

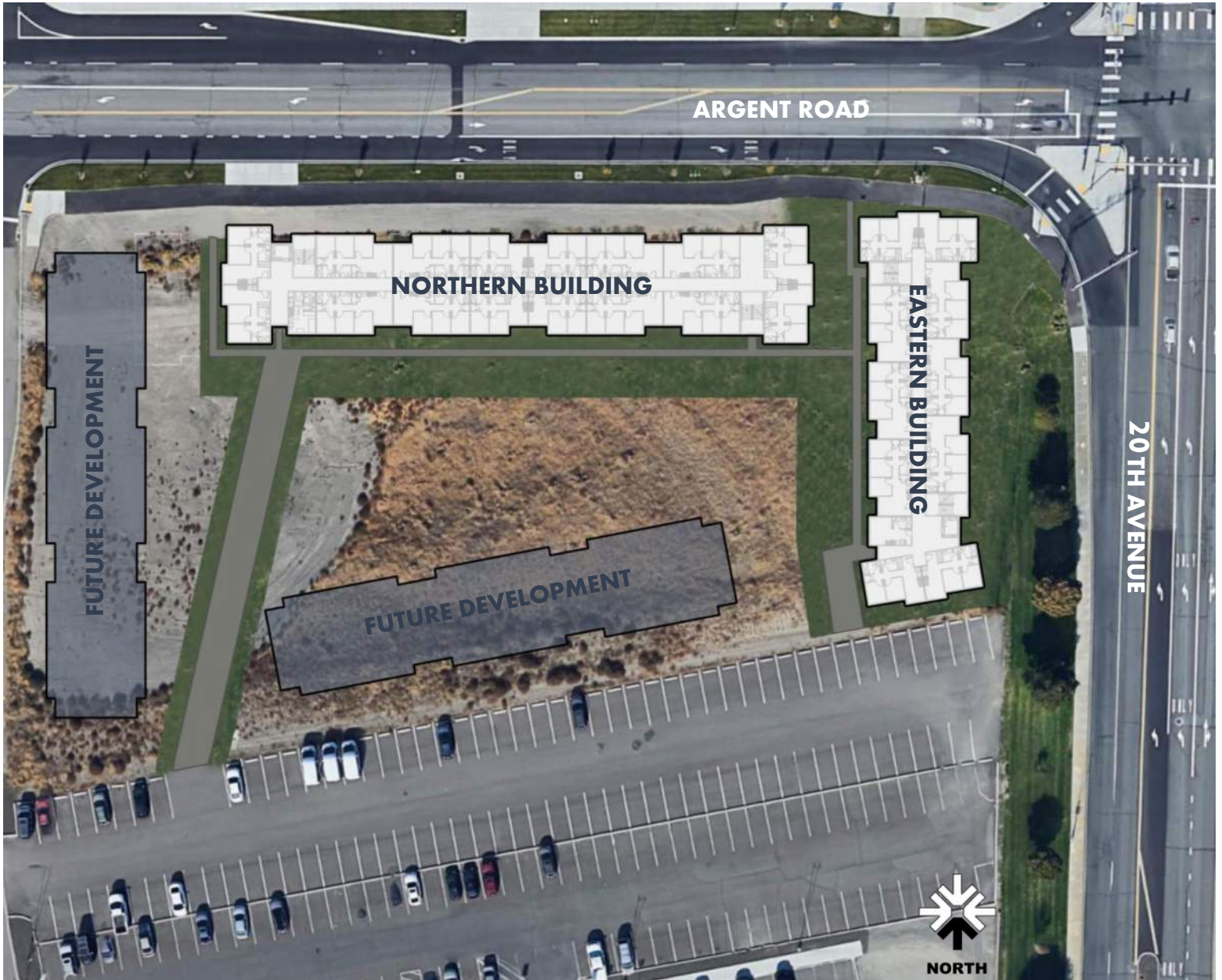
COLUMBIA BASIN COLLEGE

Student Housing Project



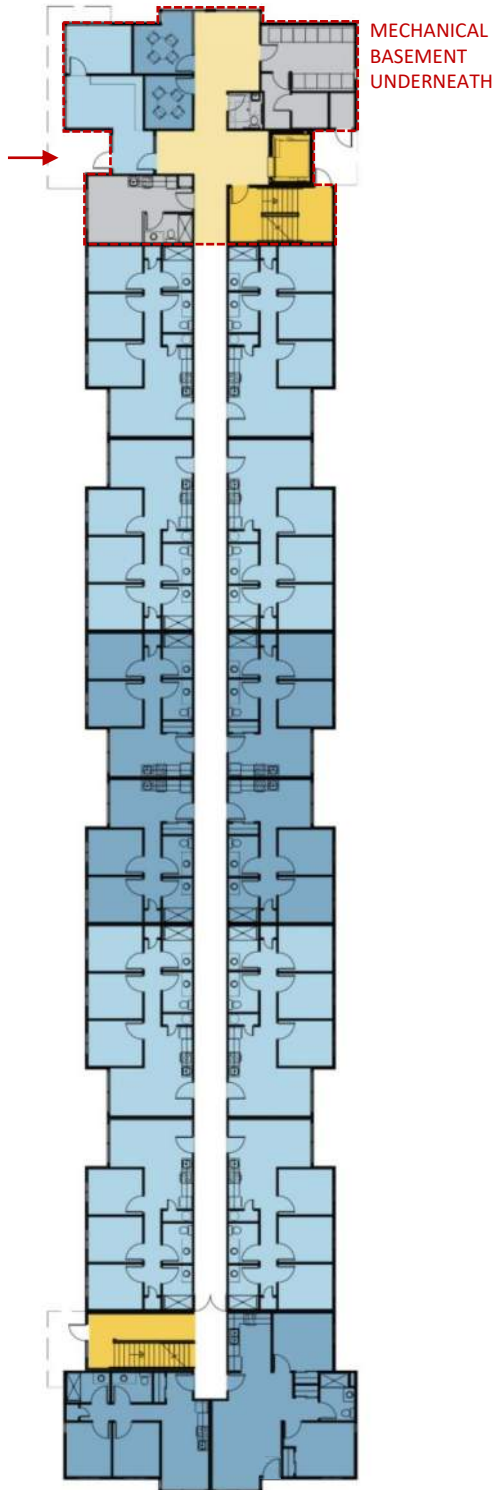
02.16.24

SITE PLAN & DEVELOPMENT

