

Institution
Western Washington University
Project Title
Consolidated Academic Support Services Facility
Project Location (City)
Bellingham

1. Problem Statement (short description of the project – the needs and the benefits)

As the third-largest public university in the state with a growing student body, Western Washington University (Western) faces spacing challenges in providing high-quality academic programming and student services. Currently at Western, centrally located academic space is being occupied by administrative functions that don't need to be located in the campus core. This includes space that could better be used for classrooms, student services, and faculty offices.

2. Project Description

In order to release valuable on-campus space for academic functions, Western proposes constructing a two-story office building of approximately 25,000 gross square feet. University operations that will be housed in the proposed **Consolidated Academic Support Services Facility** will be administrative in nature and will free up a significant amount of space in the core of campus for direct academic and student support services. This proposal is the most cost effective approach because the building would be a light-duty commercial building, rather than a bricks and mortar academic facility. This approach also represents the most efficient use of existing and new space because it ensures that the priority assignment of campus space continues for academic programs and front-line student services.

Western will explore the use of a cross-laminated timber structural system, direct current power, and solar panels on this project, and has a goal of achieving LEED platinum.

The proposed location of the facility is just south of campus and immediately adjacent to the campus Physical Plant sub-campus in the 900 block of 25th Street in Bellingham. In 2010, Western completed a rezoning of its vacant properties at 25th street to allow for the construction of three, low-rise office buildings. The 25th street site is still within a walkable distance of the main campus and is well serviced by public transportation.

3. History of the project or facility

In 2009, Western was able to partially mitigate the impact of budget cuts on academic programs by consolidating its down-sized space needs and by moving almost all of its off-campus leased space back onto the main campus. This approach saved Western and the state over \$600,000 dollars yearly in rent payments. However, the Institution has lost much of its flex office space as a result.

Nearly a decade later, there is virtually no free office space at Western and the space challenges are amplified by the following factors:

- Lack of availability of lease space adjacent to campus and in the surrounding Bellingham area. The lease space previously rented is either unavailable or doesn't meet Western's current needs.
- Western has resumed hiring of tenure track faculty at rates above its pre-recession rate as it continues to serve the higher educational needs of the State of Washington.

- Student services have expanded to better assist students in navigating higher education and accommodate an increasingly diverse student body.
- Academic programs, especially STEM related programs, are growing and programs such as Engineering, Energy Studies and a clinical doctorate in Audiology have been created. The recent surge in STEM and other high-demand enrollments at Western, coupled with the projected future demand in these areas and a campus-wide backlog in capital improvement projects, has resulted in a massive shortage of faculty and administrative space that threatens Western's ability to adequately meet student and employer demand for quality higher education.
- Planned and emergent (urgent) facilities projects are inevitable occurrences within any organization. There must be some modest allowance of flex space to best serve students and manage the operational displacements associated with routine work as well as emergencies such as fires, floods, HAZMAT spills, etc.

Presently the only available faculty offices on campus are at High Street Hall. This single story building is a series of modular trailers that were originally installed for temporary use in 1970. The building houses approximately 50 faculty and staff in varying degrees of comfort, as the building is seasonably affected by water leaks, rodent infestations, and sporadic data connectivity.



