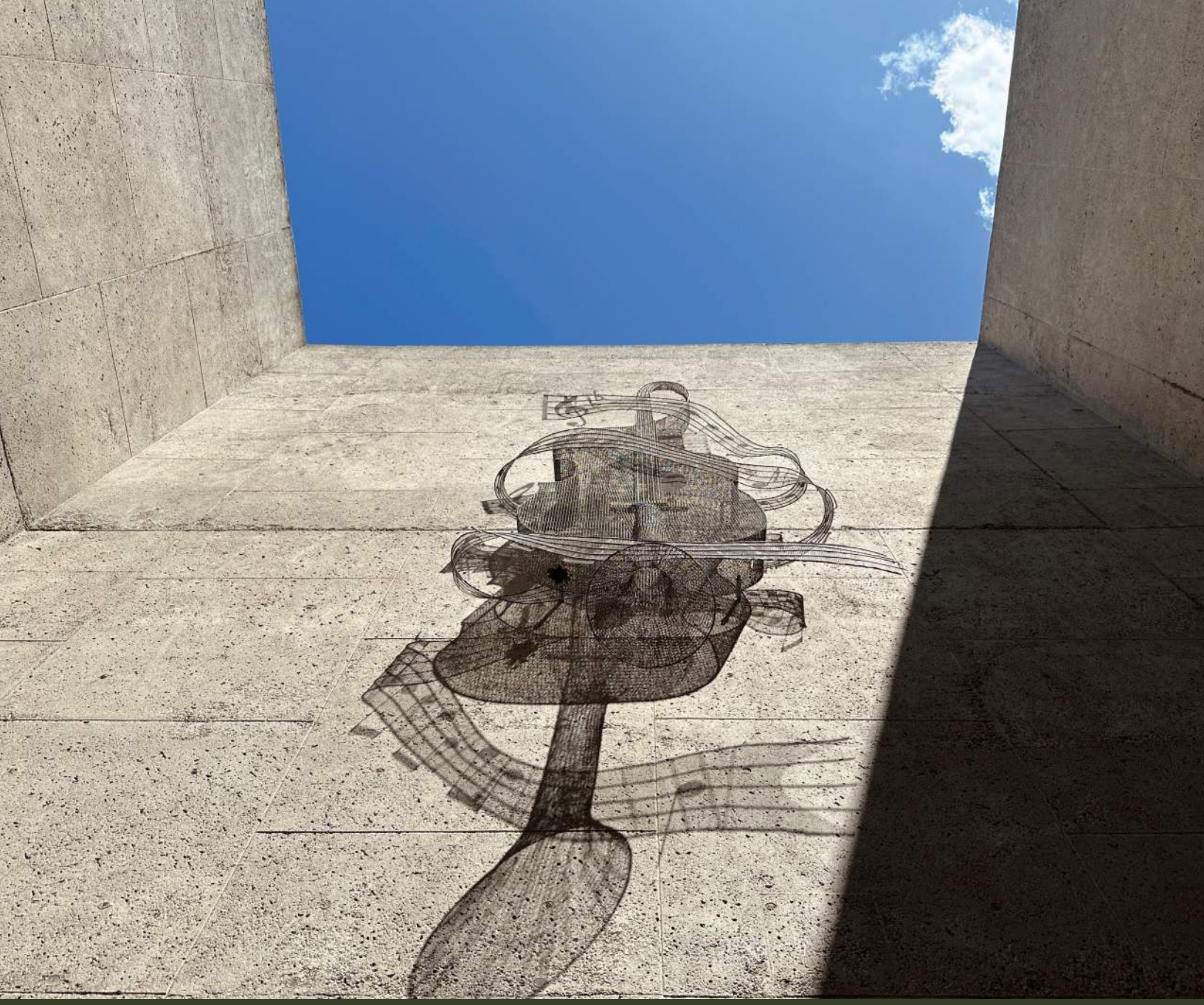


CBC

Columbia Basin College

PERFORMING ARTS BUILDING REPLACEMENT

Integrus Project No. 22559.01
DES Project No. 2025-771
OFM Project No. 40000108

May 14, 2026

semple brown

INTEGRUS

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Spokane, WA 99201
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PREDESIGN BOOK

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INTRODUCTION

AUTHORITY:

This predesign study was authorized by and contracted through Columbia Basin College. Utilizing the format recommended in the 2025-2027 Predesign Manual developed by the Office of Financial Management, State of Washington.

