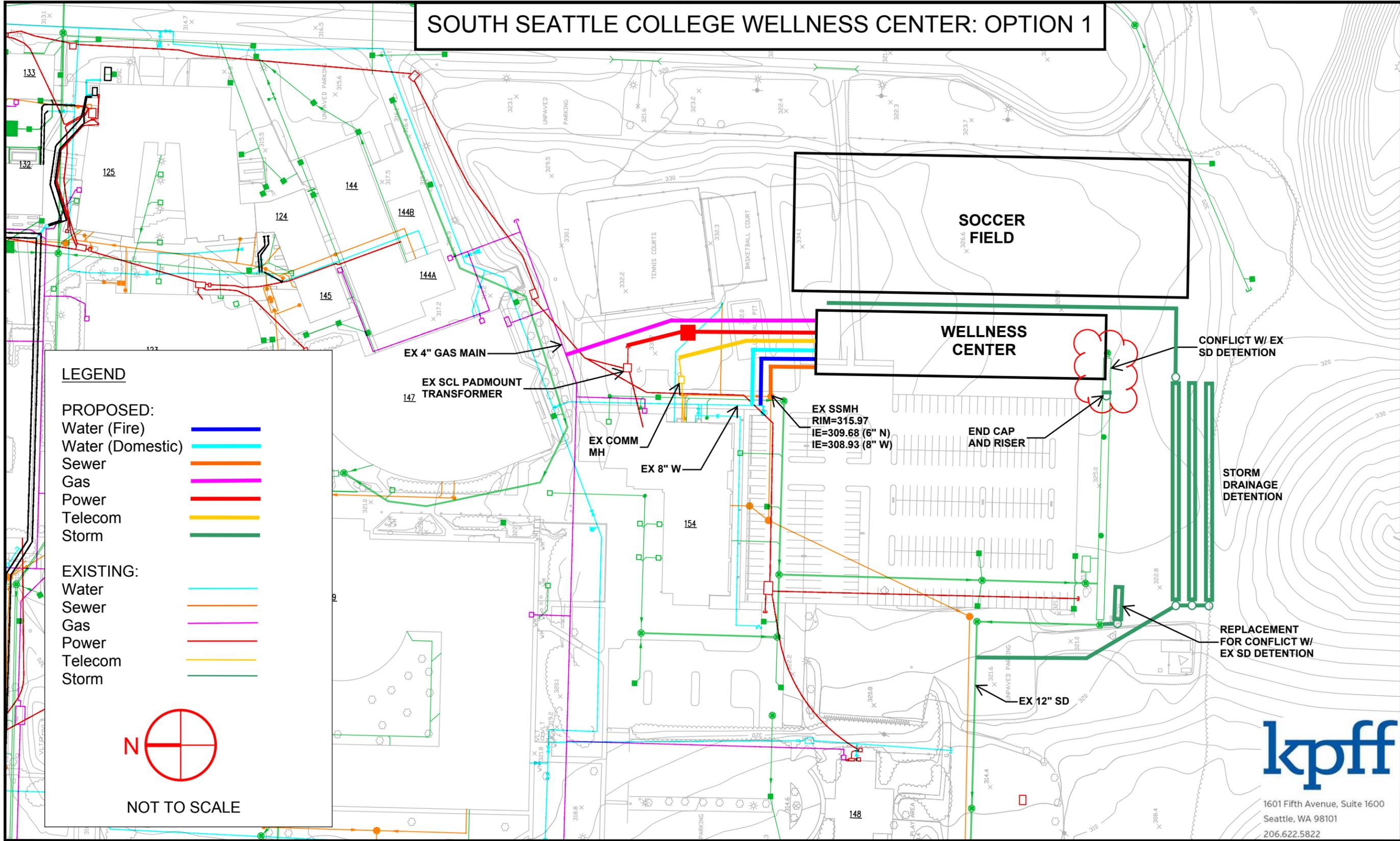
Escalation				5.0%	\$44,847.50
Sales Tax				9.5%	\$42,605.13

**GRAND TOTAL \$984,402.63**

Assumptions & Exclusions	
1. Sales tax applied to half of "TOTAL HARD COSTS" for estimating purposes	
2. Total hard costs do not include power transformer	
3. Total hard costs do not include demolition of minor secondary utilities and services	
4. Total hard costs do not include landscaping improvements	
5. Total hard costs do not include consultant fees	
6. Design Contingency is calculated in overall estimate	



# SOUTH SEATTLE COLLEGE WELLNESS CENTER: OPTION 1



## LEGEND

### PROPOSED:

- Water (Fire) —
- Water (Domestic) —
- Sewer —
- Gas —
- Power —
- Telecom —
- Storm —