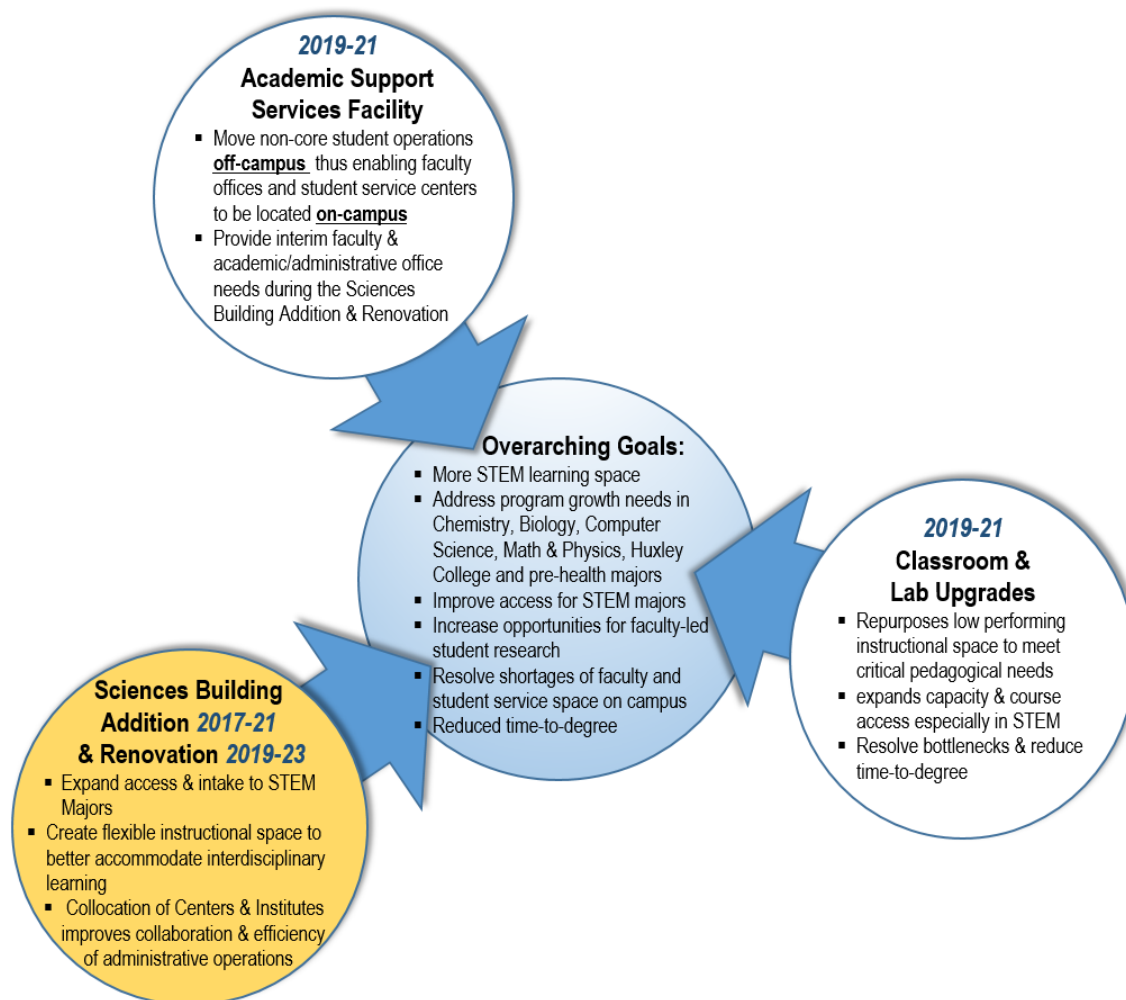
ABOVE: High Street Hall (modular trailers) was moved onto Western's campus in 1970 as a temporary office building, but it is still in use today due to spacing constraints throughout campus.

4. University programs addressed or encompassed by the project

The proposed **Consolidated Academic Support Services Facility** is vital to the University and critically interlinked with three other capital requests also proposed by Western within the 2019-21 Biennium:

- A. The faculty displaced from the renovation of Environmental Studies (**STEM II**) would be able to occupy the on-campus space that is vacated by administrators from this project. This would allow faculty to remain on campus and be close to students, labs and classrooms. This would limit any impact to student-faculty research opportunities and students' time-to-degree.
- B. This project will allow **STEM I** to focus mostly on labs, a high priority need on campus, and eliminate the need for office space.
- C. **The 2019-21 Classroom & Lab Upgrades** will upgrade a portion of the space vacated from this project into modern classrooms that may be included in the Classroom and Lab upgrades project.

The graphic below illustrates the interrelationship of three of Western's capital project requests.



5. Integral to Achieving Statewide Policy Goals

Provide degree targets, and describe how the project promotes improvement on 2015-16

degree production totals in the OFM four-year public dashboard.

- a. **Indicate the number of bachelor's degrees awarded at the close of the 2015-16 academic year.**
 - **3,317** bachelor degrees were awarded at the close of the 2015-16 academic year.
- b. **Indicate the number of bachelor's degrees awarded in high-demand fields at the close of the 2015-16 academic year.**
 - **1,137** bachelor degrees were awarded in high-demand fields at the close of the 2015-16 academic year
- c. **Indicate the number of advanced degrees awarded at the close of the 2015-16 academic year.**
 - **328** advanced degrees were awarded at the close of the 2015-16 academic year

6. Describe how the project promotes access for underserved regions and place-bound adults through distance learning and/or university centers

- a. **Is distance learning or a university center a large and significant component of the total project scope? If yes, to what degree of percentage?**

There is an indirect relationship to the extent that this project facilitates other works that will promote distance learning and the concept of a university center. By facilitating the removal of office space out of STEM I and allowing that project to focus on creating instructional and research space, this project will facilitate the expansion of our distance learning technologies to Western's Shannon Point Marine Center in Anacortes and environmental sciences facilities at Poulsbo.

- b. **Is the project likely to enroll a significant number of students who are place-bound or residents of underserved regions?**

Western is currently utilizing technology solutions to include remote participation in science labs and lectures for place-bound residents of underserved regions. As with distance learning, there is an indirect positive relationship in our ability to increase enrollment of place-bound residents of underserved regions because this project will enable the removal of the office space component out of STEM I and allow that project to focus on instructional and research space, including using technologies to reach more students.

