



Oregon State UNIVERSITY

Office of the Dean of Student Life
Student Resources SR3 Building Feasibility Study
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Project Team

Owner

Oregon State University

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Healthy Campus Initiatives
Human Services Resource Center
OSU Veterans Affairs
Childcare & Family Resources

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Procurement & Contract Services

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Contributors

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Group Mackenzie

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Student Life Resources Team

Office of the Dean of Student Life

The Office of the Dean of Student Life provides a wide variety of programs throughout the Corvallis campus and the larger Oregon State system dedicated to health and well-being of the OSU community. The programs operated by Student Life provide personal and professional development, sustain the OSU academic mission, and create, nurture, and sustain a campus environment that supports student success. Resources provided by Student Life are available to students, faculty, staff and the wider local community.

Student Life programs and services have special focus on student development, with a commitment to building a campus community that brings learning and self-discovery to the forefront of a student's experience at Oregon State University. Programs prepare the next generation of global citizen-scholars with the ability to make positive transformation in society. The SR3 Building will provide physical space for three important programs:

Childcare & Family Resources (CFR)

Childcare & Family Resources responds to the need for quality child care, information and services for university-associated families. Resources provided by Childcare & Family Resources to the OSU community include child care subsidies for students, staff and faculty, child care centers, lactation facilities, and many other community resources in the Corvallis community and on campus.

Human Services Resource Center (HSRC)

The Human Services Resource Center provides direct service, outreach, education, and referral services to OSU students that help alleviate the effects of hunger, poverty, and other human needs so that students can pursue a quality education. The Center also encourages a dynamic learning environment in which students, faculty, and the community can learn how to meet the current pressing societal challenges facing college students.

Veteran Resources

Veteran Resources helps student veterans successfully navigate the OSU structure while accomplishing their education goals and maximizing their VA benefits. The Veterans Workgroup identifies, coordinates and implements programs and services that assist Veterans and their families in making a successful transition, academically and personally, into the OSU community. The Veterans Advisory Committee, providing a global perspective on issues affecting veterans and their families, at OSU, in the state of Oregon and beyond.



Drop-in child care



Food Pantry



Current administrative/ reception/ break-out space



Our Little Village drop-in childcare, Valley Library



Typical lactation room (15 provided on campus)

Project Overview

Oregon State University is Oregon's land-, sea-, sun- and space-grant university, one of only two in the country. Located in Corvallis, the University supports and encourages students and staff to lead healthy and active lifestyles. Office of the Dean of Student Life provides a wide variety of programs throughout the Corvallis campus and the larger Oregon State system dedicated to health and well-being that foster healthy, equitable and nourishing life styles for the University community.

With the OSU community consisting of students, faculty and staff, as well as the spouses and their family, the breadth and reach of the university's effect is large. The Childcare & Family Resources (CFR) group provides quality care, information and services for families, the Human Services Resource Center (HSRC) provides direct service, outreach, education, and referral services to help alleviate the effects of the disadvantaged, and the Veteran Resources group helps student veterans and their families achieve success in the transition from the services to their studies.

Accessibility, communication and outreach are important components ensuring awareness and availability of the services provided through Student Life. The new SR3 Building would be a facility component of Student Life, providing administrative and meeting spaces, community rooms and classrooms, and program and services support areas. These physical components would enrich the quality and range of the services these important programs provide. As the population of the University has increased and the awareness of the needs of our integrated community has grown, so has the need for healthy, safe, sustainable and accessible community support opportunities.

A new SR3 Building would be operated by Office of the Dean of Student Life on behalf of the programs hosted there, for use by students, faculty, staff and the greater OSU community. CFR, the HSRC and Veteran Resources have been successful components of Student Life for many years. However, the physical spaces allocated for the support of the valuable activities these programs provide have been less conducive to the fulfillment of their missions. In April 2012, the ASOSU Student Building Fee Committee agreed to allocate \$6.6 million in funds for a center dedicated to serving the needs of student parents and other students of need. These groups were later narrowed down to the programs provided by CFR, the HSRC and Veteran Resources programs.

Narrative

Project Direction

Initial meetings relating to the project were conducted by Student Life staff and user groups, including the SR3 Focus Group Research in October 2012, reviewing how the existing facilities are performing with regard to current needs and Student Life programs. The general findings from those meetings were acknowledged in various internal Student Life programs' reports, including the CFR [Childcare & Family Resources] Coordinator's Report in February 2013, the OLV [Our Little Village] Executive Report in late 2012 and the Student/Parent Advisory Board Meeting Minutes of September 14 and 28, 2012.

Preliminary program needs and physical space allocations were provided in tabular form, along with certain adjacency and other needs particular to each space. The first feasibility study meeting was conducted on-campus at the Memorial Union in late February 2013, in which YGH staff met with the department heads to arrive at definitions of goals, program requirements, and to confirm and elaborate upon previously provided physical space needs. These meetings led to several conceptual studies developed by YGH and reviewed with the program leaders. A follow-up meeting in late April 2013 and telephone calls reviewed those concepts, current needs and facility goals, defined preferred alternatives, and reviewed the feasibility study format, goals, schedule and deliverables.

Objectives

Key objectives of a proposed new SR3 Building:

- + Increase and ease use of the programs by students and the OSU community
- + Improve upon current facility space functions, capacity, and accessibility
- + Provide a facility with increased usefulness of program spaces for current activities
- + Provide a facility that will be adaptable and flexible to allow changes to the current programs and able to include new programs

Timeline

The Office of the Dean of Student Life has been allocated funds for use in construction of a new building, allowing the three partners to vacate current premises slated for demolition or other use. This concept study and proposal will allow the SR3 Building planning and design procurement phases to commence in coordination with Campus Planning and Development.



Childcare space near completion, Dixon Recreation



Example reception and recreation area



Example administrative area



Aerial view of Dixon Recreation Center site, at SW 26th Street and Washington Way



Enlarged aerial view of the south end of the Dixon site, currently occupied by sand volleyball courts

Project Goals

General

- + Provide an open and welcoming facility to attract and serve all users well
- + Create flexible space and program allocation, adaptable for future use
- + Provide natural daylighting and sense of openness
- + Provide a calm and comfortable interior appearance
- + Provide durable, natural and healthy interior finishes
- + Meet applicable building code and campus design standards
- + Exceed applicable accessibility standards to meet campus standards for universal accessibility

Operations

- + Improve the ability of staff to manage day-to-day activities and tasks
- + Provide improved office space for Student Resources staff and interns

Childcare & Family Resources Programs

- + Provide drop-in childcare facilities, with a separate outdoor play area
- + Provide improved, counseling spaces for private and group meetings
- + Provide a lactation facility within the building

Human Services Resource Center Programs

- + Provide improved entry and control of the Food Pantry operations
- + Provide improved and enlarged storage and preparation space

Veteran Resources Programs

- + Provide improved, counseling spaces for private and group meetings

Exterior

- + Provide an expansion that will be coherent with Dixon's external appearance, massing and materials, and meeting the goals of the Corvallis Historic Resources Commission
- + Provide an appropriate street-frontage along Washington Way, in alignment with current facilities improvements nearby and elsewhere on campus.

Program Requirements

The program areas required are based on current uses and the needs assessments conducted by the Office of the Dean of Student Life along with internally feedback from the three groups (CFR, HSRC and Veterans Resources), and provided to the design team. These needs are summarized in the memoranda attached in the appendix. The draft schemes provided during the programming and planning process were conceived to meet the program requirements provided, with revisions made to those requirements during the Study.

