EVERETT COMMUNITY COLLEGE
LEARNING RESOURCE CENTER

PROJECT OVERVIEW

06 AUGUST 2019
PROJECT GOALS
The LRC will integrate core library resources with essential student services including the Tutoring Center, Writing Center and Media Commons.

**A MAGNET FOR STUDENTS**
- Easily accessible to students from main campus
- A place for students to connect with their peers and for support services
- Quiet and active study
- Aesthetics - inspiring space

**PATHWAYS**
- Anticipate future pedestrian bridge (not funded) - safe and convenient access from west campus
- Plan for future campus building development on east campus
- Provide intuitive wayfinding through visual connections
- Security
PROGRAM INTEGRATION & OPERATIONAL EFFICIENCY

- Increase space utilization
- Soften thresholds and increase collaboration
- Share space and staff resources

ENVIRONMENT

- Daylight
- Acoustics
- Thermal comfort
<table>
<thead>
<tr>
<th>SPACE GROUP</th>
<th>PERCENT OF SPACE PROGRAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instructional Services</td>
<td>60%</td>
</tr>
<tr>
<td>Media Services</td>
<td>15%</td>
</tr>
<tr>
<td>Collections</td>
<td>13%</td>
</tr>
<tr>
<td>Staff &amp; Support</td>
<td>9%</td>
</tr>
<tr>
<td>Technical Services</td>
<td>3%</td>
</tr>
</tbody>
</table>
PREDESIGN PLAN - LEARNING RESOURCE CENTER & SITE DEVELOPMENT
VALIDATION PHASE

EVERETT COMMUNITY COLLEGE LEARNING RESOURCE CENTER

SCHACHT ASLANI ARCHITECTS
• Confirmed City of Everett development requirements: frontage & intersection improvements, parking studies
• Geotechnical & environmental testing indicates good soils for foundations, no hazardous materials discovered
• Program workshops with steering committee to understand goals and performance requirements
• Owner Project Requirements (OPR) - kicked off technical program workshops with owner and consultant team
• Project delivery method risk evaluation between DB and GC/CM
• Scope/budget alignment - a “Target Value” budget and estimate created.
  - 65,000 GSF
  - $31M MACC
CHALLENGES + OPPORTUNITIES
• First EvCC campus building east of N. Broadway
• Plan for future pedestrian bridge
• Budget – funded with OFM’s escalation rate assuming July 1, 2020 construction funding
• Schedule – building permit documents intake prior to July 1, 2020
• GC/CM
  - high quality build partner
  - integrated design and construction process to increase team approach, optimize cost to values and goals, and increase cost certainty
  - site complexity
  - potential for phasing work
<table>
<thead>
<tr>
<th>PHASE</th>
<th>DURATION</th>
<th>START</th>
<th>COMPLETE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Validation</td>
<td>3 mos</td>
<td>15 Apr 19</td>
<td>15 Jul 19</td>
</tr>
<tr>
<td>GC/CM Selection</td>
<td>2.5 mos</td>
<td>15 Jul 19</td>
<td>3 Oct 19</td>
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<tr>
<td>Schematic Design</td>
<td>3 mos</td>
<td>1 Aug 19</td>
<td>1 Nov 19</td>
</tr>
<tr>
<td>SEPA/Land Use Design Review</td>
<td>3 mos</td>
<td>1 Nov 19</td>
<td>1 Feb 20</td>
</tr>
<tr>
<td>Design Development</td>
<td>3 mos</td>
<td>1 Nov 19</td>
<td>1 Feb 20</td>
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<tr>
<td>Construction Documents</td>
<td>8 mos</td>
<td>1 Feb 20</td>
<td>1 Oct 20</td>
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<tr>
<td>Building Permit Review/ Issuance</td>
<td>4 mos</td>
<td>1 Jun 20</td>
<td>1 Oct 20</td>
</tr>
<tr>
<td>Construction</td>
<td>19 mos</td>
<td>1 Oct 20</td>
<td>1 May 22</td>
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<tr>
<td>Occupancy</td>
<td></td>
<td></td>
<td>1 May 22</td>
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</tbody>
</table>

- Notifications of successful GC/CM firm by 09/17
- Negotiated contract with GC/CM by 10/03