7. Integral to Campus/Facilities Master Plan

- a. Western's *Institutional Master Plan* (IMP), approved by the Board of Trustees in October 2001 and adopted as an amendment to the *Western Washington University Neighborhood Plan* by the Bellingham City Council in September 2001, will guide development of Western's main campus until it reaches a capacity of 4,000,000 overall gross square feet of total building space. Western is currently below 3,300,000 gross square feet of total building space.
- b. The *Institutional Master Plan*** begins with the Institution's heart and mission to develop and utilize the academic core as Western's highest intensity use. The core area is a conceptual 10-minute walk-zone situated deep within the campus. It is strongly pedestrian focused, imbued with a sense of sanctuary, and protected from off-campus influences. While the IMP will increase the overall existing built density, the academic core absorbs much of that planned growth by in-fill and modernization to accommodate all of the Western's main campus academic and student service needs. It does this while retaining the desirable characteristics that define Western as it is today, including the continuity of pedestrian flow, the strong connections of the built and natural environment, the sense of a "community of learners", the visual portals to the mountains, water,

and adjacent neighborhoods, and the breakdown of scale. As described above, the Consolidated Academic Support Services Facility will be located outside the academic core at a location near the existing Western Physical Plant support facilities so that Western can best utilize space in the academic core to directly serve students. The facility will be located in IMP District 22 with land use classifications of Administrative/Support and Residential. See Appendix B for land use designations and Appendix E for relationship between project site and main academic campus.

8. Integral to institution's Academic Programs Plan

Must the project be initiated soon in order to:

a. Meet academic certification requirements?

Although there is not a direct relationship between this project and the Institution's academic certification requirements, this project is integral to STEM I, STEM II, and 2019-2021 Classroom and Lab upgrades and will directly ensure academic certification requirements can be met during construction of the above-mentioned projects.

b. Permit enrollment growth and/or specific quality improvements in current programs?

The project will allow enrollment growth because it frees up space on campus that can be used for academic programs and student support services. The freed up space on campus will accommodate new faculty hires and better accommodate full time faculty that are now sharing space. New faculty hires are planned throughout the next several years, especially in growing STEM disciplines.

c. Permit initiation of new programs?

The project indirectly supports the initiation of new programs by allowing academic program offices to be located in the core of campus. New programs at Western such as the Salish Sea Institute, the Institute for Energy Studies, newly-accredited Engineering programs, and Clinical Doctorate in Audiology are all enabled for having operational space in proximity to students.

9. Enrollment Growth

The relationship between state supported FTE students and this project is connected because it will create space for new faculty hires on campus that enhance academic programming and serve students. The impact on FTE student growth can thus be expressed relative to planned faculty hires over the course of the coming academic year. By way of a comparison of existing Student Credit Hours (SCH) relative to faculty workload we estimate that we will serve an additional 620 students within four years.

a. Identify how many of the additional FTE enrollments are expected to be in high-demand fields (identified in the [OFM statewide public four-year dashboard](#)) and the particular fields in which such growth is expected to occur.

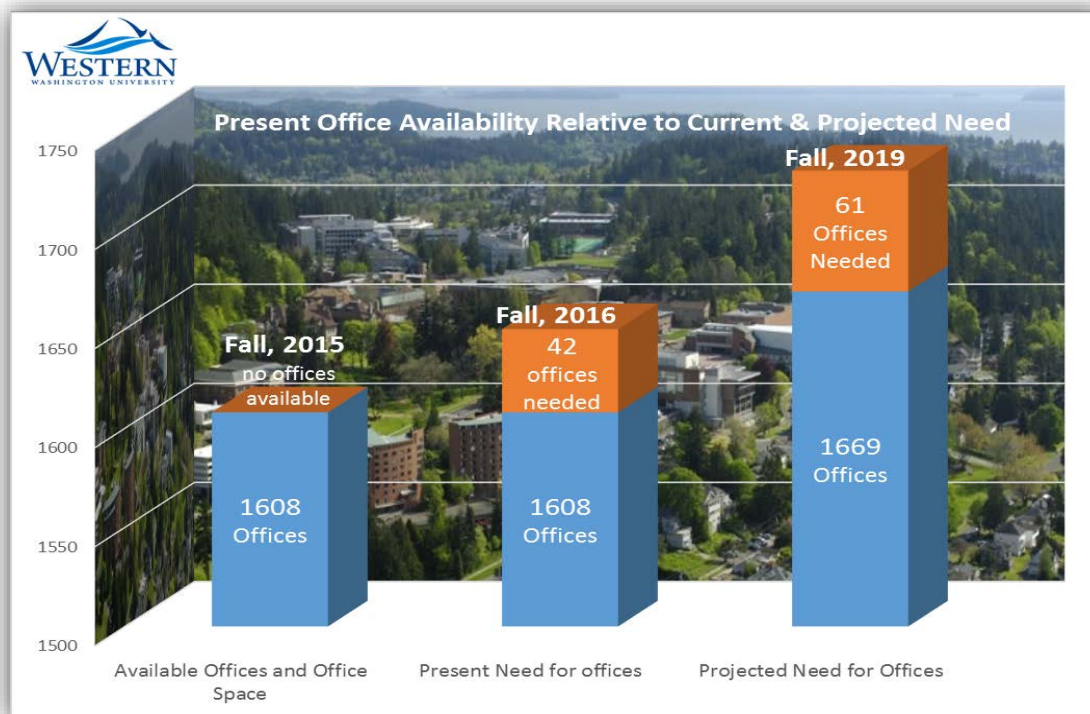
Discipline	Additional FTE students	Target Academic Year	Additional Degrees
▪ Computer Science	140	2020	35 UG
▪ Geology	92	2020	23 UG & GR
▪ Audiology (PhD)	48	2020	12 PhD
▪ Environmental Sciences	44	2020	22 UG & GR