Original Programming Matrix

Ground Floor

	HSRC	Veterans	CFR	Flex
Totals, Each Department	3,100 SF	440 SF	1,840 SF	4,650 SF
TOTAL AREA				10,030 SF
Exterior				
Outdoor Playspace			X	
Parking Spaces, Loading				2
Parking Spaces, ADA				2
1st level				
Reception	500 SF			200 SF
Retail	1,000 SF			
Recreation Room				400 SF
After-Hours on Call Space				120 SF
Commercial Kitchen	250 SF			
Food Pantry	400 SF			
Full Kitchen				250 SF
Dropoff Childcare			900 SF	
Laundry	200 SF			
Locker Room	50 SF			



Current counseling spaces do not provide privacy



Existing, exterior portico is the ORC expansion area



Food Bank storage requires adequate space to accommodate various bulk donations when available



Food pantry storage space currently has less capacity than desired

	HSRC	Veterans	CFR	Flex
Textbook Exchange	50 SF			
Storage				600 SF
Loading Dock				500 SF
Restroom, Girls'			200 SF	
Restroom, Boys'			160 SF	
Restroom, Women				80 SF
Restroom, Men				80 SF
Restroom, Family				160 SF
Elevator Shaft				80 SF
Elevator Machine Room				80 SF
Subtotals, 1st Floor	2,450 SF	0 SF	1,260 SF	2,550 SF

Second Floor

	HSRC	Veterans	CFR	Flex
2nd level				
Office	130 SF			
Office		130 SF		
Office			170 SF	
Office				170 SF
Office				130 SF
Office	100 SF			
Office	100 SF			
Office	100 SF			
Office		100 SF		
Office		100 SF		
Office			100 SF	

	HSRC	Veterans	CFR	Flex
Office			100 SF	
Workspace	55 SF			
Workspace	55 SF			
Workspace	55 SF			
Workspace	55 SF			
Workspace		55 SF		
Workspace		55 SF		
Workspace			55 SF	
Workspace			55 SF	
Open Workstations				500 SF
Conference Room				300 SF
Conference Room				300 SF
Conference Room				200 SF
Prayer Room				100 SF
Lactation Room			100 SF	
Restroom, Women				80 SF
Restroom, Men				80 SF
Restroom, Family				160 SF
Elevator Shaft				80 SF
Subtotals, 2nd Floor	650 SF	440 SF	580 SF	2,100 SF



Aid, assistance and counseling for student veterans



Assembly of OSU student veterans



Context of proposed SR3 site



Enlarged view of proposed SR3 site

Existing Conditions

Site

The location for the proposed work is at the south end of the Dixon Recreation Center site, roughly at the location of existing sand volleyball courts. This location is bounded on the south by SW Washington Way, and on the west by SW 26th Street. The site is bounded on the east by an existing access drive for service vehicles, deliveries, Outdoor Recreation Center loading and unloading, garbage collection, fire vehicles, limited general parking, and parking for news media vans during baseball games.

Existing Interior Spaces

The existing program spaces for the Childcare & Family Resources, Human Services Resource Center, and Veteran Resources were not reviewed by the design team. The design team was made aware that current conditions are far from ideal, and that review of the existing spaces would not provide adequate direction for the team. Instead, specific area and program requirements were provided for each group, along with adjacency needs and information about shared and flexible spaces. With this information, the design team initiated a process of proposing draft layouts and plans for review by the groups, and these were further developed in three stages to provide the final proposed plans proposed here.

Design Proposal

The proposed new SR3 Building seeks to provide new, properly programmed spaces unique to the needs of the Student Resources groups involved, and best respond to user group comments and desires. Available opportunities for new building construction are limited on the campus, however only one site was reviewed for the purposes of this Study. The design team for the Study was already engaged on a Concept Feasibility Study for the expansion of the Dixon Recreation Center, and an opportunity became apparent that the site could accommodate additional program from outside the Department of Recreational Sports, which would allow the integration into the site of programs of increasing importance to health and well-being.

Across the country, universities and colleges are currently seeking opportunities to unite previously segregated but similar missions of various departments, in the general desire to improve student and campus community health, wellness and lifestyle. These initiatives span the range from increasing opportunities for ‘active engagement’ or ‘play’, broadening available recreational and learning programs to align with activity interests students and staff have, and uniting under one roof the various departments and groups which individually provide direct service, outreach, education, and referral services to support the specific needs of various campus community members. It is this last initiative which drove Rec Sports to approach the Counseling and Psychological Services group and the Healthy Campus initiatives about the feasibility of incorporating their program into the Dixon expansion. Similarly Rec Sports approached the Office of the Dean of Student Life with a similar proposal to include the new SR3 Building on the Dixon site.

The design team’s role in the Feasibility Study has been: Confirmation of spatial uses assumptions; collection and reconciliation of various needs surveys; verification of code conformance and services availability; site review and planning coordination; schematic design layout and space planning; and cost estimating.

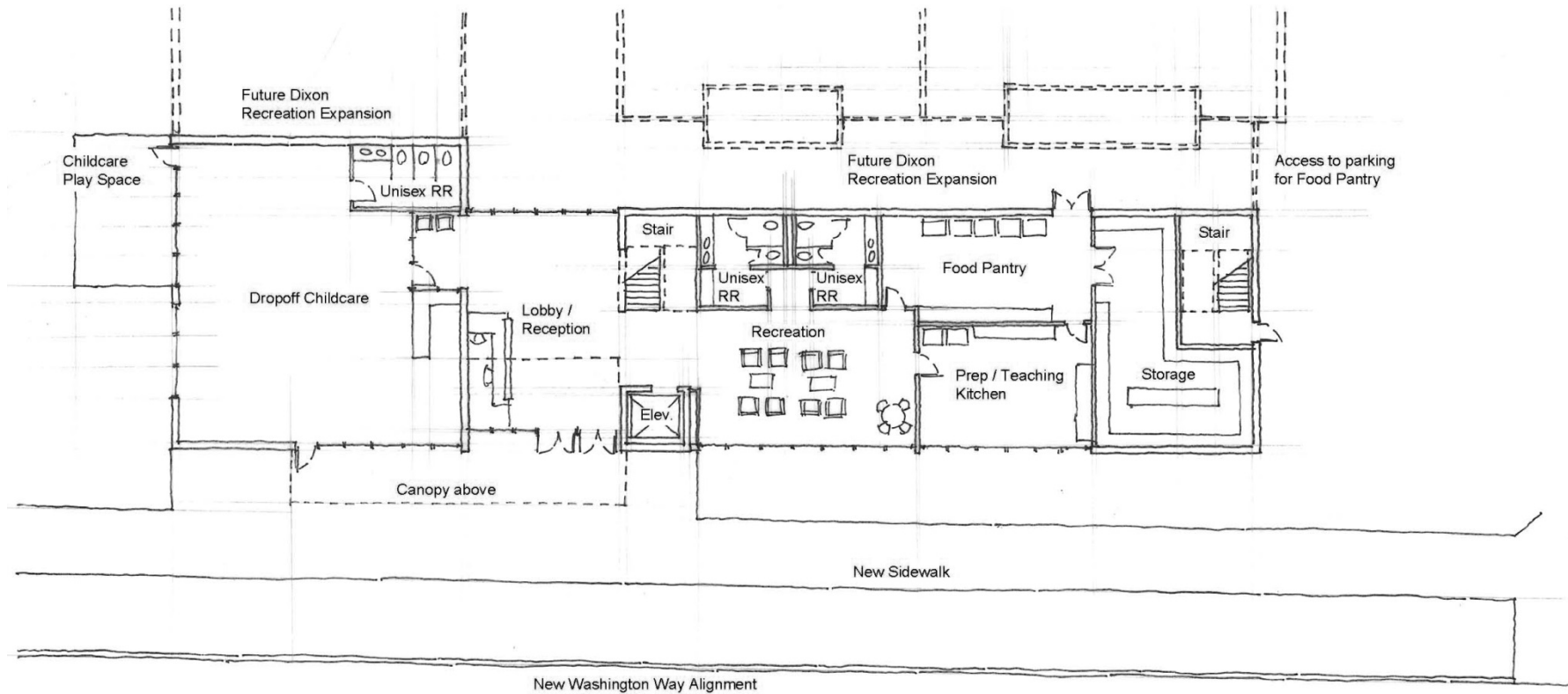


Childcare space study from YGH’s pro-bono project for Courtcare, at the Multnomah County Courthouse, Portland