FORMAT:

The Columbia Basin College Project Request was completed in 2017 and submitted in the 2019-2021 biennium. The Performing Arts Building Replacement is a major capital project for CBC.

PREDESIGN COMMITTEE MEMBERS:

Columbia Basin College Design Advisory Team (DAT):

- Brian Dexter
  Assistant VP for Campus Operations
- Eduardo Rodriguez
  VP for Administrative Services
- Michael Lee
  VP for Instruction
- Steven Schneider
  Capital Projects & Space Planning Coordinator
- Susan Shelangoskie
  Dean for Arts, Humanities, & Communication

Columbia Basin College Expanded Project Team:

- Ronn Campbell, *Senior Associate Professor of Theatre/Design & Technology Director*
- Chelsae Linehan, *Program Support Supervisor*
- Bill McKay, *Associate Professor of Music*
- Mike Scott, *Associate Professor of Music*
- Rachel Smith, *Senior Associate Professor of Art*
- Sofie Uribe, *Program Assistant*
- Bruce Walker, *Associate Professor of Music*
- Tracy Walker, *Professor of Art*
- Collin Wilson, *Senior Associate Professor of Music*

AGENCY INFORMATION	
AGENCY NAME	COLUMBIA BASIN COLLEGE
AGENCY CODE	699
PROJECT NUMBER	40000108
PROJECT TITLE	Performing Arts Building Replacement
AGENCY ADDRESS	Brian Dexter, Assistant Vice President for Campus Operations bdexter@columbiabasin.edu 2600 N. 20th Ave. Pasco, WA 99301 P: 509.542.4727



Performing Arts Building Replacement - Project Site

Department of Enterprise Services:

- Jeff Gonzalez, Project Manager

Design Team:

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- Kandis Larsen, Integrus
- Ty Miller, Integrus
- Kayla Stoker, Integrus
- Chris Wineman, Semple Brown
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- Anthony Schoen, MW Engineers
- Joel Enevold, MW Engineers
- Paul Knutzen, Knutzen Engineering
- Jeff Weaver, Thomas Consulting
- Ian Hunter, Shalleck Collaborative

Section 1

EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

1.1 PROBLEM SUMMARY

Built in 1971, the 37,170-square-foot concrete facility originally connected the Visual Arts, Music, and Theatre programs, but its once-iconic design now limits functionality and accessibility. Instructional spaces are undersized and inflexible, restricting the types of classes, rehearsals, and studio work the programs can support. Poor daylighting and acoustics diminish the quality of the learning and creative environment, directly affecting student performance and instructional effectiveness.

Large portions of the building are not accessible, creating barriers for students, faculty, and community members and limiting the college's ability to host inclusive public events. Circulation is confusing and, unsafe, complicating daily movement, equipment transport, and visitor wayfinding during performances and exhibitions.

Nearly half of the building's square footage is consumed by support and circulation space, leaving inadequate room for teaching, rehearsal, and performance. The lack of specialized studios, proper storage, and modern technology infrastructure further restricts program capabilities and hinders interdisciplinary collaboration.

Collectively, these deficiencies constrain student success, limit recruitment and retention, and reduce the college's capacity to serve as a vibrant cultural resource for the region.