### EXISTING:

- Water —
- Sewer —
- Gas —
- Power —
- Telecom —
- Storm —



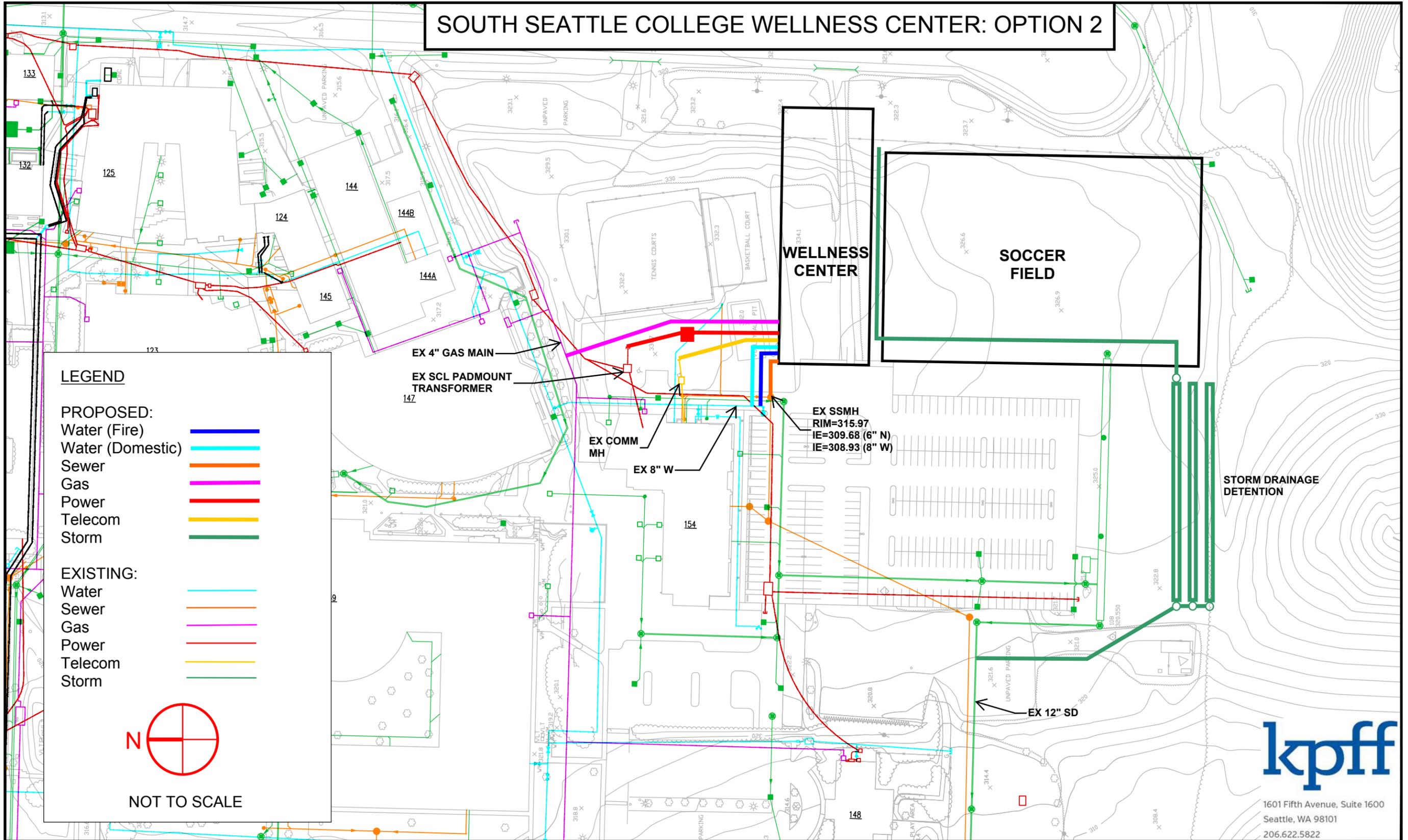
NOT TO SCALE



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# SOUTH SEATTLE COLLEGE WELLNESS CENTER: OPTION 2





**DRAFT Total Project Cost Estimate**

	TOTAL ESTIMATES		
	w/o Gym	w/ Gym OR Field	w/ Gym & Field
<b>CONSULTANT SERVICES</b>			
<b>Pre-Design Services</b>			
Feasibility Study	\$27,330	\$27,330	\$27,330
Predesign/Programming	\$85,000	\$85,000	\$100,000
<b>Construction Documents</b>			
A/E Basic Services	\$715,000	\$820,000	\$925,000
<b>Extra Services</b>			
Reimbursables (document reproduction)	\$15,000	\$15,000	\$15,000
Existing Building Documentation			
Hazmat Abatement Consultant			
Site Survey	\$20,000	\$25,000	\$25,000
Geotechnical Investigation	\$10,000	\$10,000	\$10,000
Masterplan Update	\$25,000	\$25,000	\$25,000
Civil Design	\$75,000	\$75,000	\$75,000
Wetlands Consultant			
Landscape Consultant	\$40,000	\$40,000	\$40,000
Sport Fields Consultant		\$40,000	\$40,000
Value Engineering Study	\$30,000	\$30,000	\$30,000
VE Participation & Implementation	\$15,000	\$15,000	\$15,000
Constructability Review	\$30,000	\$30,000	\$30,000
Constructability Review Participation	\$15,000	\$15,000	\$15,000
Life Cycle Cost Analysis	\$20,000	\$20,000	\$20,000
Computer modeling/animations	\$10,000	\$10,000	\$10,000
Interior Design	\$10,000	\$10,000	\$10,000
Acoustic Design	\$15,000	\$15,000	\$15,000
Voice/Data (Telecom) Consultant	\$15,000	\$15,000	\$15,000
Security Consultant	\$10,000	\$10,000	\$10,000
Audio/Visual Consultant	\$15,000	\$15,000	\$15,000
LEED Design & Documentation	\$50,000	\$50,000	\$50,000
Building Envelope Consultant	\$20,000	\$20,000	\$20,000
Furniture & Equipment consulting services	\$25,000	\$25,000	\$25,000
Bid Advertising	\$2,500	\$2,500	\$2,500
Commissioning Assistance	\$10,000	\$10,000	\$10,000
Total Extra Services	<b>\$477,500</b>	<b>\$522,500</b>	<b>\$522,500</b>
<b>Design Services Contingency - 5%</b>	\$59,625	\$67,125	\$72,375
<b>SUBTOTAL CONSULTANT SERVICES</b>	<b>\$1,364,455</b>	<b>\$1,521,955</b>	<b>\$1,647,205</b>
<b>OTHER SERVICES</b>			
Commissioning and Training	\$50,000	\$50,000	\$50,000
Reimbursables and Repro (bid & const)	\$20,000	\$20,000	\$20,000
Construction Materials Testing	\$20,000	\$20,000	\$20,000
Record Drawings	\$15,000	\$15,000	\$15,000
Subtotal	<b>\$105,000</b>	<b>\$105,000</b>	<b>\$105,000</b>
Design Services Contingency for Bid & Const.	\$10,500	\$10,500	\$10,500
<b>SUBTOTAL OTHER SERVICES</b>	<b>\$115,500</b>	<b>\$115,500</b>	<b>\$115,500</b>

# Student Wellness Center

Cost Model

<b>CONSTRUCTION CONTRACTS</b>			
<b>Facility Construction</b>			
Feasibility Study MACC	\$8,700,000	\$10,200,000	\$11,700,000
<b>Construction Contingencies</b>			
10% Change Order Allowance	\$870,000	\$1,020,000	\$1,170,000
Total Change Order Allowance	\$870,000	\$1,020,000	\$1,170,000
9.6% Sales Tax on Const. MACC + Contin.	\$918,720	\$1,077,120	\$1,235,520
<b>SUBTOTAL CONSTRUCTION CONTRACTS</b>	<b>\$10,488,720</b>	<b>\$12,297,120</b>	<b>\$14,105,520</b>
<b>EQUIPMENT</b>			
Equipment	\$100,000	\$125,000	\$150,000
Furnishings	\$250,000	\$250,000	\$250,000
A/V Systems	\$100,000	\$100,000	\$100,000
Telecom/Data Cabling/Equipment	\$100,000	\$100,000	\$100,000
Subtotal Equipment	\$550,000	\$575,000	\$600,000
9.6% Sales Tax on Equipment	\$52,800	\$55,200	\$57,600
<b>SUBTOTAL EQUIPMENT</b>	<b>\$602,800</b>	<b>\$630,200</b>	<b>\$657,600</b>
<b>ARTWORK</b>			
Project Artwork (0.5% of MACC)	\$43,500	\$51,000	\$58,500
<b>SUBTOTAL PROJECT ARTWORK</b>	<b>\$43,500</b>	<b>\$51,000</b>	<b>\$58,500</b>
<b>OTHER COSTS</b>			
Plan Review & Permit Fee	\$90,000	\$90,000	\$90,000
LEED Registration/Certification	\$4,000	\$4,000	\$4,000
<b>SUBTOTAL OTHER COSTS</b>	<b>\$94,000</b>	<b>\$94,000</b>	<b>\$94,000</b>
<b>PROJECT MANAGEMENT</b>			
Agency / SSC Project Management	\$84,000	\$105,000	\$142,000
<b>SUBTOTAL PROJECT MANAGEMENT</b>	<b>\$84,000</b>	<b>\$105,000</b>	<b>\$142,000</b>
<b>TOTALS</b>	<b>\$12,792,975</b>	<b>\$14,814,775</b>	<b>\$16,820,325</b>
<b>SUMMARY</b>			
Hard Costs (MACC)	\$8,700,000	\$10,200,000	\$11,700,000
Soft Costs - Consultant Services, Other Services & PM Services	\$1,563,955	\$1,742,455	\$1,904,705
Soft Costs - Tax, Contingencies, Equipment, Artwork, Permits	\$2,529,020	\$2,872,320	\$3,215,620
<b>Total Project Cost Estimate</b>	<b>\$12,792,975</b>	<b>\$14,814,775</b>	<b>\$16,820,325</b>

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE**

**GENERAL SCOPE:**

This is a preliminary pre-design estimate and review to construct a new Student Wellness Center facility at South Seattle College, with an additive Alternate to construct a new lighted soccer field at the south side of it. In addition, a deductive Alternate is figured to delete the Gym in the Base Estimate Student Wellness Center building, and instead construct a new covered canopy over an existing outside basketball court at the north side of the proposed facility. The costs of both those Alternates are listed near the bottom of Page 2 of this estimate.

Currently, construction is anticipated to start in June 2017. Because current scope information is very limited and preliminary, the estimate costs should be considered to be at a rough-order-of-magnitude level. Besides contractor mark-ups, the estimate includes an 8.5% preliminary design contingency, and another 12% allowance for over 2 years of construction cost escalation. The estimate is intended to cover construction costs only, as sales tax and other soft costs are not included.

**INCLUDED:**

- A new Student Wellness Center facility.
- Site clearing and grading, including at a separate storm detention pipe area.
- New outside utility services to the new Student Wellness Center.
- A large, self-contained underground storm pipe detention system.
- An outdoor Family Play Zone area with playground equipment & safety matting.
- New sidewalks, pedestrian lighting, and landscaping & irrigation.
- Premiums for high building walls and volumes.
- A "Green" roof premium at the south side of the new building.
- Premiums for extensive exterior glazing, and special metal panels.
- Athletic equipment & specialties in the Gym, including a gym curtain.
- Specialties, including a commercial washer & dryer and window treatment.
- Full fire sprinkler protection, and a VRF HVAC system with additional ventilation.
- Full building electrical, with limited sound and security systems.
- A new soccer field with synthetic turf and field lighting, listed as an Alternate.
- Contractor's general requirements, O.H. & profit, B & I, and B & O tax.
- An 8.5% preliminary design contingency.
- A 12.0% construction cost escalation allowance.

**EXCLUDED:**

- A previous Option #1 site layout, with a soccer field east of new building.
- Any building demolition or hazardous material abatement--assumed to be N/A.
- Any utility company connection & assessment fees, if applicable.
- Any special storm treatment filters--assumed to be N/A.
- A new outside power transformer or gas meter--assumed to be by utility co's.
- Any new parking lot extensions or onsite vehicle access roads.
- Any skylights or special performance lighting.
- A "Green" roof system over the entire building.
- Weight lifting equipment, loose mats, or other exercise equipment.
- Telescoping bleachers, operable walls, or accordion partitions.
- Any commercial kitchen equipment--all residential.
- A geothermal mechanical loop system.
- An emergency back-up generator system.
- A soccer field in the Base Estimate scope, or a grandstand in any scope.
- Sales tax, permits, third party testing, furnishings or design fees.
- Third party commissioning of mechanical & electrical systems.
- Owner's administration costs, or LEAD certification beyond Silver.