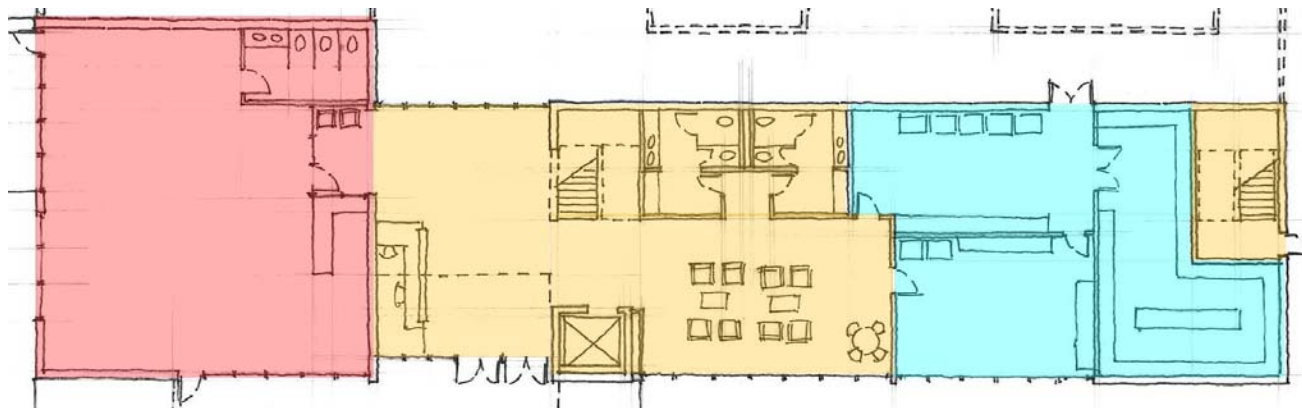
Final childcare space, Courtcare pro-bono project

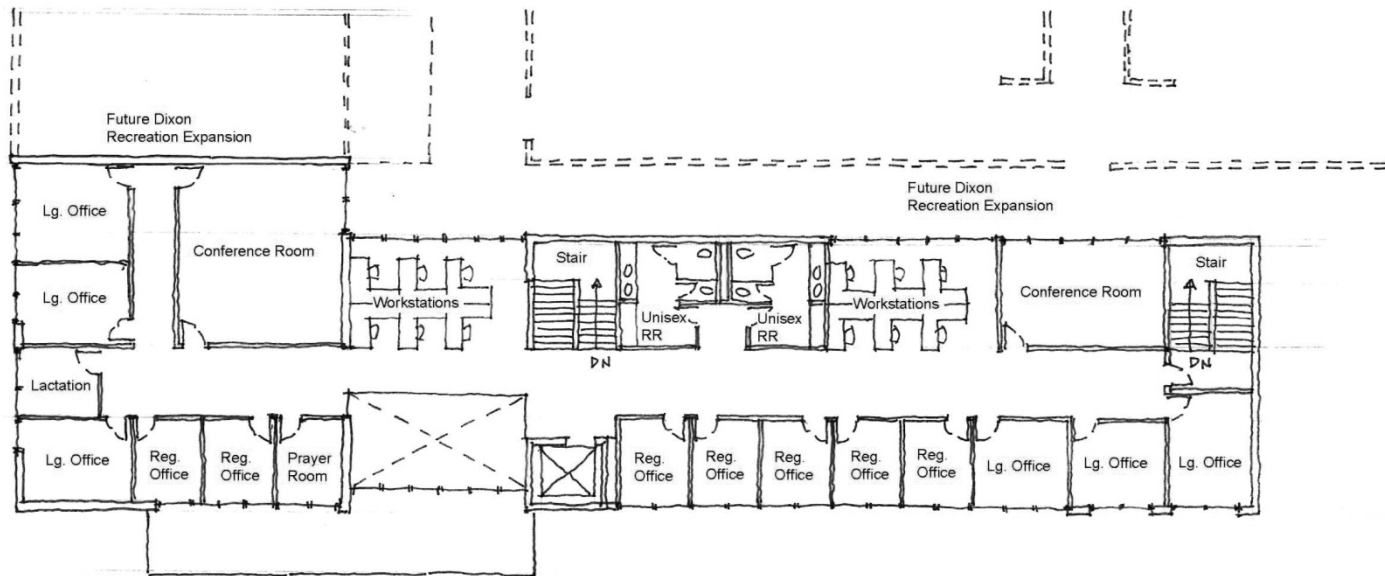
Schematic Drawings



Final concept plan at ground floor (above)

Indication of Student Resources program areas (below): Childcare & Family Resources (pink), Human Services Resource Center (blue), and common areas (orange)