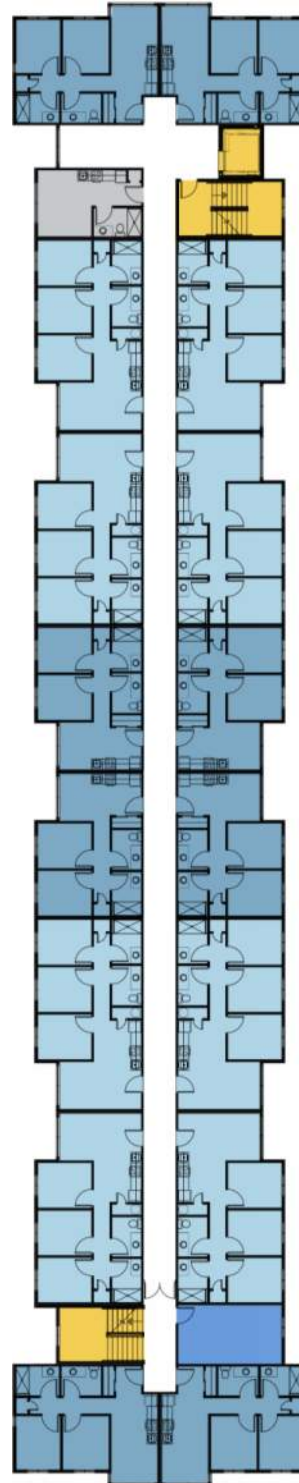


NORTHERN BUILDING

NORTHERN BUILDING GROUND FLOOR



NORTHERN BUILDING TYPICAL FLOOR



4 LEVELS - 49,124 SQ. FT total
12,281 SQ. FT /level