▪ Environmental Studies	46	2020	23 UG & GR
▪ Energy Studies	48	2020	12 UG
▪ Math	92	2020	23 UG & GR
▪ Business & Sustainability	48	2020	12 UG

10. Availability of Space/Utilization on Campus

Western currently has a total of 1608 enclosed offices and office spaces/suites to accommodate 2091 faculty and staff. Of that 2091 headcount¹, 620 are tenured and/or full time faculty and 314 are part-time adjunct faculty. This count excludes the 90 offices and office spaces that are shared by approximately 337 student teaching assistants and graduate assistants.

The completion of the Carver Academic Renovation in the summer of 2017 provided minimal relief to faculty and staff space challenges because much of the interim office space that was assigned for use during the Carver remodel has been repurposed as non-office space or temporary marginal accommodations in a derelict portable structure. As examples, Western provided interim accommodations for displaced Carver occupants in a basement where the Geology department formerly stored its rock collections and in a forty-six year old portable structure that is well past its useful life. Compounding our situation is that a planned expansion and renovation of a Sciences Building in 2017-2019 will prolong our need for interim office accommodations.



For more specifics associated with current utilization rates for classrooms and labs, see Appendix C.

¹ The corresponding Full-Time Equivalent (FTE) count is 1914

11. Efficiency of Space Allocation

The project is consistent with the Facility Evaluation and Planning Guide (FEPG) guidelines, which Western uses exclusively.

Room Type	# of Rooms	# of Stations	Proposed ASF/Station	FEPG Standard	Meets Standard
Order of Magnitude Building Size			170 ASF per FTE	180 ASF per FTE	YES
Director	8		140	175	YES
Staff & Other	76		120	120-140	YES
Administrative Clerical		20	80	120	YES
Student Employee		12	80/2FTE	140/2FTE	YES
Meeting Room	3		325 (1 ASF per 12 ASF of office)	1 ASF per 12 ASF of office	YES
Kitchen Break Area	1		150 (1.5 per FTE)	1.5 per FTE	YES
Office Support	8		250 (100ASF per admin/clerical)	100ASF per admin/clerical	YES

12. Reasonableness of Cost

As shown below the Consolidated Academic Support Services Facility project falls within the expected cost range:

- 2008 Expected Project Cost Range

Administrative Buildings \$218/GSF x 1.319 (escalation to 2020) = **\$288/GSF** construction cost
\$309/GSF x 1.319 (escalation to 2020) = **\$408/GSF** total project cost

- 2019-21 Support Services Facility Project Estimated Costs

\$6,268,345/25,000 SF = **\$251/SF** estimated construction cost (87% of expected cost)
\$9,950,000/25,000 SF = **\$398/SF** total project cost (98% of expected cost)

See Appendix A for C100 cost estimate.

Consolidated Academic Support Services Facility

Appendix Contents

- A. Office of Financial Management Reports (CBS002)
Project Cost Summary/C100
- B. WWU Institutional Master Plan
- C. Availability of Space Table
- D. Program-related Space Allocation Assignable Square Feet Template
- E. Project Site and Campus Map

Appendix A

Capital Project Request

2019-21 Biennium

*

Version: SV 2019-21 Capital Budget Request

Report Number: CBS002

Date Run: 8/1/2018 1:15PM

Project Number: 30000865

Project Title: Consolidated Academic Support Services Facility

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 5

Project Summary

This new 25,000 gsf facility would house administrative functions that do not need to be located on campus, thereby creating more capacity in the core of campus for academic use and front-line student services. The site, vacant land owned by the university at 25th and Taylor Streets, allows for future growth needs, with sufficient land and zoning to construct several additional buildings in future phases.

Project Description

As the third-largest public university in the state with a growing student body, Western Washington University (Western) faces spacing challenges in providing high-quality academic programming and student services. Currently at Western, centrally located academic space is being occupied by administrative functions that don't need to be located in the campus core. This includes space that could better be used for classrooms, student services, and faculty offices.

In order to release valuable on-campus space for academic functions, Western proposes constructing a two-story office building of approximately 25,000 gross square feet. University operations that will be housed in the proposed **Consolidated Academic Support Services Facility** will be administrative in nature and will free up a significant amount of space in the core of campus for direct academic and student support services. This proposal is the most cost effective approach because the building would be a light-duty commercial building, rather than a bricks and mortar academic facility. This approach also represents the most efficient use of existing and new space because it ensures that the priority assignment of campus space continues for academic programs and front-line student services.