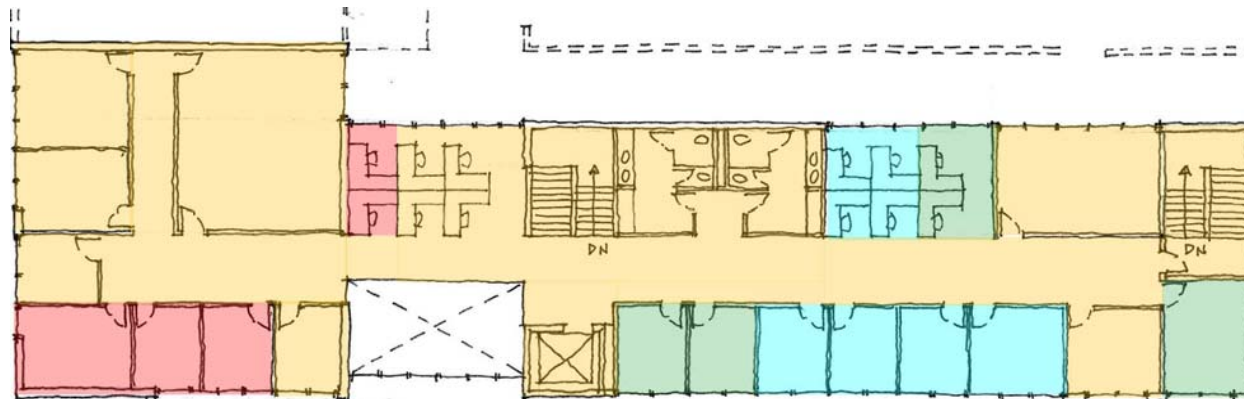


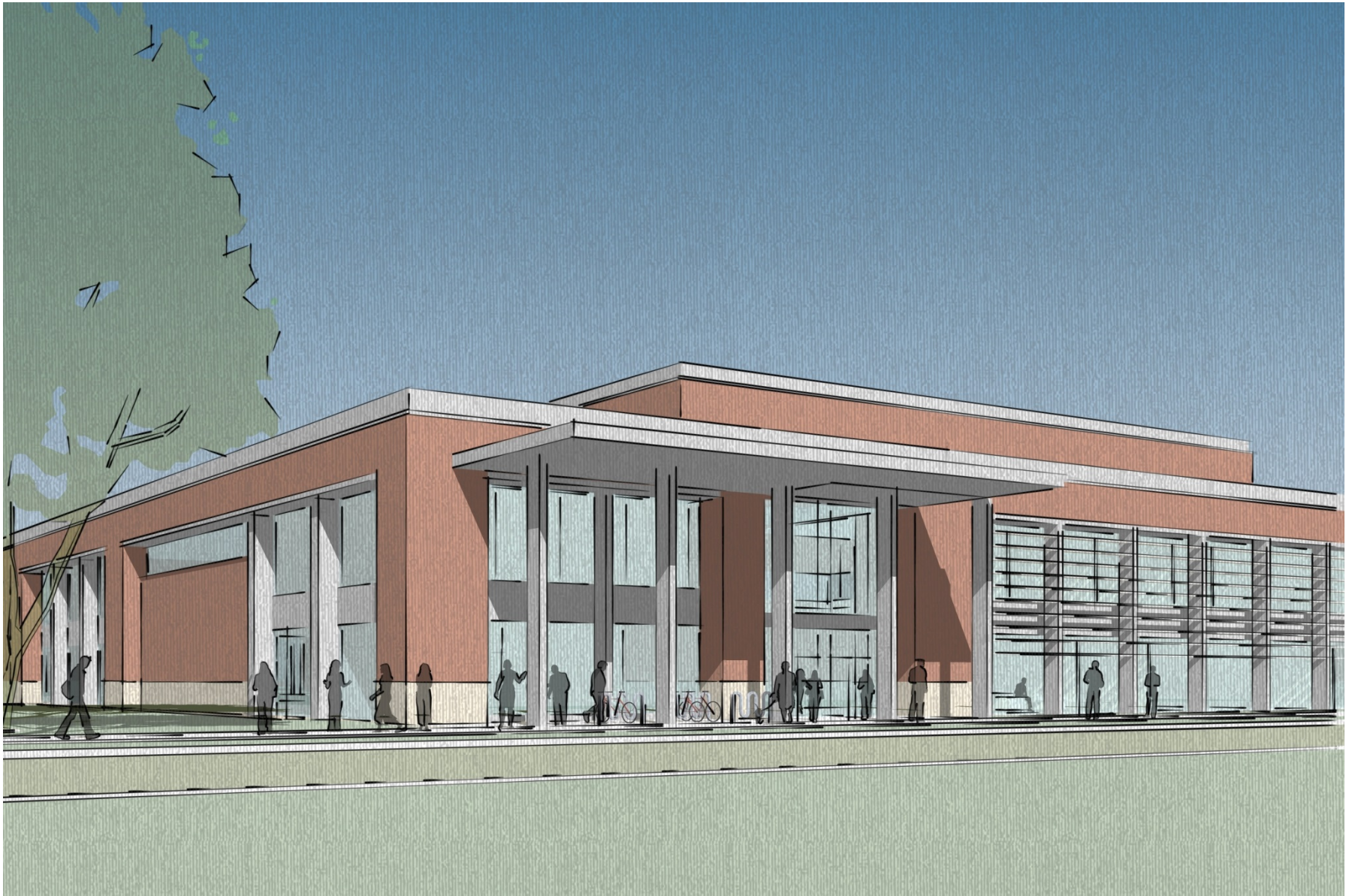


Final concept plan at second floor (above)

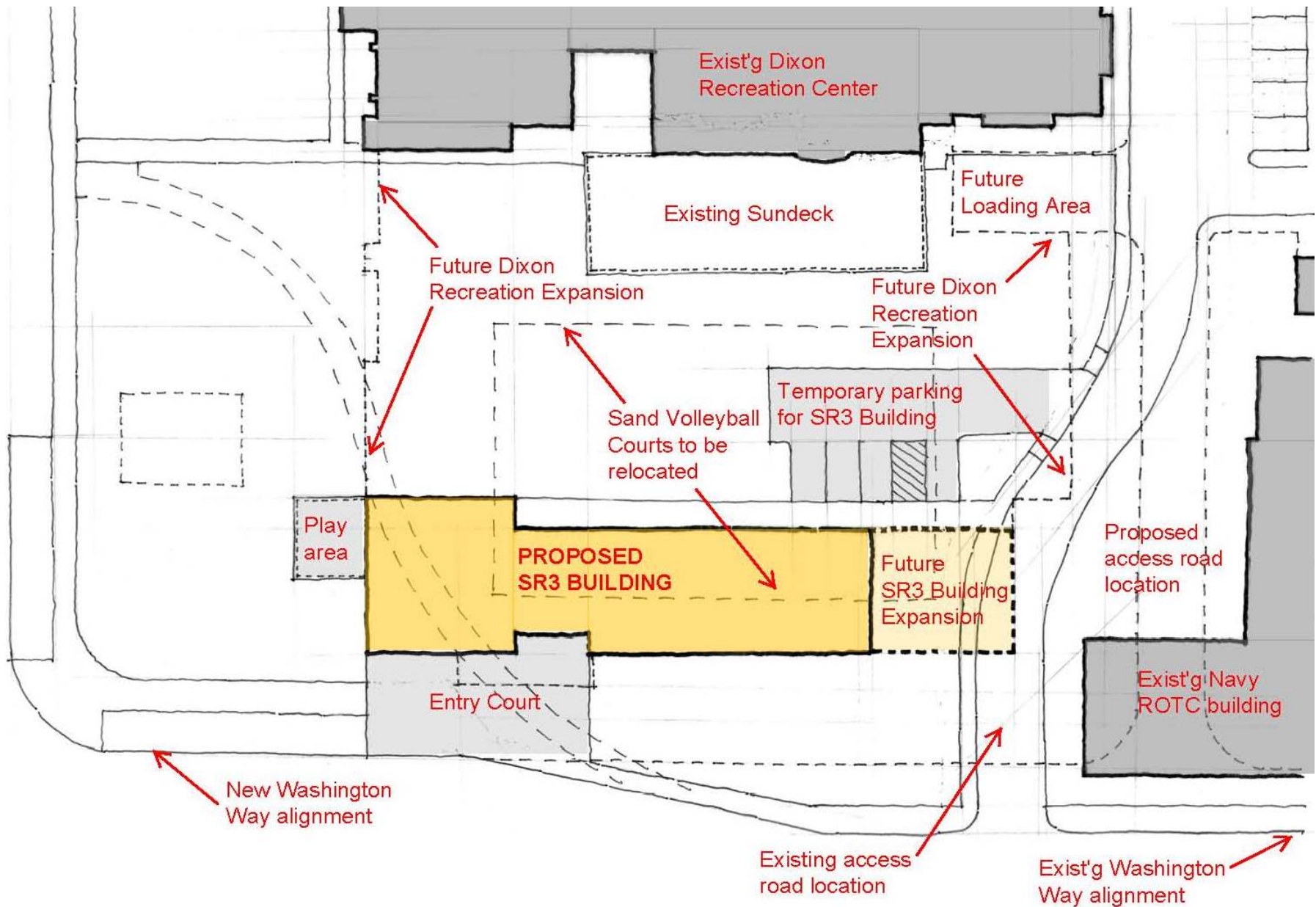
Indication of Student Resources program areas (below):

Childcare & Family Resources (pink), Human Services Resource Center (blue), OSU Veterans Affairs (green) and common areas (orange); five additional offices and four open workstations allow for future growth