BUDGETARY COST ESTIMATE					REMARKS
PROJECT COMPONENT	Quantity	Unit	Estimate Cost	With 18% Mark-Ups	
<b>BASE ESTIMATE SUMMARY:</b> (Includes 18% Contractor G.R, OH&P, B&I, B&O Tax Mark-Ups, No Sales Tax.)					
SITE WORK.	1.18	LS	\$1,143,710	\$1,349,578	See Page 2 for Estimate Summary Breakdown.
NEW WELLNESS CENTER BUILDING.	1.18	LS	\$5,956,670	\$7,028,871	" " " " " " " " " " " "
<b>BASE ESTIMATE MACC:</b>				<b>\$8,378,448</b>	
Add 8.5% for Design Contingency:	8.5%	LS	\$8,378,448	\$712,168	
12.0% for Construction Cost Escalation:	12.0%	LS	\$9,090,617	\$1,090,874	
<b>BASE ESTIMATE MACC with PREMIUMS &amp; CONTINGENCY:</b>				<b>\$10,181,490</b>	

**NOTE:**

See Page 2 for a Base Estimate Summary Breakdown, a listing of Alternates, and other information.

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE**

BUDGETARY COST ESTIMATE					REMARKS
PROJECT COMPONENT	Quantity	Unit	Estimate Cost	With 18% Mark-Ups	
<b>BASE ESTIMATE SUMMARY BREAKDOWN:</b>					
<i>(Includes 18% Contractor G.R, OH&amp;P, B&amp;I, B&amp;O Tax Mark-Ups, No Sales Tax.)</i>					
<b>SITE WORK:</b>					<b>\$1,349,578</b>
1) Site Demolition.	1.18	LS	\$6,000	\$7,080	See Pages 3 & 4 for detailed cost breakdowns.
2) Site Prep & Erosion Control.	1.18	LS	\$59,550	\$70,269	" " " " " " " " " " " "
3) Mass Earthwork to Subgrades.	1.18	LS	\$108,040	\$127,487	" " " " " " " " " " " "
4) Outside Water System.	1.18	LS	\$39,500	\$46,610	" " " " " " " " " " " "
5) Outside Sanitary.	1.18	LS	\$6,900	\$8,142	" " " " " " " " " " " "
6) Outside Storm Drainage.	1.18	LS	\$99,900	\$117,882	" " " " " " " " " " " "
7) Onsite Storm Detention System.	1.18	LS	\$272,700	\$321,786	" " " " " " " " " " " "
8) Site Electrical & Gas Services.	1.18	LS	\$66,980	\$79,036	" " " " " " " " " " " "
9) Onsite Lighting.	1.18	LS	\$26,500	\$31,270	See Page 4 for detailed cost breakdowns.
10) Site Fixtures & Specialties.	1.18	LS	\$227,900	\$268,922	" " " " " " " " " " " "
11) Onsite Curbing & Paving.	1.18	LS	\$116,040	\$136,927	" " " " " " " " " " " "
12) Landscaping & Irrigation.	1.18	LS	\$113,700	\$134,166	" " " " " " " " " " " "
<b>NEW WELLNESS CENTER BUILDING:</b>					<b>\$7,028,871</b>
1) New Building Foundation.	1.18	LS	\$345,770	\$408,009	See Pages 5 & 7 for detailed cost breakdowns.
2) Building Structures.	1.18	LS	\$1,004,150	\$1,184,897	" " " " " " " " " " " "
3) Building Envelop Framing.	1.18	LS	\$209,160	\$246,809	" " " " " " " " " " " "
4) Building Roofing.	1.18	LS	\$587,700	\$693,486	" " " " " " " " " " " "
5) Exterior Glazing & Doors.	1.18	LS	\$508,600	\$600,148	" " " " " " " " " " " "
6) Exterior Wall & Soffit Finishes.	1.18	LS	\$719,160	\$848,609	" " " " " " " " " " " "
7) Add for Canopies & Sunscreens.	1.18	LS	\$100,000	\$118,000	" " " " " " " " " " " "
8) Interior Rough-In.	1.18	LS	\$237,000	\$279,660	See Pages 6 & 7 for detailed cost breakdowns.
9) Interior Finishes.	1.18	LS	\$375,550	\$443,149	" " " " " " " " " " " "
10) Building Specialties & Casework.	1.18	LS	\$280,130	\$330,553	" " " " " " " " " " " "
11) Building Mechanical.	1.18	LS	\$959,600	\$1,132,328	" " " " " " " " " " " "
12) Building Electrical.	1.18	LS	\$629,850	\$743,223	" " " " " " " " " " " "
<b>BASE ESTIMATE MACC:</b>	1.00	LS	\$7,100,380	<b>\$8,378,448</b>	
Add 8.5% for Design Contingency:	8.5%	LS	\$8,378,448	\$712,168	
12.0% for Construction Cost Escalation:	12.0%	LS	\$9,090,617	\$1,090,874	
<b>BASE ESTIMATE MACC with PREMIUMS &amp; CONTINGENCY:</b>				<b>\$10,181,490</b>	
<b>ALTERNATES:</b>					
A-1) Construct a New Soccer Field.	1.44	LS	\$1,097,475	\$1,580,364	See Page 8 for detailed cost breakdowns.
A-2) Delete Gym; Construct at Covered Shed.	6,000.00	SF	-\$250.00	-\$1,500,000	A net credit allowance, with several design variables to clarify.

**NOTES:**

The above Base Estimate costs include an 18% general contractor's mark-up to cover general requirements, overhead & profit, bond & insurance, B & O tax, and a Silver LEAD administration and certification premium. In addition, allowances are included for an 8.5% preliminary design contingency and a 12% construction cost escalation premium. The above Alternates include a compounded 44% G.C. premium, contingency and escalation mark-up. Soft costs, such as sales tax, permits, third party testing, third party mechanical & electrical commissioning, design fees, furnishings, utility company hook-up fees, if applicable, and owner's administration costs are not included. Also, line items highlighted in light yellow in the following pages represent the premiums for using imported pit run backfills in new outside utility trenches rather than native material. Line items highlighted in light green represent mechanical costs, and those in light blue electrical.