Western will explore the use of a cross-laminated timber structural system, direct current power, and solar panels on this project, and has a goal of achieving LEED platinum.

The proposed location of the facility is just south of campus and immediately adjacent to the campus Physical Plant sub-campus in the 900 block of 25th Street in Bellingham. In 2010, Western completed a rezoning of its vacant properties at 25th street to allow for the construction of three, low-rise office buildings. The 25th street site is still within a walkable distance of the main campus and is well serviced by public transportation.

In 2009, Western was able to partially mitigate the impact of budget cuts on academic programs by consolidating its down-sized space needs and by moving almost all of its off-campus leased space back onto the main campus. This approach saved Western and the state over \$600,000 dollars yearly in rent payments. However, the Institution has lost much of its flex office space as a result.

Nearly a decade later, there is virtually no free office space at Western and the space challenges are amplified by the following factors:

1. Lack of availability of lease space adjacent to campus and in the surrounding Bellingham area. The lease space previously rented is either unavailable or doesn't meet Western's current needs.
2. Western has resumed hiring of tenure track faculty at rates above its pre-recession rate as it continues to serve the higher educational needs of the State of Washington.
3. Student services have expanded to better assist students in navigating higher education and accommodate an increasingly diverse student body.
4. Academic programs, especially STEM related programs, are growing and programs such as Engineering, Energy Studies and a clinical doctorate in Audiology have been created. The recent surge in STEM and other high-demand enrollments at Western, coupled with the projected future demand in these areas and a campus-wide backlog in capital improvement projects, has resulted in a massive shortage of faculty and administrative space that threatens Western's ability to adequately meet

Capital Project Request

2019-21 Biennium

*

Version: SV 2019-21 Capital Budget Request

Report Number: CBS002

Date Run: 8/1/2018 1:15PM

Project Number: 30000865

Project Title: Consolidated Academic Support Services Facility

Description

student and employer demand for quality higher education.

5. Planned and emergent (urgent) facilities projects are inevitable occurrences within any organization. There must be some modest allowance of flex space to best serve students and manage the operational displacements associated with routine work as well as emergencies such as fires, floods, HAZMAT spills, etc.

Presently the only available faculty offices on campus are at High Street Hall. This single story building is a series of modular trailers that were originally installed for temporary use in 1970. The building houses approximately 50 faculty and staff in varying degrees of comfort, as the building is seasonably affected by water leaks, rodent infestations, and sporadic data connectivity.

The proposed **Consolidated Academic Support Services Facility** is vital to the University and critically interlinked with three other capital requests also proposed by Western within the 2019-21 Biennium:

A. The faculty displaced from the renovation of Environmental Studies (**STEM II**) would be able to occupy the on-campus space that is vacated by administrators from this project. This would allow faculty to remain on campus and be close to students, labs and classrooms. This would limit any impact to student-faculty research opportunities and students' time-to-degree.

B. This project will allow **STEM I** to focus mostly on labs, a high priority need on campus, and eliminate the need for office space.

C. The 2019-21 Classroom & Lab Upgrades will upgrade a portion of the space vacated from this project into modern classrooms that may be included in the Classroom and Lab upgrades project.

This project will provide a better work environment for administrators and alleviate some of the space constraints on campus. This project will benefit students, faculty, and staff.

Project Schedule: December 2018 - September 2020 (See comments)

Usable square feet (USF): 20,000 USF

Gross square feet (GSF): 25,000 GSF

Building efficiency: 80.0%

Location

City: Bellingham

County: Whatcom

Legislative District: 040

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

None

New Facility: Yes**How does this fit in master plan**

The Consolidated Academic Support Services Facility will be located outside the academic core at a location near the existing WWU Physical Plant support facilities. The new facility will be located in Western's IMP District 22 with land use classifications of Administrative/Support and Residential.

Funding

Expenditures

2019-21 Fiscal Period

Capital Project Request

2019-21 Biennium

*

Version: SV 2019-21 Capital Budget Request

Report Number: CBS002

Date Run: 8/1/2018 1:15PM

Project Number: 30000865

Project Title: Consolidated Academic Support Services Facility

Funding

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	9,950,000				9,950,000
	Total	9,950,000	0	0	0	9,950,000
Future Fiscal Periods						
		<u>2021-23</u>	<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Western Washington University	
Project Name	Consolidated Academic Support Services Facility	
OFM Project Number		

Contact Information		
Name	Rick Benner, FAIA	
Phone Number	(360) 650-3550	
Email	rick.benner@wwu.edu	

Statistics			
Gross Square Feet	25,000	MACC per Square Foot	\$237
Usable Square Feet	20,000	Escalated MACC per Square Foot	\$251
Space Efficiency	80.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	8.56%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.12%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	Bellingham
Contingency Rate	5%		
Base Month	June-18		
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	December-18	Design End	November-19
Construction Start	October-19	Construction End	September-20
Construction Duration	11 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$9,440,798	Total Project Escalated	\$9,950,474
		Rounded Escalated Total	\$9,950,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Agency	Western Washington University	
Project Name	Consolidated Academic Support Services Facility	
OFM Project Number		