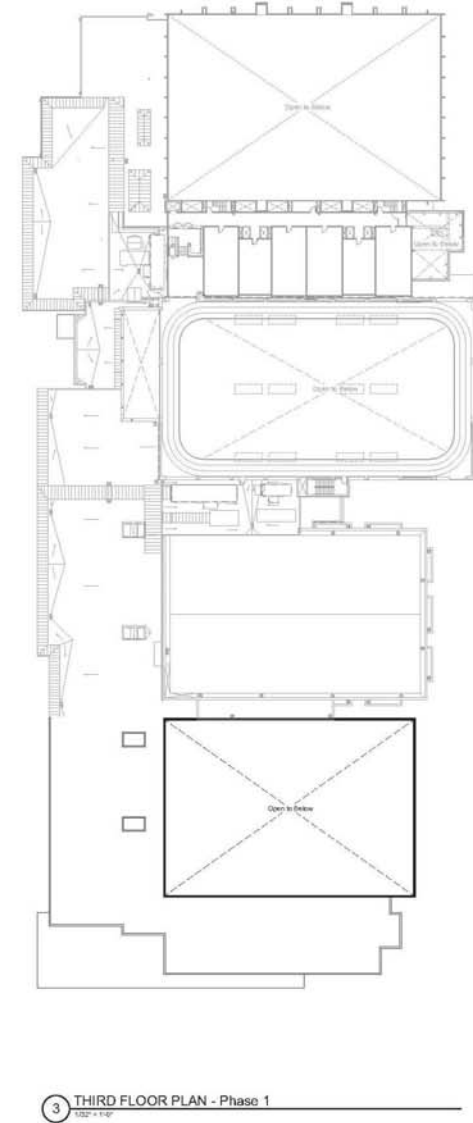
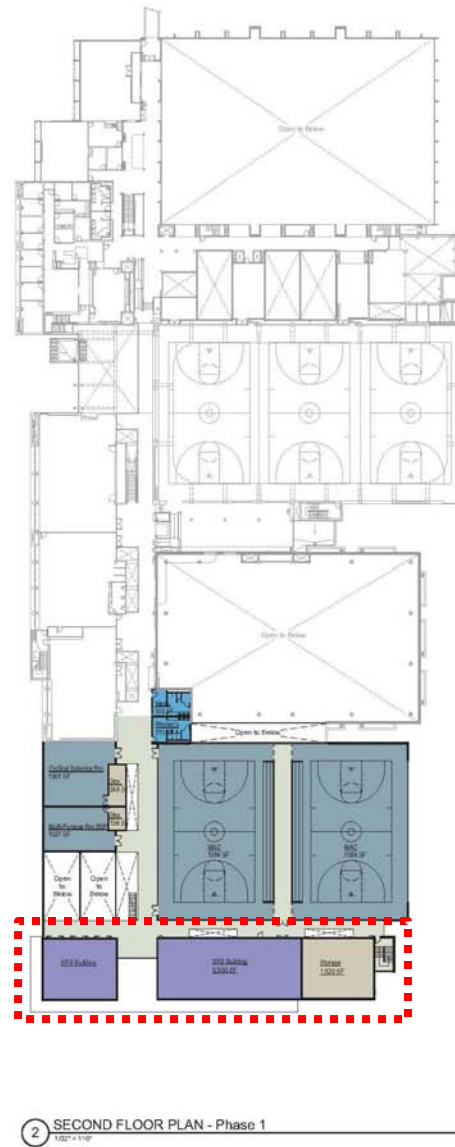
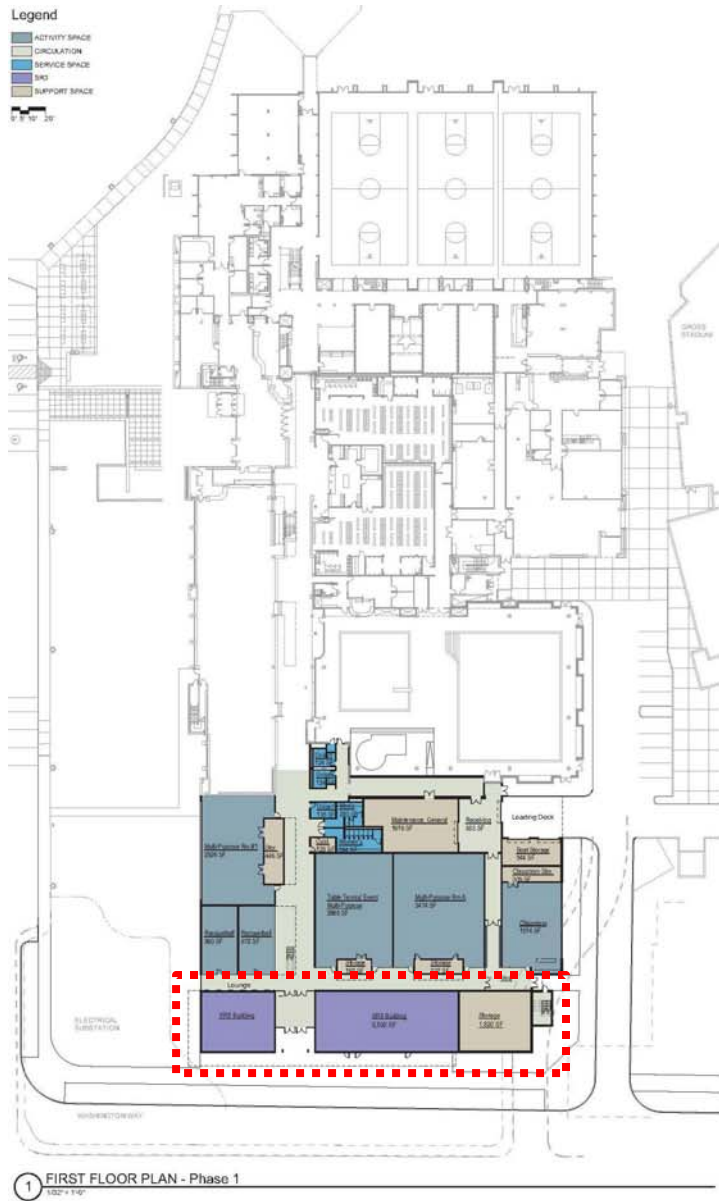




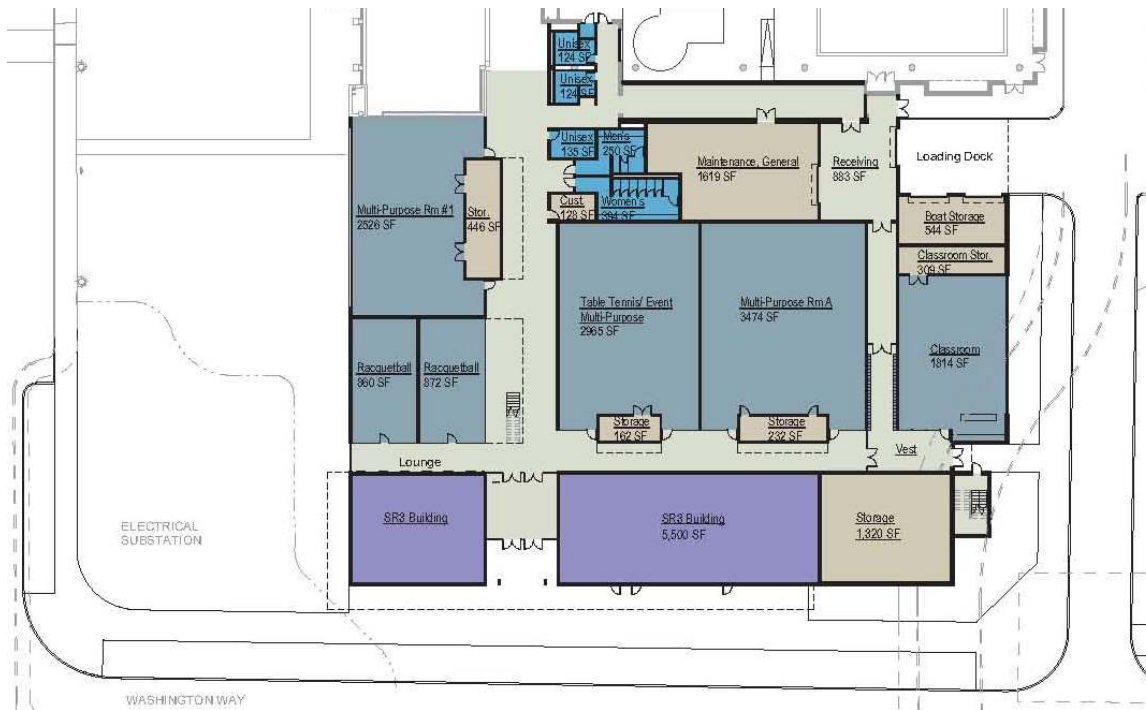
View from SW of SR3 Building, adjacent to proposed Dixon Recreation Center expansion (north of SR3 Building)



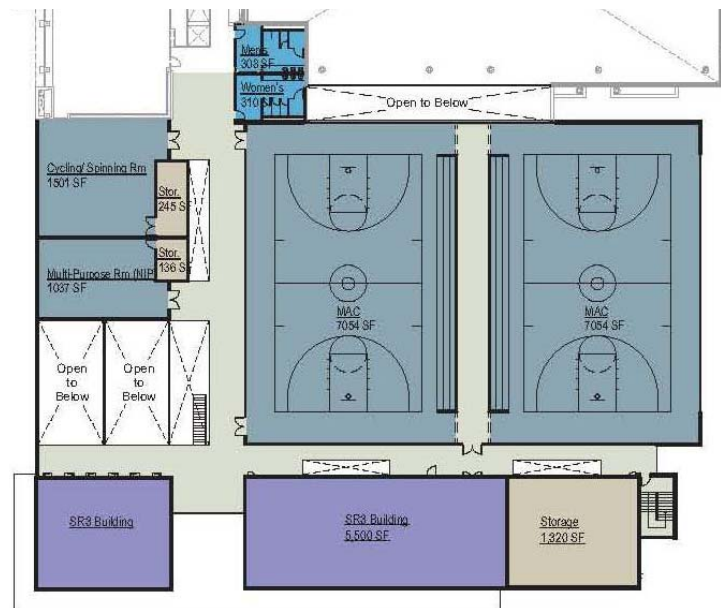
Proposed site plan for new SR3 Building, showing construction of the new building prior to the expansion of Dixon Recreation Center, if necessary. Temporary short term parking for Food Pantry and Child Care may be provided in the green space between the buildings until the expansion occurs. Permanent parking would follow relocation of Navy ROTC and replacement of the curved access road with a straight drive.