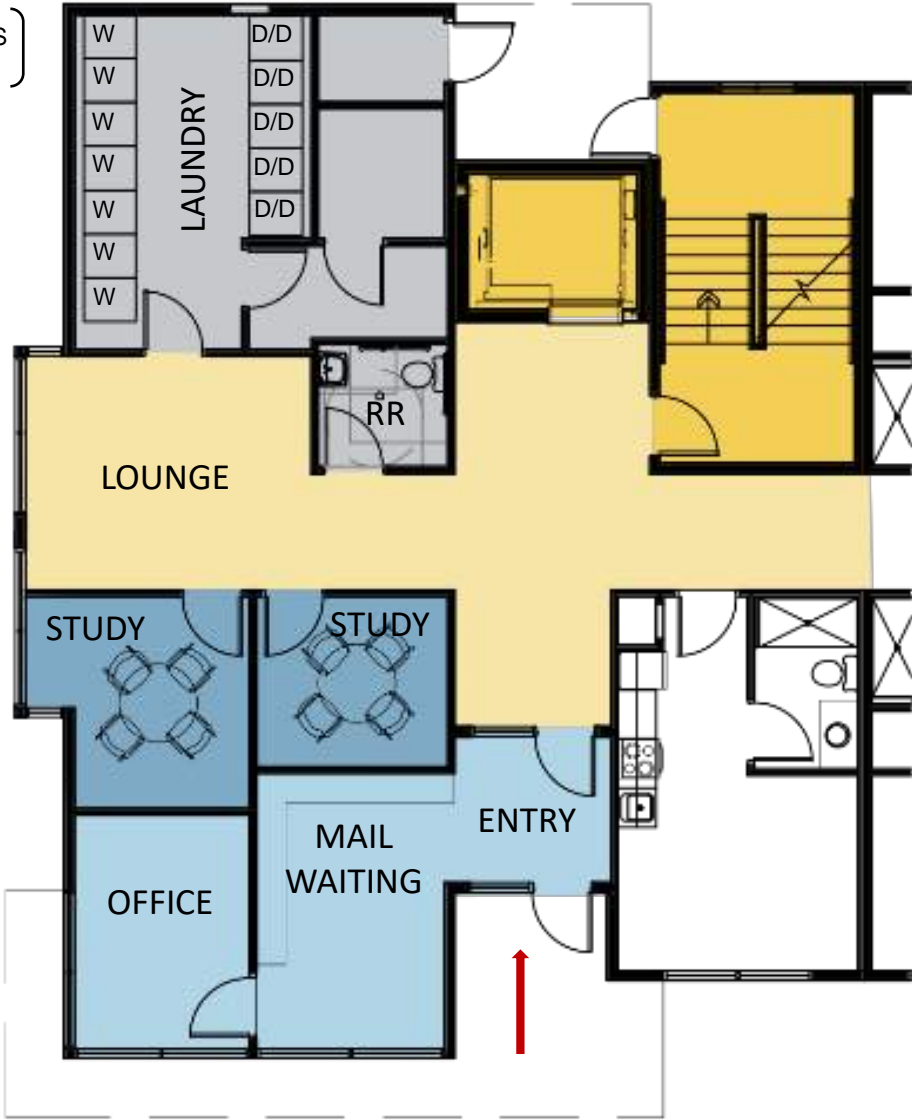
UNITS – 66 total
17/level (less two units on ground level)

BLDG. BEDROOMS – 160 total 41/level (less four bedrooms on ground level)