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>SITE WORK:</b>					
Utility demo and caps.	1.00	LS	\$2,000.00	\$2,000.00	Allowance, assumed to be relatively minor.
Miscellaneous site demolition & pick-up.	1.00	LS	\$4,000.00	\$4,000.00	Allowance, including minor paving sawcuts.
			<i>1) Site Demolition: \$6,000.00</i>		
Temporary construction fencing.	2,700.00	LF	\$3.00	\$8,100.00	At Base Estimate site perimeter, and south storm pipe area.
Silt fencing.	1,500.00	LF	\$5.50	\$8,250.00	Allowance around over half of Base Estimate site perimeters.
Temporary construction entries.	2.00	LS	\$3,000.00	\$6,000.00	At two locations, with truck tire washdowns.
Temporary working surfaces	1.00	LS	\$6,000.00	\$6,000.00	Allowance at a staging area & misc.
Temporary ditches & swales.	1.00	LS	\$8,200.00	\$8,200.00	Onsite allowance, as required.
Temporary ponds and treatment.	1.00	LS	\$8,000.00	\$8,000.00	" " " " " " " " " "
Erosion control maintenance & pick-up.	1.00	LS	\$15,000.00	\$15,000.00	Allowance.
			<i>2) Site Prep &amp; Erosion Control: \$59,550.00</i>		
Mobilization.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for mass earthwork.
Site clearing and strippings at new building.	72,000.00	SF	\$0.15	\$10,800.00	Mostly lawn area, assumed to be relatively light.
Site clearing & strippings at new storm piping.	30,000.00	SF	\$0.25	\$7,500.00	Allowance at new south storm detention pipe area.
Remove strippings from site.	1,900.00	CY	\$8.00	\$15,200.00	Assumes a 6" average stripping layer.
Mass earthwork onsite cuts & fills.	3,800.00	CY	\$8.50	\$32,300.00	Roughly 102,000 SF x 1' average.
Add for minor soft spot overexcavation.	500.00	CY	\$30.00	\$15,000.00	Allowance, also acts as a hedge for slight cut/fill imbalances.
Onsite finish grading and compaction.	102,000.00	SF	\$0.12	\$12,240.00	Based on proposed site plan, mostly open areas.
Earthwork pick-up and coordination.	1.00	LS	\$10,000.00	\$10,000.00	Allowance.
			<i>3) Mass Earthwork to Subgrades: \$108,040.00</i>		
Waterline wet taps.	2.00	LS	\$2,000.00	\$4,000.00	Allowance for new onsite work.
New 6" onsite Class 52 fire service lines.	160.00	LF	\$45.00	\$7,200.00	Allowance for service to new building, fire hydrant, and FDC.
Add for onsite fire hydrant.	1.00	Ea	\$3,000.00	\$3,000.00	Allowance, to be laid out.
Add for water main valves & fittings.	6.00	Ea	\$500.00	\$3,000.00	Allowance at new water main lines.
New domestic service line to building.	80.00	LF	\$40.00	\$3,200.00	Allowance from existing onsite main to building.
Add domestic meter, box & backflow.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for a 2-1/2" meter and accessories.
Add for imported trench backfill premium.	240.00	LF	\$15.00	\$3,600.00	Assumes imported pit run backfill in all utility trenches, 3' x 4'.
Add for DCV, vault, PIV, FDC & accessories.	1.00	LS	\$9,000.00	\$9,000.00	Allowance outside new building.
Water testing, coordination & pick-up.	1.00	LS	\$1,500.00	\$1,500.00	Allowance at new water main lines.
			<i>4) Outside Water System: \$39,500.00</i>		
Sanitary main hook-up.	1.00	LS	\$1,000.00	\$1,000.00	Allowance from existing offsite manhole.
New onsite sanitary main.	50.00	LF	\$38.00	\$1,900.00	Assumes an 8" PVC main, 6' deep on average.
Add for imported trench backfill premium.	50.00	LF	\$30.00	\$1,500.00	Assumes imported pit run backfill in all utility trenches, 3' x 8'.
Sanitary testing, coordination & pick-up.	1.00	LS	\$2,500.00	\$2,500.00	Allowance, including a cleanout & footings.
			<i>5) Outside Sanitary: \$6,900.00</i>		
Storm connection.	1.00	LS	\$600.00	\$600.00	Allowance at existing storm main.
Type #1 catch basins.	4.00	Ea	\$800.00	\$3,200.00	Allowance, to be laid out.
Type #2 catch basins.	2.00	Ea	\$2,500.00	\$5,000.00	Allowance at each new storm line run.
Possible new area drains.	6.00	Ea	\$500.00	\$3,000.00	Allowance around site, possibly in plaza & hard play areas.
12" plastic storm lines.	900.00	LF	\$30.00	\$27,000.00	Allowance, to be laid out, 3' to 6' deep.
8" plastic storm lines.	300.00	LF	\$26.00	\$7,800.00	Allowance, primarily to area drains, to be laid out, 3' deep.
Add for imported trench backfill premium.	1,200.00	LF	\$20.00	\$24,000.00	Imported pit run backfill in all utility trenches, 3' x 6' average.
Footing & roof drains around new buildings.	900.00	LF	\$24.00	\$21,600.00	Plastic piping & gravel around new building perimeter.
Add for cleanouts & downspout connectors.	28.00	LS	\$100.00	\$2,800.00	Allowance at new building footing & roof drains.
Roof & footing drain extensions.	200.00	LF	\$12.00	\$2,400.00	6" PVC pipes from building to new storm system.
Storm testing, coordination & pick-up.	1.00	LS	\$2,500.00	\$2,500.00	Allowance.
			<i>6) Outside Storm Drainage: \$99,900.00</i>		
72" CMP detention pipe, complete.	725.00	LF	\$300.00	\$217,500.00	South of parking lot, with excavation, backfills & fittings.
Add for 36" CMP transition pipe.	30.00	LF	\$120.00	\$3,600.00	Allowance at ends of detention pipes.
36" access risers.	3.00	Ea	\$1,600.00	\$4,800.00	Set at mid-point of detention pipes.
60" storm manholes.	3.00	Ea	\$5,600.00	\$16,800.00	At one end of each detention pipe.
60" control structure.	1.00	Ea	\$10,000.00	\$10,000.00	Allowance, based on KPFF 4/2/15 estimate.
Flow throttling device.	1.00	LS	\$20,000.00	\$20,000.00	" " " " " " " " " "
			<i>7) Onsite Storm Detention System: \$272,700.00</i>		
New gas service trenching and coordination.	1.00	LS	\$2,500.00	\$2,500.00	Allowance; piping and meter by gas company at no cost.
Add for imported trench backfill premium.	240.00	LF	\$12.00	\$2,880.00	Assumes imported pit run backfill in gas utility trench, 3' x 3'.
Electrical concrete ductbank.	180.00	LF	\$100.00	\$18,000.00	Allowance, based on KPFF 4/2/15 estimate.
Communications conduits & wire.	120.00	LF	\$75.00	\$9,000.00	" " " " " " " " " "
Secondary service to new building.	1.00	LS	\$15,000.00	\$15,000.00	From transformer to nearby building electrical room.
Add for imported trench backfill premium.	800.00	LF	\$12.00	\$9,600.00	Assumes imported pit run backfill in all utility trenches, 3' x 3'.
Site electrical testing, coordination & pick-up.	1.00	LS	\$10,000.00	\$10,000.00	Allowance, including possible handholes.
			<i>8) Site Electrical &amp; Gas Services: \$66,980.00</i>		
<b>SITE WORK, continues on the next page:</b>					

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>SITE WORK:</b>					
<i>(Continued from the previous page.)</i>					
Pedestrian light LED pole fixtures.	5.00	Ea	\$1,800.00	\$9,000.00	Assumes 12' pole fixtures with concrete bases.
Underground services to light fixtures.	500.00	LF	\$18.00	\$9,000.00	Allowance, to be laid out, with imported trench backfill.
Onsite lighting coordination & pick-up.	1.00	LS	\$8,500.00	\$8,500.00	Allowance, including a light controller.
			9) <i>Onsite Lighting:</i>	\$26,500.00	
Onsite screen wall allowance.	1.00	LS	\$20,000.00	\$20,000.00	Allowance, assumed to be relatively minor.
Monument entrance sign.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for an architectural sign & base.
Directional signage.	1.00	LS	\$4,000.00	\$4,000.00	Allowance at onsite walks.
Cast-in-place bench seats.	100.00	LF	\$140.00	\$14,000.00	Allowance in pedestrian plaza areas.
Playground equipment.	1.00	LS	\$75,000.00	\$75,000.00	Allowance in the Family Play Zone.
Play area safety surfacing.	2,500.00	SF	\$18.00	\$45,000.00	In play areas, with special rubber tiles over asphalt.
Ornamental fencing at Family Plan Zone.	240.00	LF	\$140.00	\$33,600.00	Allowance around play area perimeter, 6' high.
Ornamental fencing at Outdoor Fitness Studio.	120.00	LF	\$140.00	\$16,800.00	Allowance at north side of building, 6' high.
Entrance flag pole.	1.00	LS	\$2,500.00	\$2,500.00	At main entrance plaza area.
Miscellaneous site specialties.	1.00	LS	\$12,000.00	\$12,000.00	Allowance for trash receptacles, bike racks, bollards, misc.
			10) <i>Site Fixtures &amp; Specialties:</i>	\$227,900.00	
Site concrete backhoe trenching.	96.00	Hr	\$100.00	\$9,600.00	Allowance for concrete site work.
Cast-in-place curbing.	500.00	LF	\$24.00	\$12,000.00	Possibly at play area perimeter and misc.
Concrete sidewalks complete.	12,000.00	SF	\$5.50	\$66,000.00	Based on proposed site plan, 4" thick with gravel base.
Add for architectural plaza paving premiums.	1.00	LS	\$9,000.00	\$9,000.00	Allowance outside main building entrance area.
Add for concrete tie-ins, accents & pick-up.	7.00	MD	\$620.00	\$4,340.00	Allowance, relatively minor, includes pads & ADA ramp cuts.
Minor asphalt paving patches.	1.00	LS	\$8,000.00	\$8,000.00	Onsite allowance at paving tie-ins.
Onsite striping.	1.00	LS	\$4,500.00	\$4,500.00	Allowance at paving tie-ins and game areas.
General site clean-up & pick-up.	5.00	MD	\$520.00	\$2,600.00	Allowance.
			11) <i>Onsite Curbing &amp; Paving:</i>	\$116,040.00	
Irrigation point-of-connection & meter.	1.00	LS	\$6,500.00	\$6,500.00	Allowance, assumed to tie into new domestic water main.
Full irrigation in planter areas.	12,000.00	SF	\$0.70	\$8,400.00	Allowance in accent and planter areas.
Full irrigation in lawn areas.	23,000.00	SF	\$0.50	\$11,500.00	Allowance in more open areas.
Topsoil & mulch in planter areas.	12,000.00	SF	\$0.75	\$9,000.00	Assumes 3" mulch over 6" of a 3-way mix.
Topsoil in lawn areas.	23,000.00	SF	\$0.45	\$10,350.00	Assumes 5" of a 3-way type mix.
Plantings in planter areas.	12,000.00	SF	\$2.75	\$33,000.00	Mostly native shrubs and groundcovers.
Seeding in lawn areas.	23,000.00	SF	\$0.15	\$3,450.00	At all new grass areas, including storm pond.
New onsite trees.	25.00	Ea	\$300.00	\$7,500.00	Mostly native type trees of 10' heights and 2" caliper sizes.
Topsoil & hydroseeding at storm detention.	30,000.00	SF	\$0.60	\$18,000.00	Allowance, south and west of site; no irrigation there.
Landscaping maintenance & pick-up work.	1.00	LS	\$6,000.00	\$6,000.00	Allowance.
			12) <i>Landscaping &amp; Irrigation:</i>	\$113,700.00	
<b>SITE WORK:</b>				\$1,143,710	
Add 18% for General Contractor Mark-Ups:				<b>\$1,349,578</b>	

The Base Estimate site work only includes about 72,000 SF of improvements around the new building, plus another 30,000 SF at a new underground storm pipe retention area at a location south of an existing parking lot. Specifically excluded is any site work at a proposed new soccer field, which is one of the Alternates listed on Page 2. The site improvement areas to be cleared are mostly open lawn areas with presumed good soils conditions after light strippings and haul-offs. A balanced cut/fill subgrade site is figured, with a 500 CY soft spot overexcavation allowance included to act as hedge for minor mass earthwork inconsistencies and imbalances. In addition, allowances are included for temporary construction fencing and erosion control measures.