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$20,000		
A/E Basic Design Services	\$367,886		
Extra Services	\$375,000		
Other Services	\$285,282		
Design Services Contingency	\$137,408		
Consultant Services Subtotal	\$1,185,577	Consultant Services Subtotal Escalated	\$1,232,067

Construction			
GC/CM Risk Contingency	\$119,000		
GC/CM or D/B Costs	\$358,000		
Construction Contingencies	\$296,600	Construction Contingencies Escalated	\$313,418
Maximum Allowable Construction Cost (MACC)	\$5,932,000	Maximum Allowable Construction Cost (MACC) Escalated	\$6,268,345
Sales Tax	\$583,387	Sales Tax Escalated	\$616,466
Construction Subtotal	\$7,288,987	Construction Subtotal Escalated	\$7,702,276

Equipment			
Equipment	\$348,000		
Sales Tax	\$30,276		
Non-Taxable Items	\$0		
Equipment Subtotal	\$378,276	Equipment Subtotal Escalated	\$399,725

Artwork			
Artwork Subtotal	\$31,342	Artwork Subtotal Escalated	\$31,342

Agency Project Administration			
Agency Project Administration Subtotal	\$347,617		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$347,617	Project Administration Subtotal Escalated	\$367,327

Other Costs			
Other Costs Subtotal	\$209,000	Other Costs Subtotal Escalated	\$217,737

Project Cost Estimate			
Total Project	\$9,440,798	Total Project Escalated	\$9,950,474
		Rounded Escalated Total	\$9,950,000

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	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$20,000			
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$20,000	1.0155	\$20,310	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$367,886			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$367,886	1.0299	\$378,886	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$50,000			
Geotechnical Investigation	\$20,000			
Commissioning	\$28,000			
Site Survey	\$17,000			
Testing	\$40,000			
LEED Services	\$22,000			
Voice/Data Consultant	\$17,000			
Value Engineering	\$12,000			
Constructability Review	\$12,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$50,000			
LCCA	\$30,000			
Travel & Per Diem	\$20,000			
Document Reproduction	\$6,000			
Advertising	\$3,000			
AV Consultant	\$13,000			
Interior Design Consultant	\$35,000			
Insert Row Here				
Sub TOTAL	\$375,000	1.0299	\$386,213	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$165,282			31% of A/E Basic Services
HVAC Balancing				
Staffing				
On-Site Reps.	\$120,000			
Insert Row Here				
Sub TOTAL	\$285,282	1.0567	\$301,458	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$52,408			
Sales Tax	\$85,000			
Insert Row Here				
Sub TOTAL	\$137,408	1.0567	\$145,200	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,185,577		\$1,232,067	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0418	\$0	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0418	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
MACC	\$5,932,000			
Insert Row Here				
Sub TOTAL	\$5,932,000	1.0567	\$6,268,345	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$5,932,000		\$6,268,345	

5) GCCM Risk Contingency				
GCCM Risk Contingency				
Risk Contingency	\$119,000			
Insert Row Here				
Sub TOTAL	\$119,000	1.0567	\$125,748	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
DB Contingency	\$358,000			
Insert Row Here				
Sub TOTAL	\$358,000	1.0567	\$378,299	
7) Construction Contingency				
Allowance for Change Orders	\$296,600			
Other				
Insert Row Here				
Sub TOTAL	\$296,600	1.0567	\$313,418	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0567	\$0	
Sales Tax				
Sub TOTAL	\$583,387		\$616,466	
CONSTRUCTION CONTRACTS TOTAL				
	\$7,288,987		\$7,702,276	

Green cells must be filled in by user

Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$100,000			
E20 - Furnishings	\$248,000			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$348,000	1.0567	\$367,732	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0567	\$0	
Sales Tax				
Sub TOTAL	\$30,276		\$31,993	
EQUIPMENT TOTAL	\$378,276		\$399,725	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of Escalated MACC for new construction
Higher Ed Artwork	\$31,342				0.5% of Escalated MACC for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$31,342		NA	\$31,342	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$347,617				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$347,617		1.0567	\$367,327	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Commissioning	\$54,000				
HVAC TAB	\$50,000				
Plan Review	\$40,000				
M & O Assist	\$50,000				
DB Honorium	\$15,000				
Insert Row Here					
OTHER COSTS TOTAL	\$209,000		1.0418	\$217,737	