154 Student
2 Resident Director
4 Resident Advisor

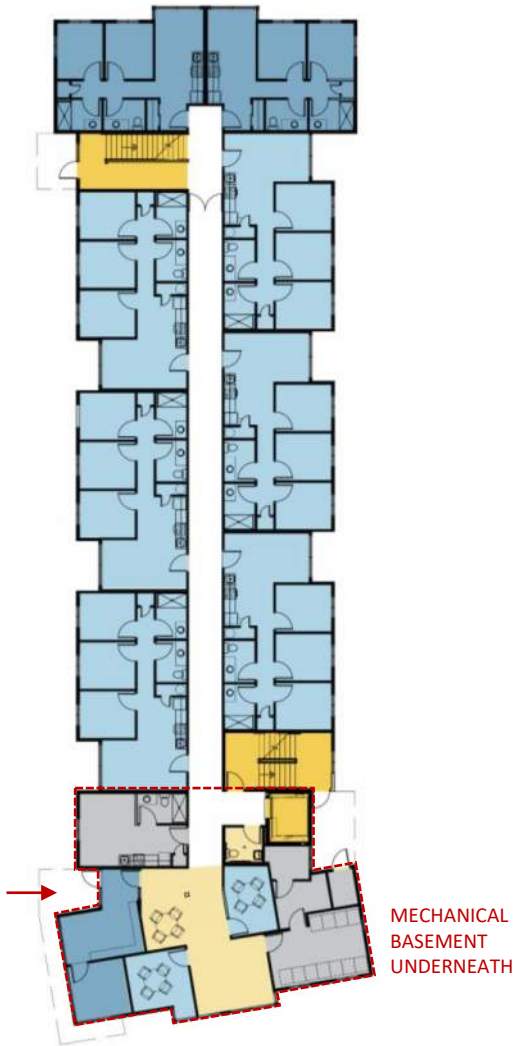
NORTHERN BUILDING GROUND FLOOR COMMON SPACES

(7 WASHERS
10 DRYERS)

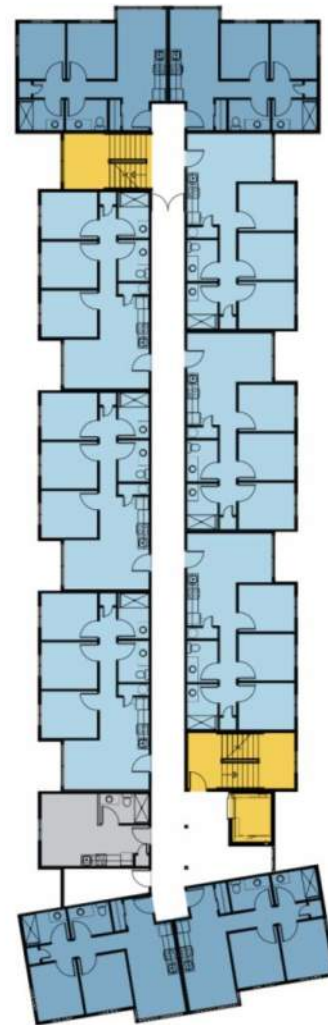


EASTERN BUILDING

EASTERN BUILDING GROUND FLOOR



EASTERN BUILDING TYPICAL FLOOR



4 LEVELS – 32,700 SQ. FT total
8,175 SQ. FT /level

UNITS – 42 total
11/level (less two units on ground level)

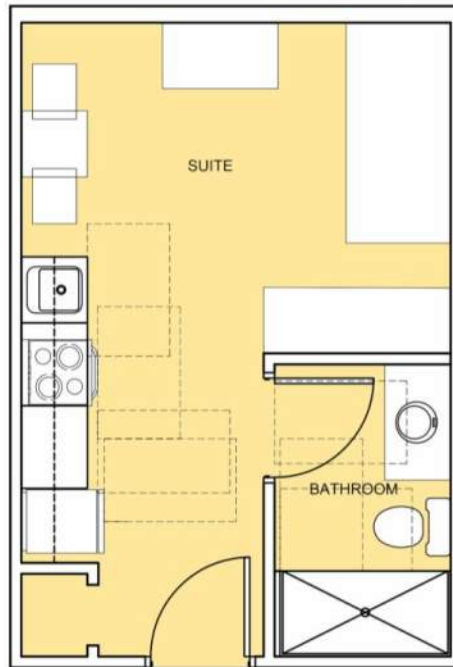
BLDG. BEDROOMS – 104 total 27/level (less four bedrooms on ground level)
100 Student
4 Resident Advisor