The SR3 Building is included as a component of a separate expansion study for the Dixon Recreation Center, as the southernmost portion of that concept. However, the SR3 Building is proposed to be a stand-alone structure that does not require the expansion of Dixon in order to move forward, but could be tied in at a later date. Additionally, in the future, the entrance lobby to SR3 Building could provide a third, southern entry to Dixon.



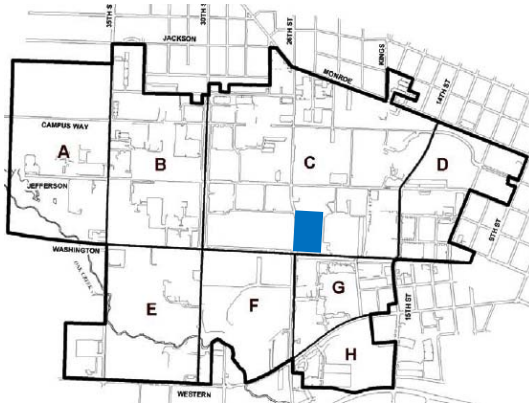
Upper right: An enlarged ground floor plan of the SR3 Building phase, as proposed in the recent Dixon Recreation Center Expansion Study. The SR3 Building program is shown in purple, with potential expansion area to east once the curving access road is straightened, as recommended.



Lower right: An enlarged second floor plan of the SR3 Building phase, as proposed in the recent Dixon Recreation Center Expansion Study.



OSU in the City of Corvallis zoning map



Dixon Rec Center in Campus Master Plan map



Dixon Rec Center site in OSU campus map

Approvals Process

Preliminary Code Review

The Dixon Recreation Center site is zoned “OSU” by the City of Corvallis, and falls under the requirements of the City’s Zoning Code for this zone. The new SR3 Building would be classified as B (Business) occupancy, with an E (Education) component for the drop-in childcare portion. Construction of the new building would currently fall under the requirements of the 2010 Oregon Structural Specialty Code, though the actual applicable code would be determined based on the anticipated date of permitting. The proposed additional 13,638 square feet of area in the SR3 Building falls within the allowed area for the site. Planning & Zoning review and approval are required. Due to the building’s location within the Oregon State University National Historic District, review and approval by the City of Corvallis’ Historic Resources Commission is required, and is discussed later in this Study.

The proposed structure would be two-stories, of construction Type II-A. Construction is proposed to be reinforced, cast-in-place concrete frame, with reinforced two-way, cast-in-place concrete roof deck. Alternately, the roof structure could be steel truss girders and open-web steel joists. Lateral bracing would be provided by cast-in-place concrete shear walls, with the structural frame and shear walls connected to the roof diaphragms.

To match the campus standard and the finishes at the Dixon Rec Center, exterior finishes for the SR3 Building are proposed to be brick masonry on pre-cast concrete wainscot panels, both with light-gauge metal framing back-up, or cast-in-place concrete at shear wall locations. Clear anodized aluminum composite material panels and similarly finished glazed aluminum storefront systems provide the remainder of the exterior materials.

Access to and egress from the upper level is provided by an enclosed stairwell and an open stair. Accessibility is provided by a single, hydraulic elevator. The entry/ egress points, routes through the building, and all restrooms would be designed to meet current accessibility guidelines as well as OSU standards for universal access, and current code requirements for occupant loads. Structural design would follow the latest code requirements for seismic resistance.

Permitting

Construction of the new SR3 Building will require a City of Corvallis code review. The facility is proposed to function as a Business occupancy type, with B occupancy classification. The included childcare facility would be considered a sub-type E occupancy, based on the age of the occupants. Additionally, the exterior facade of the facility will require City of Corvallis historical design review. The applicable guidelines for a design review process can be found in the City's Design Guidelines.

Campus Planning Committee

Pursuant to standard requirements for projects on the OSU campus, the SR3 Building project will require review and approval by the Campus Planning Committee (CPC). OSU standard also requires that projects situated within the OSU National Historic District (HRC) and requiring City historic review must receive approval from the CPC prior to submission and presentation to the HRC.

Historic Resources Commission

The Dixon Recreation Center site, where this concept for the SR3 Building is proposed, is situated within the OSU National Historic District. Because of this, City of Corvallis Planning & Zoning approval for the building requires approval first from the City Historic Resources Commission (HRC). Presentation before the Commission generally involves similar materials as prepared for the CPC review.

If schedule constraints for the SR3 Building project are tight, preparation and presentation to the HRC could be conducted concurrently with the design development phase of the Project (refer to Proposed Project Schedule provided in this study).

Planning & Zoning and Code Review

Expediting review for approval by Planning & Zoning, and the accompanying code review will be paramount for successful permitting to meet the tight project schedule. It will be important for the Architect and OSU Facilities to approach the City early in the Design Development phase and request a preliminary plan and code review. This will engage the City in a collaborative process to ensure planning and code concerns are addressed prior to construction documentation.



Rendering of the proposed concept from the southwest, showing the elevation along Washington Way



The Concept integrates the new SR3 Building without requiring changes to the access road or ROTC



Future straightening of the access road and relocation of the ROTC building can allow expansion of the SR3 Building to the east

Mechanical Code and Systems

Mechanical systems shall be design in accordance with the current version of the Oregon Mechanical Specialty Code.

The mechanical work will include all HVAC systems, including, but not limited to, air handlers or packaged rooftop equipment, ductwork and air distribution, chillers and cooling towers as an option for consideration, and steam-to-hot-water heat exchangers.

Design Conditions

Location	Corvallis, Oregon
Climate Zone	Temperate and Mixed
Latitude	44.56 degrees N
Elevation	240 feet

Outdoor Design Temperatures

Winter	25.0	Deg. F dry bulb (ASHRAE 99.6%)
	4,204	Heating Degree Days
Summer	92.7	Deg. F Dry Bulb (ASHRAE 0.4%)
	66.7	Deg. F Wet Bulb (ASHRAE 0.4%)

Indoor Design Temperatures

Room Type	Summer	Winter
Atrium Lobby Reception	75 F	70 F
Childcare	75 F	70 F
Recreation/ Community Room	75 F	70 F
Food Pantry, Kitchen and Storage	75 F	70 F
Corridors	75 F	70 F
Administration & Other Offices	75 F	72 F
Lactation and Prayer Rooms	75 F	70 F
Restrooms	75 F	70 F
Electrical Rooms	80 F	65 F
Mechanical Rooms	80 F	65 F
Elevator Machine Room	80 F	65 F

Heat Gains

Internal Heat Loads	To be provided at later design stages with Room Data Sheets; Refer to Section 1, Program Needs Assessment
Occupant Load	

Minimum Supply & Exhaust Air Quantities

Space Type	Minimum Air Changes per Hour
All Spaces except the following	Greater of 2 air changes per hour or 0.3 cfm/sf
Kitchen	0.25 cfm/sf exhaust plus cfm to match hood exhaust
Restrooms	70 cfm per toilet exhaust.