The outside utility scope is based on preliminary layouts by KPFP, which include new domestic, fire sprinkler, sanitary, gas and electrical services to the new building. This includes a new domestic water meter, an outside fire hydrant, a post indicator valve, double check valve, vault, fire department connector, plus footing and roof drains around the building perimeter. An outside gas meter and power transformer is figured to be by local utility companies. Imported pit run backfill premiums are figured in typical new outside utility trenches. Storm run-off is figured to drain to a large underground detention pipe system beyond the new building site as is laid out by KPFP. The detention systems is assumed to be large enough to handle run-off from both the new building site, and the Soccer Field Option area if selected.

New site fixtures around the building site include allowances for some pedestrian lighting, some possible site screening and cast-in-place sitting walls in limited quantities, signage, a flag pole, and other smaller site specialties. The largest site fixture cost allowances are \$75,000 for playground equipment, and another \$40,000 for rubberized safety surfacing in an outside Family Play Zone. In addition, heavy gage ornamental fencing is figured around the Family Play Zone and a north portion of an Outdoor Fitness Studio.

With no parking lot expansion figured, new paving, beyond minor patches, is limited to concrete plazas and sidewalks, with some accents included. Curbing is limited to the Family Play Zone perimeter and tie-in repairs. Also included are allowances for fully irrigated landscaping, with roughly 12,000 SF of new planters and 23,000 SF of lawn areas figured. An allowance for an irrigation point-of-connection with a meter, and some new trees is also included. In addition, 30,000 SF of storm pipe detention area is figured to receive topsoil and hydroseeding, but no irrigation.

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>NEW WELLNESS CENTER BUILDING:</b>					
Backhoe trenching.	64.00	Hr	\$130.00	\$8,320.00	Allowance for new building foundation.
Perimeter foundation stem walls & footings.	900.00	LF	\$135.00	\$121,500.00	Assumes 1' x 2' stem walls on 2' x 1' footings, w/ insul. & d.p..
Box and braced frame footing premiums.	22,100.00	SF	\$3.50	\$77,350.00	Allowance under roof structural supports.
Slab-on-grade complete.	22,100.00	SF	\$6.00	\$132,600.00	A 4" slab with gravel base and welded wire mesh.
Foundation pick-up & coordination.	1.00	LS	\$6,000.00	\$6,000.00	Allowance.
\$15.65					
12" CMU, fully grouted.	6,400.00	SF	\$21.50	\$137,600.00	At two sides of Gym, 200 LF x 32', with rebar.
Embeds and miscellaneous steel.	1.00	LS	\$6,000.00	\$6,000.00	Allowance at Gym roof structure.
Steel joist structure over Gym.	6,000.00	SF	\$15.00	\$90,000.00	Pre-manufactured steel joists & supports, no steel decking.
Add for Gym roof overhang extensions.	800.00	SF	\$16.00	\$12,800.00	At north side of Gym, roughly 97 LF x 8'.
Structural steel column supports.	16,100.00	SF	\$4.00	\$64,400.00	Allowance under 16' and 20' high roofs.
Add for structural steel braced frames.	16,100.00	SF	\$2.50	\$40,250.00	" " " " " " " " " " " "
Steel W beam and joist structures.	16,100.00	SF	\$14.00	\$225,400.00	At 16' and 20' high roof structures, no steel decking.
Add for main building overhang extensions.	4,100.00	SF	\$15.00	\$61,500.00	Allowance at 20' high roof structures.
Add for lower roof beam header supports.	500.00	LF	\$120.00	\$60,000.00	Allowance in building interiors under 20' high clerestory walls.
Wood T&G roof decking and sheathing.	27,000.00	SF	\$7.00	\$189,000.00	Over all building roof and overhang structures, with nailers.
Add for "Green" roof load premiums.	8,000.00	SF	\$2.50	\$20,000.00	Allowance at south lower roof, scope to be determined.
Add for roof fascia edge backing & supports.	700.00	LF	\$40.00	\$28,000.00	Allowance at outside edges of roof overhangs.
Add for framed roof openings & supports.	22,100.00	SF	\$1.00	\$22,100.00	Allowance at roof structures.
Add for framed wall openings & supports.	14,800.00	SF	\$0.75	\$11,100.00	Allowance at exterior framed walls.
Composite steel mezzanine structure complete	700.00	SF	\$25.00	\$17,500.00	Allowance at west side of Gym.
Add for stair access to mezzanine.	1.00	LS	\$3,500.00	\$3,500.00	Allowance for a framed opening and steel ship's ladder.
Building structures pick-up.	1.00	LS	\$15,000.00	\$15,000.00	Allowance.
\$45.44					
2) Building Structures: \$1,004,150.00					
Exterior wall gage framing & sheathing.	11,800.00	SF	\$7.00	\$82,600.00	Assumed 8" 16 gage with 5/8" GWB, 700 LF x 16', 150 LF x 4'.
Upper exterior wall gage framing & sheathing.	3,000.00	SF	\$8.00	\$24,000.00	At clerestory walls above lower roofs, 380 LF x 4', 120 LF x 12'
Framing tie-ins and structural steel premiums.	14,800.00	SF	\$0.75	\$11,100.00	Allowance for working around structural steel and misc.
Add for insulation batts & outside rigid board.	14,800.00	SF	\$2.20	\$32,560.00	Assumes R-23 batts, Visqueen and 2" outer rigid board.
Add for a special weather barrier.	14,800.00	SF	\$2.25	\$33,300.00	Assumes a peel & stick type over exterior framed walls.
Dampproofing & rigid wall insulation.	6,400.00	SF	\$4.00	\$25,600.00	Allowance at outside face of CMU Gym walls.
\$9.46					
3) Building Envelop Framing: \$209,160.00					
Single ply roofing.	27,000.00	SF	\$7.00	\$189,000.00	Assumes 60 mil, fully adhered, with cover board.
Add for rigid insulation.	27,000.00	SF	\$6.00	\$162,000.00	Assumes 6" R-38 rigid insulation, plus tapered drainage.
Add for a supplemental vapor barrier.	27,000.00	SF	\$1.80	\$48,600.00	Allowance for a membrane under rigid roof insulation.
Add for a Green roof system premium.	8,000.00	SF	\$8.00	\$64,000.00	Allowance over lower south roof only.
Add for roof carpentry and nailers.	27,000.00	SF	\$0.80	\$21,600.00	Allowance over all roofs.
Add for roof perimeter flashings.	2,000.00	LF	\$16.00	\$32,000.00	Allowance for reglect, parapet cap and perimeter edge metal.
Add for roof fascia wraps.	700.00	LF	\$45.00	\$31,500.00	Custom sheet metal at faces of roof OH's, 18" to 24" deep.
Add for roof drainage.	27,000.00	SF	\$1.00	\$27,000.00	Allowance for roof drains & leaders, gutters & downspouts.
Roofing & sheet metal coordination & pick-up.	1.00	LS	\$12,000.00	\$12,000.00	Allowance, including premiums to flash roof openings.
\$26.59					
4) Building Roofing: \$587,700.00					
Exterior aluminum storefront glazing.	7,400.00	SF	\$50.00	\$370,000.00	For now figured at roughly 35% of exterior wall surfaces.
Add for higher glazed curtain wall premiums.	4,200.00	SF	\$25.00	\$105,000.00	Premium over aluminum storefronts, to be determined.
Add for exterior walk doors.	10.00	Ea	\$1,600.00	\$16,000.00	Allowance at building perimeters, storefront or hollow metal.
Add for automatic door operating hardware.	2.00	Ea	\$2,800.00	\$5,600.00	Allowance at primarily building entrances.
Add for exterior glazing trim & accents.	1.00	LS	\$12,000.00	\$12,000.00	Allowance, with possibly custom color frames.
\$23.01					
5) Exterior Glazing & Doors: \$508,600.00					
Brick veneer exterior wall finishes.	7,400.00	SF	\$22.00	\$162,800.00	At roughly half of exterior wall surfaces beyond glazing.
Add for brick veneer trim & accents.	7,400.00	SF	\$2.00	\$14,800.00	Allowance, including tie-ins.
Add for masonry blockouts, lintels & pick-up.	7,400.00	SF	\$1.00	\$7,400.00	Allowance, relatively minor.
Add for masonry water repellant.	7,400.00	SF	\$1.40	\$10,360.00	Assumes a standard clear type; no anti-graffiti finish.
Exterior metal cladding panels.	7,400.00	SF	\$45.00	\$333,000.00	At half of surfaces beyond glazing, a Unaclad type panel.
Add for Rainscreen furring.	7,400.00	SF	\$3.00	\$22,200.00	Allowance behind exterior wall cladding.
Exterior soffit cladding.	4,900.00	SF	\$24.00	\$117,600.00	Assumes vented metal cladding, less expensive than Unaclad.
Add for soffit furring, backing & supports.	4,900.00	SF	\$6.00	\$29,400.00	Allowance for exterior soffit finish supports.
Exterior signage & louvers.	1.00	LS	\$8,000.00	\$8,000.00	Allowance, scope to be determined.
Building sealants & firestopping.	20.00	MD	\$680.00	\$13,600.00	Allowance for the entire project.
\$32.54					
6) Exterior Wall & Soffit Finishes: \$719,160.00					
New canopy structures complete.	600.00	SF	\$90.00	\$54,000.00	Allowance beyond roof overhangs.
Add for accent premiums.	600.00	SF	\$10.00	\$6,000.00	Allowance at building canopies.
Possible sun screens complete.	800.00	SF	\$50.00	\$40,000.00	Allowance, primarily at south walls, roughly 200 LF x 4' total.
\$4.52					
7) Add for Canopies & Sunscreens: \$100,000.00					
<b>NEW FITNESS CENTER BUILDING, continues on the next page:</b>					