EASTERN BUILDING GROUND FLOOR COMMON SPACES



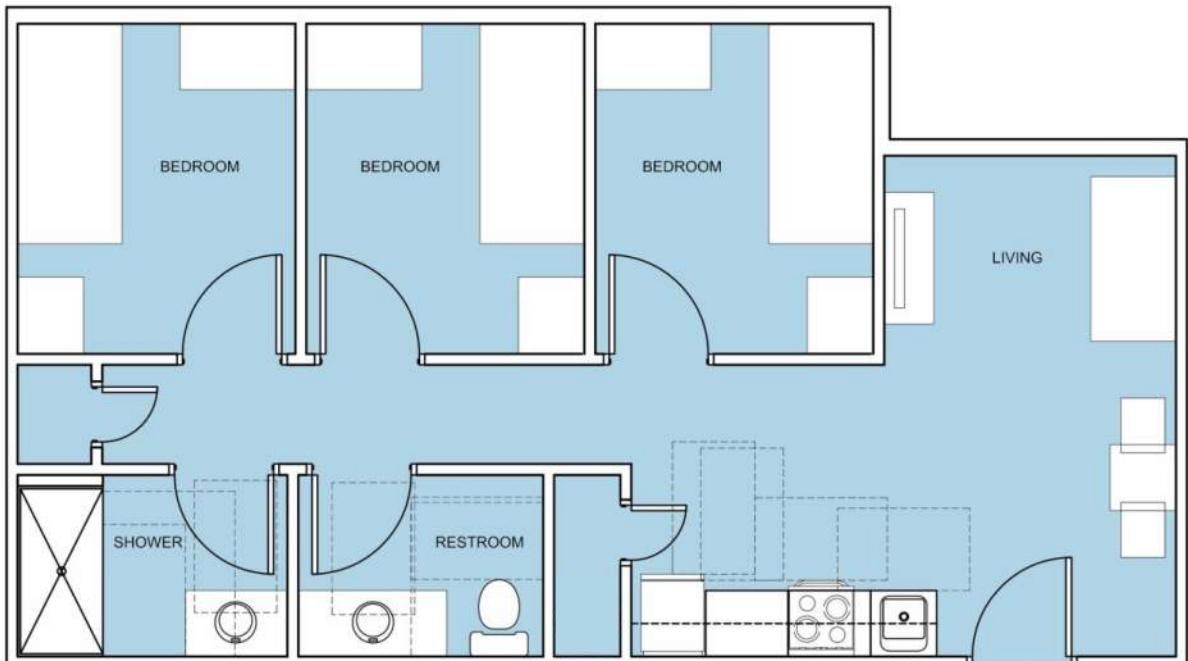
ONE BEDROOM UNIT A PLAN

260 SQ FT



THREE BEDROOM UNIT B PLAN

680 SQ FT



TWO BEDROOM UNIT A PLAN

504 SQ FT



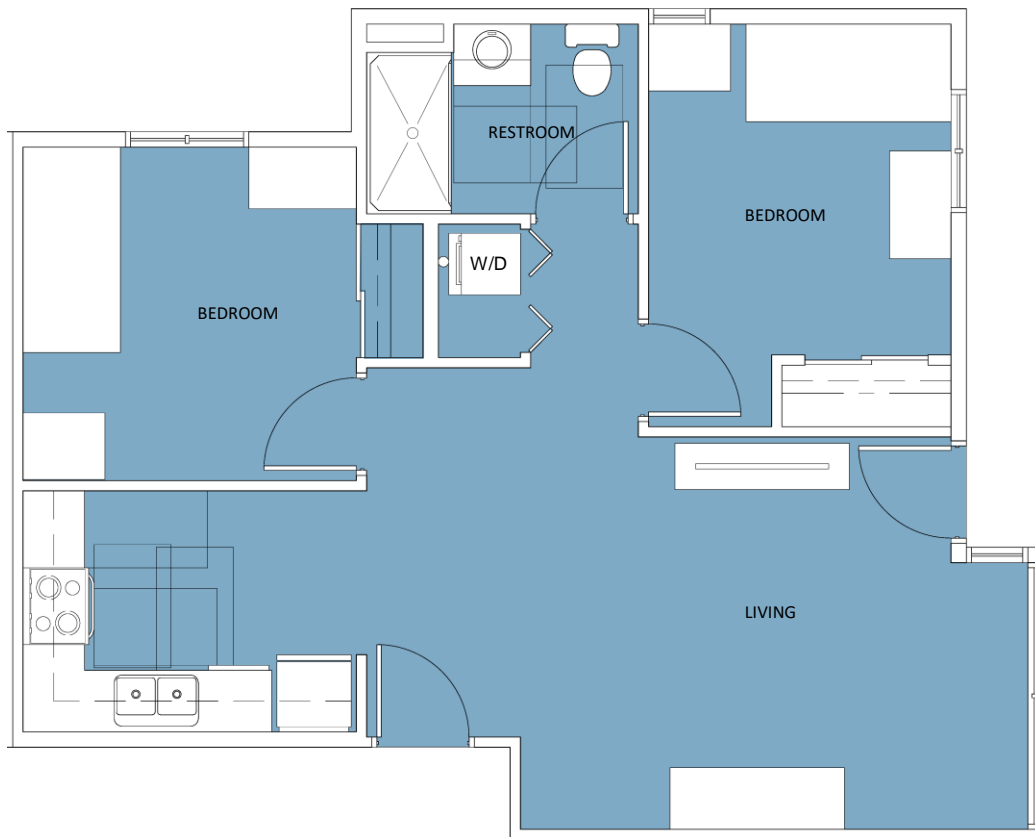
TWO BEDROOM UNIT B PLAN

546 SQ FT



RESIDENT DIRECTOR APARTMENT TWO BEDROOM UNIT PLAN

772 SQ FT





VIEW LOOKING NORTHEAST



VIEW LOOKING NORTH



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHEAST



NORTH BUILDING - EAST ENTRANCE



NORTH BUILDING - LOOKING NORTHWEST



EAST BUILDING - LOOKING NORTHEAST



EAST BUILDING - LOOKING WEST

PRELIMINARY COST ESTIMATES

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated May 2023

Agency	CBC	
Project Name	CBC Housing North Building	
OFM Project Number		

Contact Information

Name	Ned Warnick	
Phone Number	509 332 3113	
Email	nwarnick@designwestpa.com	

Statistics

Gross Square Feet	49,124	MACC per Gross Square Foot	\$338
Usable Square Feet	49,124	Escalated MACC per Gross Square Foot	\$356
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Dormitories	A/E Fee Percentage	7.36%
Remodel	No	Projected Life of Asset (Years)	30

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	Yes
Sales Tax Rate %	8.90%	Location Used for Tax Rate	City Of Pasco
Contingency Rate	10%		
Base Month (Estimate Date)	February-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	December-23	Predesign End	February-24