Room Pressure Relationships

Offices	Negative to	Corridors
Conference Rooms	Negative to	Corridors
Childcare	Negative to	Lobby/ Atrium
Recreation	Negative to	Lobby/ Atrium
Food pantry	Negative to	Recreation
Kitchen	Negative to	Recreation
Storage	Positive to	Kitchen
Restrooms	Negative to	Adjacent Spaces
Lobby/ Atrium and corridors	Positive to	Adjacent Spaces

Electrical Code and Systems

The electrical systems will be designed in accordance with the current version of the National Electrical Code with Oregon Amendments.

The electrical service to the building would be 480/277 volt service, distributed either from the Dixon Recreation Center or the adjacent substation at the corner of SW 26th Avenue and Washington Way.

Lighting

The predominant electric light source within the facility will be fluorescent lamps with electronic ballasts. The project should incorporate energy efficient lighting that complies with the OSU Standards in place at the time of design. This may include more efficient fluorescent T-5 systems and LED sources. All exterior and interior lighting fixtures will be commercial grade or better and provided at 277 volts where possible.

While the lighting systems will be designed to comply with the Oregon State Energy Code, the goal should be to design the lighting to be less than the mandated watts per square foot to aid in reducing the University's energy costs and energy 'footprint'. This will involve daylight harvesting, occupancy and vacancy sensors, photocells, time clocks and local controls to provide area control by occupants. The general average maintained design footcandle levels for various areas within the facility will be based on Illuminating Engineering Society of North America (IES) recommended light levels.

The proposed work will require compliance with State Energy Efficiency Design (SEED), as a Class 1 building (greater than 10,000 sf). Designation under the SEED Program requires a series of meetings to discuss the energy goals of the project, design criteria, integrated energy design approach, the Energy Systems Performance Verification Plan, modeling approach and energy conservation measures related to the building design. Required document submittals should be made early to allow adequate time for review and more productive meetings.

Compliance with the 1.5 Percent for Solar Energy program will also be required for this project due to estimated construction cost (greater than \$1 million). OSU has adopted a standard policy of pooling the funding requirements of the 1.5 Percent for Solar Energy program as a single, campus-wide sum to be used toward off-site solar energy development. This practice of providing a single, large array to meet the requirements of several projects can provide a more efficient use of the funds, in lieu of distributed solar energy projects.



Lighting control systems and addressable equipment coupled with automatically controlled window coverings can significantly increase building efficiency and indoor environmental quality

Construction Cost Projection

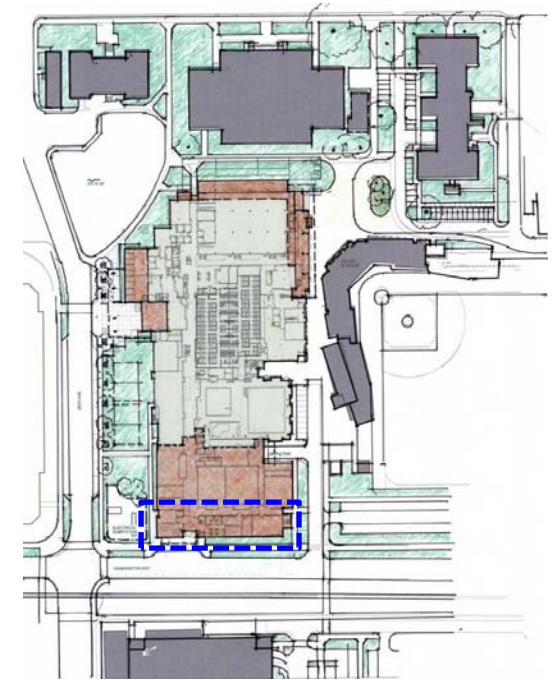
Cost Summaries

Cost projection for the concept developed in the Feasibility Study was managed on a program-type and area basis, appropriate at this stage of Class 4 cost estimate, in lieu of a UniFormat or direct Material Take-off/ Quantity format cost analysis.

The cost analysis provided here is an ESTIMATION OF CONSTRUCTION COST. For the purposes of DETERMINING FUNDING, an Owner's Soft Cost percentage should be added to these construction cost projections. This is often calculated at between 25 and 40%, with a conservative estimate of Owner Soft Costs at 35%, representing 31% for basic Soft Costs, plus 2% for LEED project certification, 1% for additional LEED commissioning, and 1% for the Percent for Art program.

An actual project budget should be developed separately in coordination with OSU Facilities to include project management costs, design fees and other costs associated with the entire project, per Facilities' standards. Additionally, operations and maintenance cost projections, developed by the Office of the Dean of Student Life and the various Student Resources departments represented in the new SR3 Building from previous operational data, should be considered for the enlarged facility, to provide a better understanding of the total life cycle costs. Included in the Appendix is the document Owner's Soft Costs Assumptions, which provides experience-based guidance on the level of soft costs that may be applied to the construction cost projection provided here, to arrive a total project cost.

The owner's standard contingencies should be included in the overall Project Cost analysis for Project Budget and funding determination purposes. Owner contingency should reflect the nature of the unique characteristics of this particular project, as a new building that may need to be constructed adjacent to ongoing renovation of a complex existing building, the Dixon Recreation Center, as well as on-going right-of-way and alignment road and utilities work on Washington Way. Additionally, time escalation of the projected costs should be taken into account, with the time basis of this Study's cost projection being spring 2013.



Proposed footprint of Dixon Rec Center expansion, with SR3 at south (indicated in blue)

SR3 BUILDING

PROGRAM AREAS & COST PROJECTION

	Area Calculations				
	Occupancy	B, Business		E, Education	
	Function	Student Serv's	Restroom	Support	Childcare
	Core & Shell cost:	\$125 /sf			
Finishes % fixtures cost (by function area type):	\$110 /sf	\$130 /sf	\$50 /sf	\$95 /sf	
Cost assumption (by function area type):	\$235 /sf	\$255 /sf	\$175 /sf	\$220 /sf	
GROUND FLOOR					
Kitchen			513 sf		
Recreation Room	846 sf				
Food Pantry			528 sf		
Storage			648 sf		
Dropoff Childcare				1,844 sf	
Reception & On-call	114 sf				
Unisex restroom at Childcare		180 sf			
Unisex restroom at Student Services		218 sf			
Unisex restroom at Student Services		218 sf			
Circulation & Lobby	1,207 sf				
Lockers for Commuters	not provided in the final concept				
Textbook Exchange	not provided in the final concept				
Retail Store	not provided in the final concept				
Area grossing factor @ 15%	325 sf	92 sf	253 sf	277 sf	
Sub-Totals, Ground Floor Areas	2,492 sf	707 sf	1,942 sf	2,121 sf	
Sub-Totals, Ground Floor Costs	\$ 76,387	\$ 23,524	\$ 44,336	\$ 60,852	

Continued

Occupancy Function	B, Business			E, Education
	Student Serv's	Restroom	Support	Childcare
SECOND FLOOR				
Conference Room	551 sf			
Conference Room	345 sf			
Office	202 sf			
Office	171 sf			
Office	173 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	156 sf			
Office	156 sf			
Office	178 sf			
Work Stations	345 sf			
Work Stations	375 sf			
Lactation Room	109 sf			
Prayer Room	114 sf			
Unisex restroom at Student Services		218 sf		
Unisex restroom at Student Services		218 sf		
Circulation	1,437 sf			
Area grossing factor @ 15%	766 sf	65 sf	0 sf	0 sf
Sub-Totals, Second Floor Areas	5,876 sf	500 sf	0 sf	0 sf
Sub-Totals, Second Floor Costs	\$ 1,380,775	\$ 127,564	\$ -	\$ -

Continued

PROGRAM AREA & COST				
Occupancy Function Total Areas	B, Business			E, Education
	Student Serv's	Restroom	Support	Childcare
	8,368 sf	1,208 sf	1,942 sf	2,121 sf
Sub-Totals, Costs	\$ 1,966,407	\$ 307,913	\$ 339,911	\$ 466,532
SR3 BUILDING PROGRAM SUBTOTAL COST				\$ 3,080,762