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>NEW WELLNESS CENTER BUILDING:</b>					
<i>(Continued from the previous page.)</i>					
Interior partitions, complete.	9,600.00	SF	\$9.00	\$86,400.00	Based on floor plan, roughly 600 LF x 16' on average.
Add for GWB at exterior walls.	16,000.00	SF	\$2.20	\$35,200.00	At inside face of exterior framing, no furring at CMU.
Suspended GWB ceilings.	1,600.00	SF	\$6.50	\$10,400.00	Allowance in wet areas.
Add for interior GWB wrapped soffits.	600.00	LF	\$60.00	\$36,000.00	Primarily at ceiling breaks, includes gage framing.
Interior gage framing & GWB tie-ins & pick-up.	1.00	LS	\$15,000.00	\$15,000.00	Interior allowance, including high elevation premiums.
Interior walk door assemblies, complete.	24.00	Ea	\$1,400.00	\$33,600.00	Based on floor plan, mostly pre-finished wood on hollow metal.
Add for interior glazed wall relites.	24.00	Ea	\$600.00	\$14,400.00	Allowance, assumed grouted hollow metal frames.
Coil-up shutter and small access doors	1.00	LS	\$6,000.00	\$6,000.00	Allowance at Kitchen and in ceilings.
			8) Interior Rough-In:	\$237,000.00	
Paint interior GWB & CMU surfaces.	35,000.00	SF	\$0.80	\$28,000.00	Allowance throughout most of interiors.
Paint exposed ceiling structures.	18,800.00	SF	\$1.60	\$30,080.00	In the bulk of interior spaces.
Paint interior & exterior hollow metal.	65.00	Ea	\$120.00	\$7,800.00	Allowance, wood doors are pre-finished.
Painting touch-up & pick-up.	15.00	MD	\$640.00	\$9,600.00	Allowance, including trim and existed structural steel.
Add for wallcovering and accents.	1.00	LS	\$10,000.00	\$10,000.00	Allowance, assumed to be minor.
Polished concrete floor slab finish & base.	4,000.00	SF	\$6.50	\$26,000.00	In main circulation areas.
Clear floor slab sealer & rubber base.	700.00	SF	\$0.80	\$560.00	Allowance in mezzanine spaces.
Ceramic tile flooring.	1,300.00	SF	\$12.00	\$15,600.00	In restrooms, shower & locker rooms.
Ceramic tile wainscot.	1,800.00	SF	\$11.00	\$19,800.00	In restroom, shower & locker areas, 300 LF x 6' average.
Suspended acoustic ceilings.	1,800.00	SF	\$4.25	\$7,650.00	In Office, Storage & Kitchen areas, 2nd Look II or M.R. tiles.
Suspended ceiling acoustic panel clouds.	1.00	LS	\$20,000.00	\$20,000.00	Allowance, scope to be determined, limited in scope.
Acoustic wall panels.	1.00	LS	\$15,000.00	\$15,000.00	" " " " " " " " " " " " " " " " " "
Gymnasium wood flooring & striping.	6,000.00	SF	\$12.50	\$75,000.00	On a sleeper system in the Gym.
Wood flooring & base in Fitness Studio.	2,400.00	SF	\$10.50	\$25,200.00	A lesser system than in the Gym, and without game striping.
VCT flooring & rubber base.	900.00	SF	\$2.40	\$2,160.00	In storage and utility spaces.
Safety & rubber flooring & base.	5,600.00	SF	\$8.50	\$47,600.00	In Kitchen and Cardio & Weight areas.
Carpet flooring & rubber base.	2,400.00	SF	\$4.75	\$11,400.00	In Office area, and Multi-Purpose Studios 01 & 02.
Walk-on entry mats.	1.00	LS	\$2,000.00	\$2,000.00	Allowance at main building entrances.
Interior trim & pick-up.	22,100.00	SF	\$1.00	\$22,100.00	Allowance throughout interiors, assumed to be limited.
			9) Interior Finishes:	\$375,550.00	
Occupancy specialties.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for fire extinguishers, signage, misc.
Phenolic toilet partitions.	8.00	Ea	\$1,000.00	\$8,000.00	In restrooms, based on floor plan layout.
Add for toilet accessories.	1.00	LS	\$7,500.00	\$7,500.00	Allowance in wet areas.
Metal lockers & bases.	40.00	Ea	\$400.00	\$16,000.00	Based on floor plan layout, metal and double-tiered.
Add for locker room benches.	2.00	LS	\$2,500.00	\$5,000.00	Allowance, layout to be determined.
Wall mirrors.	600.00	SF	\$10.50	\$6,300.00	Allowance at one wall of Fitness Studio and possibly elsewhere.
Marker boards & projection screen.	1.00	LS	\$6,000.00	\$6,000.00	Allowance, locations to be determined.
Residential kitchen appliances.	1.00	LS	\$9,000.00	\$9,000.00	Allowance in Kitchen area.
Commercial washer & dryer equipment.	1.00	LS	\$20,000.00	\$20,000.00	Allowance, type to be specified.
Athletic equipment in Gym.	1.00	LS	\$50,000.00	\$50,000.00	Allowance for B.B. hoops, wall mats, volleyball anchors, misc.
Add for motorized Gym curtain.	1,560.00	SF	\$13.00	\$20,280.00	At Gym half court, roughly 52 LF x 30'.
Add for portable aluminum bleachers.	1.00	LS	\$5,000.00	\$5,000.00	Allowance in Gym, three rows deep with rollers.
Window treatment.	7,400.00	SF	\$12.50	\$92,500.00	Assumes manual roller shades over bulk of exterior glazing.
Open office workstation casework.	45.00	LF	\$240.00	\$10,800.00	Allowance in NW office area, modular & plastic laminate faced.
Upper & lower cabinets in Kitchen.	25.00	LF	\$250.00	\$6,250.00	Uppers & lowers, modular & plastic laminate faced.
Casework pick-up & coordination.	1.00	LS	\$12,500.00	\$12,500.00	Allowance, including what is not yet addressed.
			10) Building Specialties & Casework:	\$280,130.00	
Wet fire sprinkler protection system complete.	22,100.00	SF	\$4.20	\$92,820.00	A wet system throughout interiors with high elevations.
Fire sprinkler coverage at extended overhangs	4,900.00	SF	\$3.50	\$17,150.00	Allowance, possibly from embedded exterior wall heads.
New plumbing fixtures.	28.00	Ea	\$2,200.00	\$61,600.00	Based on floor plan, includes showers & drinking fountains.
Add for plumbing hot water system.	1.00	LS	\$30,000.00	\$30,000.00	Assumes a centralized gas-fired system w/ circulation pumps.
Add for plumbing rough-in & pick-up.	22,100.00	SF	\$4.30	\$95,030.00	Allowance, includes gas piping, floor drains & hose bibs.
VRF HVAC system, complete.	22,100.00	SF	\$25.50	\$563,550.00	Throughout building interiors with supplemental ventilation.
Add for mechanical controls.	22,100.00	SF	\$4.50	\$99,450.00	Assumes DDC controls.
			11) Building Mechanical:	\$959,600.00	
New panels & switchgear.	22,100.00	SF	\$2.00	\$44,200.00	Allowance, assumes moderate power loads.
Power distribution, feeders, devices, hook-ups.	22,100.00	SF	\$8.50	\$187,850.00	" " " " " " " " " " " " " " " " " "
Lighting and lighting controls.	22,100.00	SF	\$9.50	\$209,950.00	Allowance, mostly suspended LED's.
Fire alarm & security systems.	22,100.00	SF	\$2.50	\$55,250.00	Allowance, assumes only light monitoring and security.
Data & communications.	22,100.00	SF	\$4.00	\$88,400.00	Allowance, relatively light with mostly open spaces.
Sound & intercom systems.	22,100.00	SF	\$2.00	\$44,200.00	Allowance, design parameters to be determined.
			12) Building Electrical:	\$629,850.00	
<b>NEW WELLNESS CENTER BUILDING:</b>	<b>22,100.00</b>	<b>SF</b>	<b>\$269.53</b>	<b>\$5,956,670</b>	
Add 18% for General Contractor Mark-Ups:	<b>22,100.00</b>	<b>SF</b>	<b>\$318.05</b>	<b>\$7,028,871</b>	

**NOTE:**

The 22,100 SF bottom-line \$/SF cost for the New Wellness Center Building listed on the previous page includes the costs of roof overhangs, canopies and sunscreens, but not their roof areas. Also, 700 SF of mezzanines are included in the building costs as well, but not in the finished floor area quantity.