Design Start	May-24	Design End	November-24
Construction Start	March-25	Construction End	June-26
Construction Duration	16 Months		

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Project Cost Summary

Total Project	\$22,520,749	Total Project Escalated	\$23,701,584
		Rounded Escalated Total	\$23,702,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$23,702,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$36,700		
Design Phase Services	\$927,539		
Extra Services	\$195,000		
Other Services	\$416,721		
Design Services Contingency	\$157,596		
Consultant Services Subtotal	\$1,733,556	Consultant Services Subtotal Escalated	\$1,784,981

Construction			
Maximum Allowable Construction Cost (MACC)	\$16,604,000	Maximum Allowable Construction Cost (MACC) Escalated	\$17,510,862
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,660,400		\$1,755,043
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,625,532	Sales Tax Escalated	\$1,714,666
Construction Subtotal	\$19,889,932	Construction Subtotal Escalated	\$20,980,571

Equipment			
Equipment	\$487,000		
Sales Tax	\$43,343		
Non-Taxable Items	\$0		
Equipment Subtotal	\$530,343	Equipment Subtotal Escalated	\$560,573

Artwork			
Artwork Subtotal	\$117,918	Artwork Subtotal Escalated	\$117,918

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$249,000	Other Costs Subtotal Escalated	\$257,541