SITE IMPROVEMENTS COST	Area / volume	Unit cost	Cost
Earthwork	2,757 cy	\$16.00 /cy	\$ 44,104
Conc. Paving	1,297 sf	\$5.87 /sf	\$ 7,617
Asphalt Paving	3,240 sf	\$5.37 /sf	\$ 17,408
Landscape Areas	8,168 sf	\$4.78 /sf	\$ 39,025
Relocate Volleyball Courts	5,400 sf	\$5.28 /sf	\$ 28,500
SITE IMPROVEMENTS SUBTOTAL COST			\$ 136,655

SUBTOTAL CONSTRUCTION COST PROJECTION		\$ 3,217,417
CONCEPTUAL PHASE ESTIMATING CONTINGENCY @ 20%		\$ 643,483
TOTAL CONSTRUCTION COST PROJECTION, SR3 BUILDING		\$ 3,860,901
TOTAL AREA, SR3 BUILDING		13,638 sf
AVERAGE CONSTRUCTION COST / SF		\$283 /sf

The construction cost projection provided above does not include owner's soft costs, owner's cost contingencies or escalation for time to the commencement of the work.

In addition to the proposed SR3 Building configuration with Childcare & Family Resources, the Human Services Resource Center and Veterans Resources, it was requested that the design team provide an assessment of the cost to include program for Counseling and Psychological Services (CAPS) in the SR3 Building. This would require a third and partial fourth floor to accommodate the approximately 13,000 sf of CAPS area requirement.

There would be a minor savings (6 to 10%) in core & shell cost due to redundant structural and services for a combined, larger building. The CAPS program was also included as a potential partner in the Dixon Recreation Center Phase 4 Expansion Study, as a new third floor above the administration area in that building. The construction cost projection for including the CAPS program in the SR3 Building concept is provided on the following pages.

SR3 BUILDING with CAPS PROGRAM

PROGRAM AREAS & COST PROJECTION

PROGRAM AREAS & COST PROJECTION	Area Calculations				
	Occupancy	B, Business		E, Education	
	Function	Student Serv's	Restroom	Support	Childcare
	Core & Shell cost:	\$115 /sf			
Finishes % fixtures cost (by function area type):	\$110 /sf	\$130 /sf	\$50 /sf	\$95 /sf	
Cost assumption (by function area type):	\$225 /sf	\$245 /sf	\$165 /sf	\$210 /sf	
GROUND FLOOR					
Kitchen			513 sf		
Recreation Room	846 sf				
Food Pantry			528 sf		
Storage			648 sf		
Dropoff Childcare				1,844 sf	
Reception & On-call	114 sf				
Unisex restroom at Childcare		180 sf			
Unisex restroom at Student Services		218 sf			
Unisex restroom at Student Services		218 sf			
Circulation & Lobby	1,207 sf				
Lockers for Commuters	not provided in the final concept				
Textbook Exchange	not provided in the final concept				
Retail Store	not provided in the final concept				
Area grossing factor @ 15%	325 sf	92 sf	253 sf	277 sf	
Sub-Totals, Ground Floor Areas	2,492 sf	707 sf	1,942 sf	2,121 sf	
Sub-Totals, Ground Floor Costs	\$ 73,136	\$ 22,601	\$ 41,803	\$ 58,086	

Continued

Occupancy Function	B, Business			E, Education
	Student Serv's	Restroom	Support	Childcare
SECOND FLOOR				
Conference Room	551 sf			
Conference Room	345 sf			
Office	202 sf			
Office	171 sf			
Office	173 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	114 sf			
Office	156 sf			
Office	156 sf			
Office	178 sf			
Work Stations	345 sf			
Work Stations	375 sf			
Lactation Room	109 sf			
Prayer Room	114 sf			
Unisex restroom at Student Services		218 sf		
Unisex restroom at Student Services		218 sf		
Circulation	1,437 sf			
Area grossing factor @ 15%	766 sf	65 sf	0 sf	0 sf
Sub-Totals, Second Floor Areas	5,876 sf	500 sf	0 sf	0 sf
Sub-Totals, Second Floor Costs	\$ 1,322,018	\$ 122,561	\$ -	\$ -

Continued

Occupancy Function	B, Business			E, Education
	Student Serv's	Restroom	Support	Childcare
THIRD FLOOR				
CAPS Reception	150 sf			
CAPS Waiting	480 sf			
Private Workroom	100 sf			
Private Waiting Room	80 sf			
Business Manager Office	110 sf			
Staff Support Office	100 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
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Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Practicum Office	150 sf			
Mental Health Practicum Office	150 sf			
Mental Health Practicum Office	150 sf			
Mental Health Practicum Office	150 sf			
Student Work Area	200 sf			
Men's Restroom		160 sf		
Women's Restroom		190 sf		
Circulation and area grossing factor @ 25%	1,130 sf	88 sf	0 sf	0 sf
Sub-Totals, Third Floor Areas	5,650 sf	438 sf	0 sf	0 sf
Sub-Totals, Third Floor Costs	\$ 1,271,250	\$ 107,188	\$ -	\$ -

Continued

Occupancy Function	B, Business			E, Education
	Student Serv's	Restroom	Support	Childcare
FOURTH FLOOR				
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Professional Office	150 sf			
Mental Health Director Office	216 sf			
Mind Spa	160 sf			
Mind Spa	160 sf			
Active Minds Office	400 sf			
CAPS Small Conference Room	320 sf			
Group Room	300 sf			
Group Room	300 sf			
Group Room	300 sf			
Large Group Room	500 sf			
CAPS Storage	100 sf			
Men's Restroom		160 sf		
Women's Restroom		190 sf		
Circulation and area grossing factor @ 25%	989 sf	88 sf	0 sf	0 sf
Sub-Totals, Fourth Floor Areas	4,945 sf	438 sf	0 sf	0 sf
Sub-Totals, Fourth Floor Costs	\$ 1,112,625	\$ 107,188	\$ -	\$ -

Continued

PROGRAM AREA & COST				
Occupancy Function	B, Business			E, Education
	Student Serv's	Restroom	Support	Childcare
Total Areas	18,963 sf	2,083 sf	1,942 sf	2,121 sf
Sub-Totals, Costs	\$ 4,266,605	\$ 510,213	\$ 320,488	\$ 445,326
SR3 BUILDING PROGRAM SUBTOTAL COST				\$ 5,542,631
SITE IMPROVEMENTS COST		Area / volume	Unit cost	Cost
Earthwork		3,563 cy	\$16.00 /cy	\$ 57,015
Conc. Paving		1,297 sf	\$5.87 /sf	\$ 7,617
Asphalt Paving		3,240 sf	\$5.37 /sf	\$ 17,408
Landscape Areas		8,168 sf	\$4.78 /sf	\$ 39,025
Relocate Volleyball Courts		5,400 sf	\$5.28 /sf	\$ 28,500
SITE IMPROVEMENTS SUBTOTAL COST				\$ 149,566
SUBTOTAL CONSTRUCTION COST PROJECTION				\$ 5,692,197
CONCEPTUAL PHASE ESTIMATING CONTINGENCY @ 20%				\$ 1,138,439
TOTAL CONSTRUCTION COST PROJECTION, SR3 BUILDING, WITH CAPS PROGRAM				\$ 6,830,636
TOTAL AREA, SR3 BUILDING				25,108 sf
AVERAGE CONSTRUCTION COST / SF				\$272 /sf
TOTAL AREA, STUDENT RESOURCES PROGRAM				13,638 sf
TOTAL COST, STUDENT RESOURCES PROGRAM				\$ 3,710,237
TOTAL AREA, CAPS PROGRAM				11,470 sf
TOTAL COST, CAPS PROGRAM				\$ 3,120,398

Note that the total construction cost projection is broken down into separate cost projections for the Student Resources and CAPS portions of the program. The construction cost projection provided above does not include owner's soft costs, owner's cost contingencies or escalation for time to the commencement of the work.