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE****NEW FITNESS CENTER BUILDING NARRATIVE:**

The new Wellness Center building is figured to be set on a conventional slab-on-grade type foundation, with premiums included for large footings under steel column and diagonal braced frame supports. Fully grouted 12" CMU is figured at the Gym exterior walls. The balance of building roof structures are figured to be supported with steel post-and-beam construction. Steel post-and-beams are also included under clerestory walls that support lower roofs. The roof membrane itself at all areas is figured to consist of 2x6 T&G decking and 1/2" CDX sheathing, with transition wood nailers to steel joists and beams. Allowances are also included for a total of nearly 5,000 SF of roof overhang extensions, fascia edge reinforcement, and framed openings. In addition, a 700 SF composite steel mezzanine structure is figured between the Gym and Fitness Studio, with a ship's ladder for access to it.

Exterior wall assemblies beyond Gym CMU are figured to consist of 8" 18 gage framing with GWB sheathing, R-23 batt insulation, 2" of rigid insulation at the outside face, and a peel-and-stick type vapor barrier. This holds true for exterior clerestory framed walls. Dampproofing and rigid insulation is figured at the outside faces of exterior Gym CMU walls.

60 mil TPO fully adhered single ply roofing is figured over the bulk of building roofs with a minimum of 6" R-38 rigid insulation, built-up tapered drainage slopes, coverboard, and a supplemental vapor barrier membrane underneath the assemblies. A premium for a "Green" roof and presumed heavier structural loads is figured at a low roof at the south side of the building. It is assumed the Gym drains through a gutter and downspouts, while the rest drain through roof drains and leaders. Beyond new sheet metal flashings, custom pre-finished metal fascias are figured at outer roof edges.

For now, a total of 35% of exterior wall surface area is figured to be glazed, with 4,000 SF of curtain wall construction and the balance aluminum storefronts, possibly with custom colored frames. With the balance of exterior wall surfaces, half are figured to be brick veneer and the other half the equivalent of a Unaclad insulated metal panels with Rainscreen furring behind them. Exterior soffits under roof overhangs are figured to receive vented sheet metal cladding (not to be confused with the more expensive Unaclad panels), with furred gage metal backing. Allowances are included for masonry water repellants, various wall and soffit trim and accents, exterior signage and louvers. In addition, an allowance for a total of 600 SF supplemental low roof canopies, and 200 LF of eyebrow type sunscreens are included at the building exterior walls.

Interior partitions are typically figured to be gage framed, full height with sound batt insulation, and receiving painted GWB on both sides where exposed. A relatively small quantity of suspended drywall ceilings are figured in restroom and other wet areas. A total of 600 LF of framed and GWB wrapped GWB soffits is figured, primarily under clerestory wall beams and at ceiling breaks. Interior walk door assemblies are typically figured to be pre-finished wood on hollow metal frames, with commercial finish hardware. Allowances are also included for glazed wall relites set in hollow metal frames, and a roll-up counter shutter at the kitchen. No operable walls or accordion partitions are figured.

The bulk of finished ceilings are figured to be painted exposed roof structures. Beyond acoustic T-bar ceilings figured in Office and Kitchen areas, a total of \$35,000 is included of possible suspended acoustic ceiling clouds and wall panels in selected areas. Interior flooring finishes include polished concrete in main circulation areas, ceramic tile with 6" high wainscot in restroom, shower & locker areas, wood flooring in the Gym and Fitness Studio, carpet in Office and Multi-Purpose Studios, VCT in storage and utility rooms, safety sheet vinyl in the Kitchen, and rubber flooring in the Cardio and Weight Lifting areas. The scope of interior trim and accents is assumed to be relatively minor.

Allowances are included for occupancy specialties, Phenolic toilet partitions and various toilet accessories. Given the size of locker room areas, the quantity of new metal lockers and benches is figured to be relatively small. Allowances are also included for a few marker boards and an electronic projection screen, some limited wall mirrors in exercise areas, and some residential appliances. No commercial kitchen equipment is figured, though a large commercial washer and dryer is. A \$50,000 allowance is included for basketball hoops, volleyball anchors and wall mats in the Gym. In addition, a motorized gym divider curtain and some portable bleachers, perhaps three rows deep, are included. New window treatment is assumed to mainly consist of manually operated roller shades over most of exterior glazing. The casework scope is figured to be limited, and of modular, plastic laminate faced construction where feasible.

Full wet fire sprinkler protection is figured throughout the building interiors, with high elevation premiums included, along with supplemental coverage at extended exterior roof overhangs. The double-check and post indicator valves are figured to be outside the building and covered in the Site Work scope. Commercial plumbing fixtures are figured, along with a centralized gas fired hot water system with an expansion tank and circulation pumps. A VRF HVAC system is figured throughout the building, with full cooling, provisions for supplemental air circulation, and DDC mechanical controls included.

Building electrical assumes moderate power loads and distribution, and high-efficiency LED lighting & lighting controls. Allowances are included for fire & security alarm, data & communications, and sound & intercom systems. No emergency back-up generator system is figured.

**STUDENT WELLNESS CENTER  
AT SOUTH SEATTLE COLLEGE**

	Quantity	Unit	\$\$\$	Est. Cost	
<b>A-1) CONSTRUCT A NEW SOCCER FIELD:</b>					
Temporary construction fencing.	700.00	LF	\$3.00	\$2,100.00	At soccer field beyond Base Estimate scope.
Additional erosion control measures.	1.00	LS	\$20,000.00	\$20,000.00	" " " " " " " " " " " " " " " "
Site clearing and strippings at soccer field.	100,000.00	SF	\$0.14	\$14,000.00	Mostly lawn area, assumed to be relatively light.
Remove strippings from site.	1,850.00	CY	\$8.00	\$14,800.00	Assumes a 6" average stripping layer.
Mass earthwork onsite cuts & fills.	3,700.00	CY	\$8.25	\$30,525.00	Roughly 100,000 SF x 1' average.
Onsite finish grading and compaction.	100,000.00	SF	\$0.10	\$10,000.00	Based on proposed site plan, mostly open areas.
Earthwork pick-up and coordination.	1.00	LS	\$5,000.00	\$5,000.00	Allowance.
					<i>Site Prep &amp; Mass Earthwork to Subgrades: \$96,425.00</i>
Possible new area drains.	4.00	Ea	\$500.00	\$2,000.00	Allowance beyond west side of soccer field.
8" plastic storm lines.	250.00	LF	\$26.00	\$6,500.00	Allowance, primarily to area drains, to be laid out, 4' deep.
Add for imported trench backfill premium.	250.00	LF	\$15.00	\$3,750.00	Imported pit run backfill in all utility trenches, 3' x 4' average.
Storm connections & pick-up.	1.00	LS	\$2,500.00	\$2,500.00	Allowance.
					<i>Storm Drainage Beyond Field: \$14,750.00</i>
Pedestrian light LED pole fixtures.	3.00	Ea	\$1,800.00	\$5,400.00	Assumes 12' pole fixtures with concrete bases.
Underground services to light fixtures.	500.00	LF	\$18.00	\$9,000.00	Allowance, to be laid out, with imported trench backfill.
Field lighting.	80,000.00	SF	\$2.50	\$200,000.00	Allowance, to be designed and laid out.
Onsite lighting coordination & pick-up.	1.00	LS	\$12,000.00	\$12,000.00	Allowance, including a light controller.
					<i>Onsite Lighting: \$226,400.00</i>
Aluminum bleachers.	1.00	LS	\$10,000.00	\$10,000.00	Simple and open type, size and number to be determined.
Field equipment.	1.00	LS	\$8,000.00	\$8,000.00	Allowance for soccer goals & misc.
Perimeter chainlink fencing.	1,200.00	LF	\$42.00	\$50,400.00	Assumed to be 4' & 6' high with PVC coating, around field.
					<i>Site Fixtures: \$68,400.00</i>
Site concrete backhoe trenching.	32.00	Hr	\$100.00	\$3,200.00	Allowance for concrete site work.
Concrete sidewalks complete.	4,000.00	SF	\$5.50	\$22,000.00	Based on proposed site plan, 4" thick with gravel base.
Add for possible pad under at bleachers.	3,000.00	SF	\$5.50	\$16,500.00	Per site plan, though bleacher area likely to be smaller.
Add for concrete tie-ins, accents & pick-up.	5.00	MD	\$600.00	\$3,000.00	Allowance, relatively minor.
General site clean-up & pick-up.	5.00	MD	\$520.00	\$2,600.00	Allowance.
					<i>Sidewalks &amp; Site Concrete: \$47,300.00</i>
Full irrigation in planter areas.	5,000.00	SF	\$0.70	\$3,500.00	Allowance in planter areas at west side.
Full irrigation in lawn areas.	12,000.00	SF	\$0.50	\$6,000.00	Allowance in more open areas.
Topsoil & mulch in planter areas.	5,000.00	SF	\$0.75	\$3,750.00	Assumes 3" mulch over 6" of a 3-way mix.
Topsoil in lawn areas.	12,000.00	SF	\$0.45	\$5,400.00	Assumes 5" of a 3-way type mix.
Plantings in planter areas.	5,000.00	SF	\$2.75	\$13,750.00	Mostly native shrubs and groundcovers.
Seeding in lawn areas.	12,000.00	SF	\$0.15	\$1,800.00	At perimeter grass areas.
New onsite trees.	9.00	Ea	\$300.00	\$2,700.00	Mostly native type trees of 10' heights and 2" caliper sizes.
Landscaping maintenance & pick-up work.	1.00	LS	\$2,500.00	\$2,500.00	Allowance.
					<i>Landscaping &amp; Irrigation: \$39,400.00</i>
Field turf & game striping.	80,000.00	SF	\$5.00	\$400,000.00	At new soccer field, including out-of-bounds areas.
Add for aggregate base & filter fabric.	80,000.00	SF	\$1.50	\$120,000.00	Under turf, assumed to be 8" to 12" thick.
Add for field underdrainage.	80,000.00	SF	\$0.60	\$48,000.00	Allowance, to be laid out.
Add for tie-ins to storm drainage.	1.00	LS	\$8,000.00	\$8,000.00	Allowance for underdrainage, with a collector and extensions.
Add for perimeter curbing.	1,200.00	LF	\$24.00	\$28,800.00	Possibly cast-in-place around field perimeter.
					<i>Soccer Field Synthetic Turf System: \$604,800.00</i>
<b>A-1) CONSTRUCT A NEW SOCCER FIELD:</b>				\$1,097,475	
Add 44% for GC, Premium & Contingency Mark-Ups:				\$1,580,364	