Green cells must be filled in by user

Appendix B

Western Washington University Institutional Master Plan

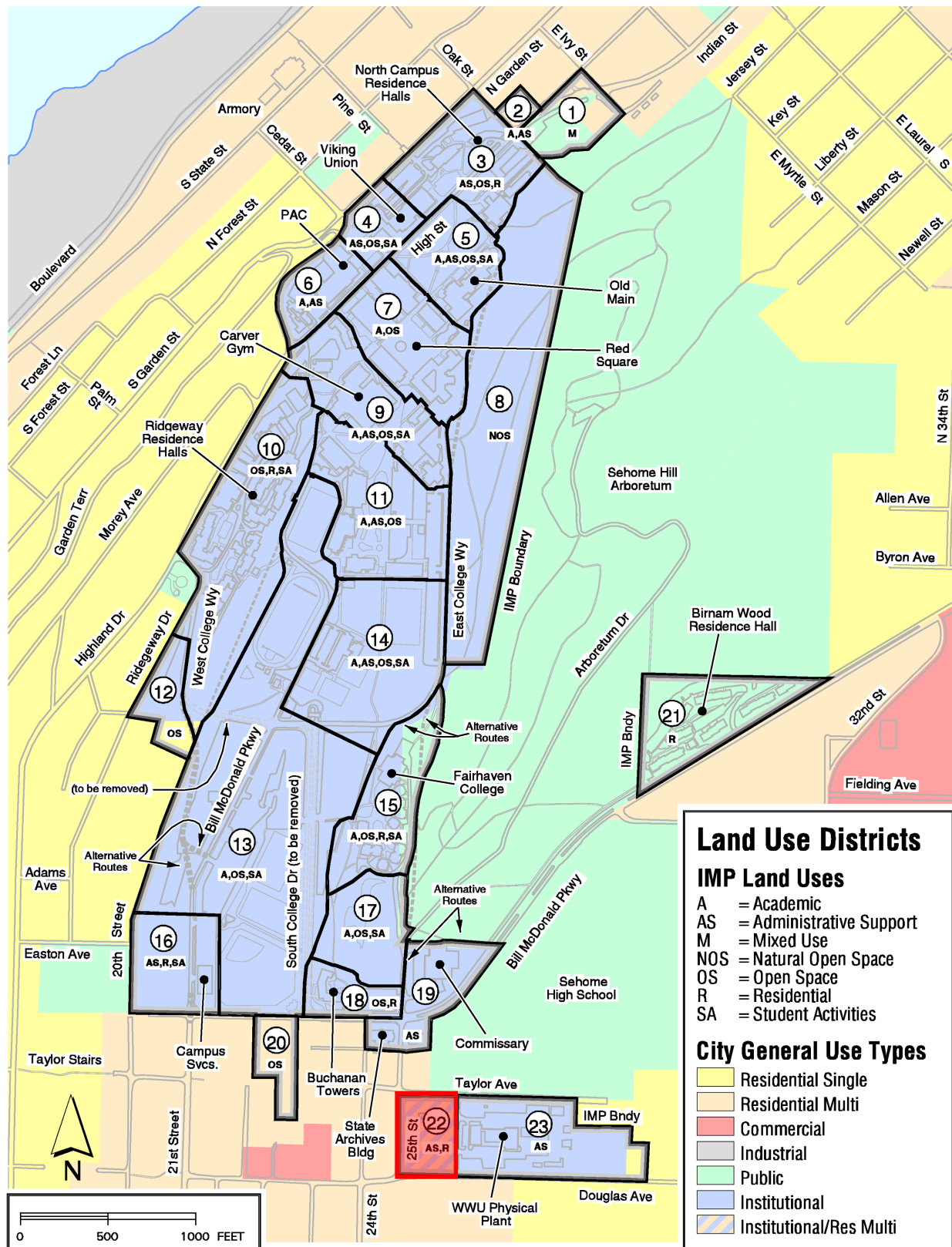
An Addendum to the Western Washington University Neighborhood Plan

Adopted by the City of Bellingham, September 24, 2001
Ordinance #2001-09-068



Approved by WWU Board of Trustees, October 5, 2001





Appendix C

<div> <div>AVAILABILITY OF SPACE</div> <div>2019-21 Four-year Higher Education Scoring Process</div> <div>REQUIRED FOR ALL CATEGORIES EXCEPT LAND ACQUISITION AND INFRASTRUCTURE.</div> </div>				
Project Name:		Consolidated Academic Support Services Facility		
Campus Location		516 High Street, Bellingham, WA		
Identify the average number of hours per week each (a) classroom seat and (b) classroom lab is expected to be utilized in Fall 2018 on the proposed project's campus. Please fill in the green shaded cells for the campus where the project is located.				
(a) General University Classroom Utilization		(b) General University Lab Utilization		
Fall 2017 Weekly Contact Hours	171,070	Fall 2017 Weekly Contact Hours	38,009	
Multiply by % FTE Increase Budgeted	0.00%	Multiply by % FTE Increase Budgeted	0.00%	
Expected Fall 2018 Contact Hours	171,070	Expected Fall 2018 Contact Hours	38,009	
Expected Fall 2018 Classroom Seats	7,719	Expected Fall 2018 Class Lab Seats	2,037	
Expected Hours per Week Utilization	22.2	Expected Hours per Week Utilization	18.7	
HECB GUC Utilization Standard	22.0	HECB GUL Utilization Standard	16.0	
Difference in Utilization Standard	1%	Difference in Utilization Standard	17%	
If the campus does not meet the 22 hours per classroom seat and/or the 16 hours per class lab HECB utilization standards, describe any institutional plans for achieving that level of utilization.				