Project Cost Estimate			
Total Project	\$22,520,749	Total Project Escalated	\$23,701,584
		Rounded Escalated Total	\$23,702,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$0			
Environmental Analysis				
Predesign Study	\$36,700			
Other				
Insert Row Here				
Sub TOTAL	\$36,700	1.0076	\$36,979	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$927,539			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$927,539	1.0164	\$942,751	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$60,000			
Geotechnical Investigation	\$15,000			
Commissioning	\$30,000			
Site Survey	\$15,000			
Testing	\$60,000			
LEED Services				
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$15,000			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$195,000	1.0164	\$198,198	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$416,721			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$416,721	1.0570	\$440,474	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$157,596			
Other				
Insert Row Here				
Sub TOTAL	\$157,596	1.0570	\$166,579	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,733,556		\$1,784,981	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$896,000			
G20 - Site Improvements	\$847,000			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,743,000	1.0343	\$1,802,785	
2) Related Project Costs				
Offsite Improvements	\$0			
City Utilities Relocation	\$0			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0343	\$0	
3) Facility Construction				
A10 - Foundations	\$547,000			
A20 - Basement Construction	\$260,000			
B10 - Superstructure	\$2,663,000			
B20 - Exterior Closure	\$1,777,000			
B30 - Roofing	\$486,000			
C10 - Interior Construction	\$1,577,000			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$298,000			
D10 - Conveying	\$158,000			
D20 - Plumbing Systems	\$647,000			
D30 - HVAC Systems	\$1,925,000			
D40 - Fire Protection Systems	\$215,000			
D50 - Electrical Systems	\$1,992,000			
F10 - Special Construction	\$283,000			
F20 - Selective Demolition				
General Conditions	\$1,909,000			
Other Direct Cost	\$124,000			
Insert Row Here				
Sub TOTAL	\$14,861,000	1.0570	\$15,708,077	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$16,604,000		\$17,510,862	
	\$338		\$356 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,660,400		
Other			
Insert Row Here			
Sub TOTAL	\$1,660,400	1.0570	\$1,755,043

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0570	\$0

9) Sales Tax

Sub TOTAL	\$1,625,532		\$1,714,666
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CONSTRUCTION CONTRACTS TOTAL	\$19,889,932		\$20,980,571
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$487,000				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$487,000		1.0570	\$514,759	
2) Non Taxable Items					
Other					
Insurance	\$0				
Sub TOTAL	\$0		1.0570	\$0	
3) Sales Tax					
Sub TOTAL	\$43,343			\$45,814	
EQUIPMENT TOTAL					
	\$530,343			\$560,573	

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Cost Estimate Details

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Artwork				
Project Artwork	\$0			0.5% of total project cost for new construction
Higher Ed Artwork	\$117,918			0.5% of total project cost for new and renewal construction
Other				
Insert Row Here				
ARTWORK TOTAL	\$117,918	NA	\$117,918	

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Cost Estimate Details

Project Management

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$0			
Additional Services				
Other				
Insert Row Here	\$0			
Subtotal of Other	\$0			
PROJECT MANAGEMENT TOTAL	\$0	1.0570	\$0	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
City Permit & Utility Fees	\$204,000				
Storm Water Protection Plan	\$45,000				
OTHER COSTS TOTAL	\$249,000		1.0343	\$257,541	

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated May 2023

Agency	CBC
Project Name	CBC Housing East Building
OFM Project Number	

Contact Information

Name	Ned Warnick
Phone Number	509 332 3113
Email	nwarnick@designwestpa.com

Statistics

Gross Square Feet	32,700	MACC per Gross Square Foot	\$338
Usable Square Feet	32,700	Escalated MACC per Gross Square Foot	\$357
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Dormitories	A/E Fee Percentage	7.82%
Remodel	No	Projected Life of Asset (Years)	30

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	Yes
Sales Tax Rate %	8.90%	Location Used for Tax Rate	City Of Pasco
Contingency Rate	10%		
Base Month (Estimate Date)	February-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	December-23	Predesign End	February-24
Design Start	May-24	Design End	November-24
Construction Start	March-25	Construction End	June-26
Construction Duration	16 Months		

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Project Cost Summary

Total Project	\$15,080,343	Total Project Escalated	\$15,872,183
		Rounded Escalated Total	\$15,872,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$15,872,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Pre-design Services	\$36,700		
Design Phase Services	\$656,631		
Extra Services	\$130,000		
Other Services	\$295,008		
Design Services Contingency	\$111,834		
Consultant Services Subtotal	\$1,230,173	Consultant Services Subtotal Escalated	\$1,266,791

Construction			
Maximum Allowable Construction Cost (MACC)	\$11,063,000	Maximum Allowable Construction Cost (MACC) Escalated	\$11,669,427
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,106,300		\$1,169,581
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,083,068	Sales Tax Escalated	\$1,142,672
Construction Subtotal	\$13,252,368	Construction Subtotal Escalated	\$13,981,680