This Alternate constructs a new soccer field at the south side of the new Wellness Center building. The site improvement area for the Alternate soccer field and its peripheries is figured to cover about 100,000 SF. The underground storm detention piping in the Base Estimate is assumed to have enough capacity to treat rain run-off from the soccer area and its underdrainage system, without the need for further expansion.

Provisions for light clearing, grading and additional erosion control measures are included, assumed to take place at the same time and in coordination with the Base Estimate mass earthwork. Beyond the new soccer field itself, this Alternate includes the extension of a west side sidewalk, supplemental storm drainage, pedestrian and field lighting, open bleachers set on a concrete pad, soccer goals, perimeter chainlink fencing, and irrigated planter and lawn areas.

The new soccer field is figured to receive synthetic turf with game striping and a thin sand cushion layer underneath. Also included is an underlying 8" to 12" layer of crushed base, filter fabric, and underdrainage piping. In addition, a cast-in-place curb is included at the synthetic turf perimeter. The total area figured to receive synthetic turf, including out-of-bounds areas, is 80,000 SF.

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# WHOLE STUDENT SUCCESS

**A PLACE DEDICATED TO THE ADVANCEMENT OF HEALTHY LIVING & PHYSICAL FITNESS**

**A PLACE FOR ALTERNATIVE LEARNING AND TEACHING IN AREAS SUCH AS NUTRITION AND PREVENTATIVE HEALTH**

**A PLACE THAT IS FLEXIBLE, MULTIFUNCTIONAL AND ENABLES ACTIVITY THROUGHOUT THE DAY AND WEEKEND**

**A PLACE WHICH FOSTERS A CONNECTION TO THE NATURAL ENVIRONMENT**

**A PLACE WHICH SUPPORTS ACTIVE TRANSPORTATION (BIKING, WALKING)**

**A PLACE TO CONNECT WITH BOTH ALUMNI AND PROSPECTIVE HIGH SCHOOL STUDENTS**

**A PLACE WHICH CULTIVATES COMMUNITY ENGAGEMENT AND PARTNERSHIP**





fitness  
nutrition  
nature  
**wellness**  
strength  
knowledge  
lifestyle  
community hub



## STUDENT WELLNESS CENTER

PROGRAM VISIONING  
SOUTH SEATTLE COLLEGE  
11 FEBRUARY 2015





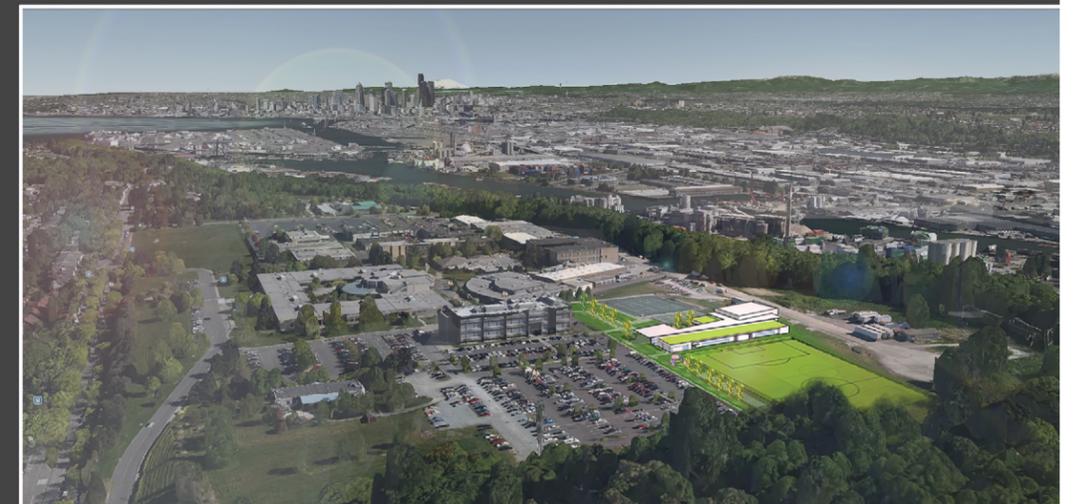
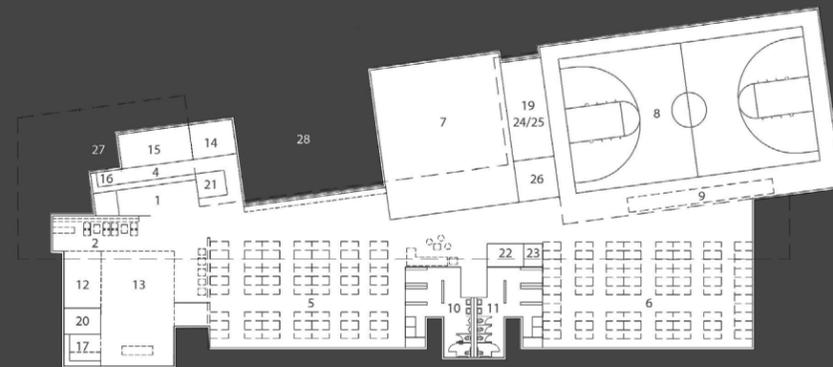
## STUDENT WELLNESS CENTER

CONCEPT SITE PLAN  
SOUTH SEATTLE COLLEGE  
30 APRIL 2015





- |                            |                             |
|----------------------------|-----------------------------|
| 1 LOBBY / RECEPTION        | 15 OFFICES                  |
| 2 SEATING / STUDY          | 16 OPEN OFFICE WORKSTATIONS |
| 3 RESOURCE STATION         | 17 KITCHEN / CONCESSION     |
| 4 EQUIP CHECKOUT & STORAGE | 18 FITNESS STUDIO STORAGE   |
| 5 CARDIO                   | 19 EQUIPMENT STORAGE        |
| 6 WEIGHT TRAINING          | 20 MULTIPURPOSE STORAGE     |
| 7 FITNESS STUDIO           | 21 FAMILY RESTROOMS         |
| 8 GYM                      | 22 LAUNDRY                  |
| 9 SEATING                  | 23 CUSTODIAL                |
| 10 MENS LOCKER RM          | 24 MDF                      |
| 11 WOMENS LOCKER RM        | 25 ELECT / MECH             |
| 12 MULTIPURPOSE STUDIO 01  | 26 BAG ROOM                 |
| 13 MULTIPURPOSE STUDIO 02  | 27 BIKE STATION             |
| 14 HEALTH ROOM             | 28 OUTDOOR FITNESS STUDIO   |



# STUDENT WELLNESS CENTER

FEASIBILITY STUDY  
 SOUTH SEATTLE COLLEGE  
 30 APRIL 2015

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