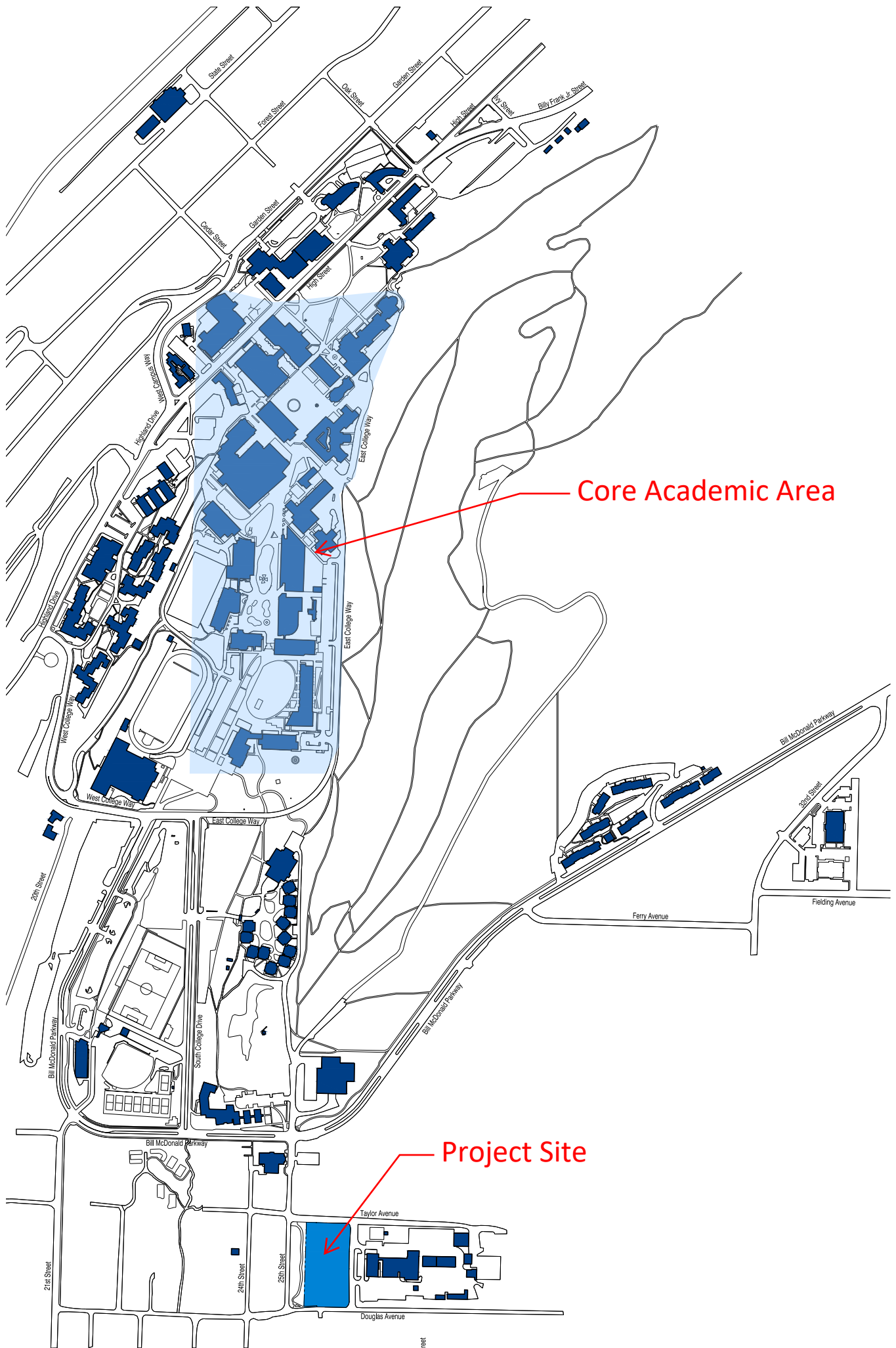
Appendix D

Program-related Space Allocation
Assignable Square Feet Template

Input the assignable square feet for the proposed project under the appropriate space type below:

Type of Space	Points	Assignable Square Feet	Percentage of total	Score [Points x Percentage]
Instructional Space (Classroom, Lab, Library)	6		0.0	0.0
Student Advising/Counseling	4		0.0	0.0
Childcare	1		0.0	0.0
Faculty Offices	4		0.0	0.0
Administrative	3	20,000	100.0	3.0
Maintenance/Central Stores/Student Center	4		0.0	0.0
Total		20,000	100.0	3.0

Appendix E



Core Academic Area

Project Site