Equipment			
Equipment	\$324,000		
Sales Tax	\$28,836		
Non-Taxable Items	\$0		
Equipment Subtotal	\$352,836	Equipment Subtotal Escalated	\$373,019

Artwork			
Artwork Subtotal	\$78,966	Artwork Subtotal Escalated	\$78,966

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$166,000	Other Costs Subtotal Escalated	\$171,727

Project Cost Estimate			
Total Project	\$15,080,343	Total Project Escalated	\$15,872,183
		Rounded Escalated Total	\$15,872,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$0			
Environmental Analysis				
Predesign Study	\$36,700			
Other				
Insert Row Here				
Sub TOTAL	\$36,700	1.0078	\$36,987	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$656,631			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$656,631	1.0166	\$667,532	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$40,000			
Geotechnical Investigation	\$10,000			
Commissioning	\$20,000			
Site Survey	\$10,000			
Testing	\$40,000			
LEED Services				
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$10,000			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$130,000	1.0166	\$132,158	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$295,008			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$295,008	1.0572	\$311,883	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$111,834			
Other				
Insert Row Here				
Sub TOTAL	\$111,834	1.0572	\$118,231	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,230,173		\$1,266,791	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$598,000			
G20 - Site Improvements	\$564,000			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,162,000	1.0345	\$1,202,089	
2) Related Project Costs				
Offsite Improvements	\$0			
City Utilities Relocation	\$0			
Parking Mitigation	\$0			
Stormwater Retention/Detention	\$0			
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0345	\$0	
3) Facility Construction				
A10 - Foundations	\$364,000			
A20 - Basement Construction	\$191,000			
B10 - Superstructure	\$1,870,000			
B20 - Exterior Closure	\$1,183,000			
B30 - Roofing	\$374,000			
C10 - Interior Construction	\$1,051,000			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$198,000			
D10 - Conveying	\$106,000			
D20 - Plumbing Systems	\$432,000			
D30 - HVAC Systems	\$1,283,000			
D40 - Fire Protection Systems	\$144,000			
D50 - Electrical Systems	\$1,327,000			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$0			
General Conditions	\$1,272,000			
Other Direct Cost	\$106,000			
Insert Row Here				
Sub TOTAL	\$9,901,000	1.0572	\$10,467,338	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$11,063,000		\$11,669,427	
	\$338		\$357 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,106,300		
Other			
Insert Row Here			
Sub TOTAL	\$1,106,300	1.0572	\$1,169,581

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0572	\$0

9) Sales Tax

Sub TOTAL	\$1,083,068		\$1,142,672
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CONSTRUCTION CONTRACTS TOTAL	\$13,252,368		\$13,981,680
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$0				
E20 - Furnishings	\$324,000				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$324,000		1.0572	\$342,533	
2) Non Taxable Items					
Other					
Insurance	\$0				
Sub TOTAL	\$0		1.0572	\$0	
3) Sales Tax					
Sub TOTAL	\$28,836			\$30,486	
EQUIPMENT TOTAL					
	\$352,836			\$373,019	

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Cost Estimate Details

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Artwork				
Project Artwork	\$0			0.5% of total project cost for new construction
Higher Ed Artwork	\$78,966			0.5% of total project cost for new and renewal construction
Other				
Insert Row Here				
ARTWORK TOTAL	\$78,966	NA	\$78,966	

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Cost Estimate Details

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$0			
Additional Services				
Other				
Insert Row Here	\$0			
<i>Subtotal of Other</i>	\$0			
PROJECT MANAGEMENT TOTAL	\$0	1.0572	\$0	

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Cost Estimate Details

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
City Permit & Utility Fees	\$136,000			
Storm Water Protection Plan	\$30,000			
OTHER COSTS TOTAL	\$166,000	1.0345	\$171,727	

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CONCEPTUAL PROJECT SCHEDULE

Columbia Basin College - Student Housing



	2023			2024												2025												2026															
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC				
Feasibility Study/Concept	█	█	█	█	█																																						
Architect Selection						█	█	█																																			
Design Development									█	█	█																																
Construction Documents											█	█	█	█																													
Permitting															█	█																											
Bidding																█	█																										
Construction																	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█		
Commissioning																																							█				
Move-in & occupy																																										█	