Existing Performing Arts Building

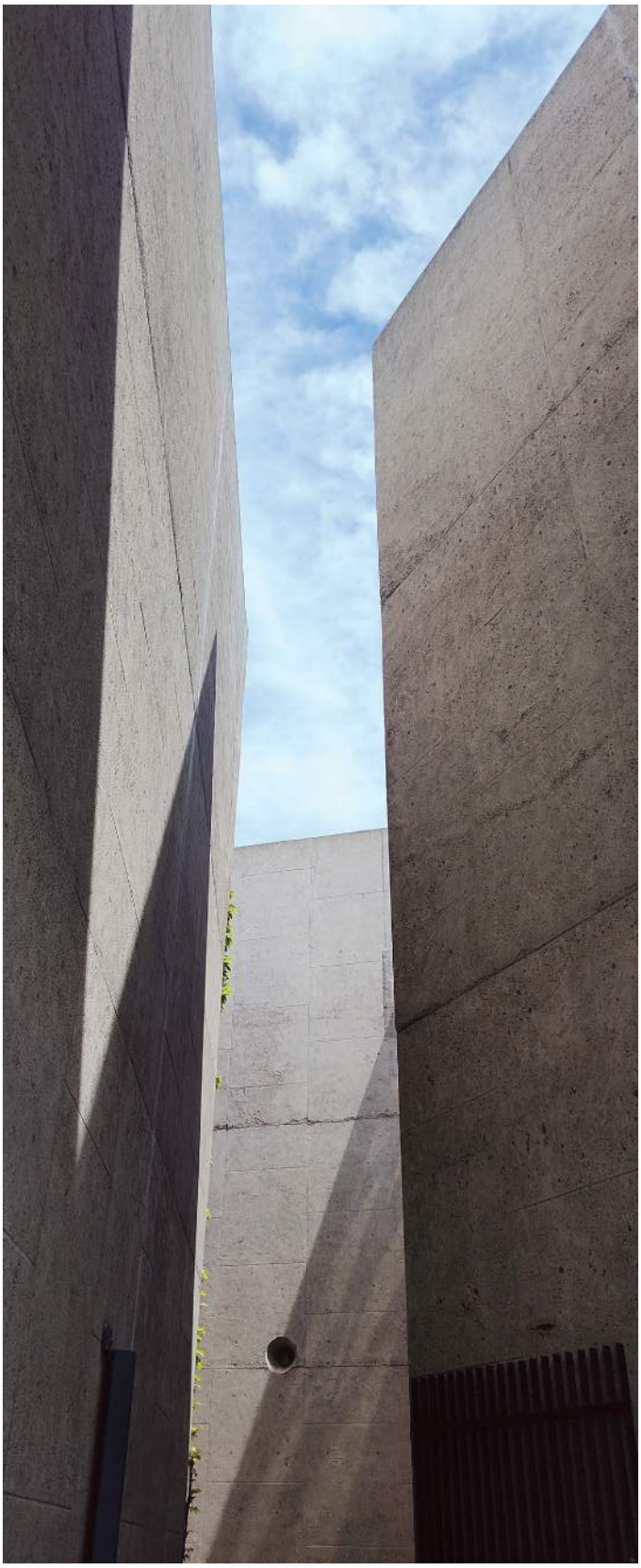
1.2 OPPORTUNITY & REQUIREMENTS

The project is to replace the outdated facility with a state-of-the-art, 51,285-square-foot Performing Arts Building designed to meet contemporary educational expectations and industry standards. The program includes flexible, technology-rich classrooms and studios; a professional-grade theatre and recital hall; a dedicated art gallery; and essential administrative and storage spaces that support day-to-day operations.

The new Columbia Basin College Performing Arts Building will provide an inclusive, high-performance environment intentionally crafted to elevate instructional quality, expand creative exploration, and enhance student success across all disciplines. Its design supports modern pedagogy and professional practice, ensuring students engage with tools and spaces that reflect current and emerging standards in the arts.

CBC's arts programs maintain strong, longstanding relationships with regional K–12 schools, strengthening pathways that guide students from early arts exposure into post-secondary study and future careers in the visual and performing arts. Likewise, the college's ongoing collaborations with community partners, such as the Community Band and the regional artists who exhibit in the Esvelt Gallery, extend the reach of its programs and foster meaningful cultural engagement across the region.

A new Performing Arts Building will do more than simply replace an aging facility, it will position Columbia Basin College as a regional cultural anchor. By providing exceptional learning and performance spaces, the building will inspire new levels of creativity, expand community access to the arts, and strengthen the college's role as a hub for collaboration, innovation, and cultural enrichment throughout the region.



Existing Outdoor Courtyard / Open Air Lobby

1.3 SUMMARY OF ALTERNATIVES CONSIDERED

No Action Alternative:
A "no action" alternative was considered but would involve a number of limitations and negative outcomes for CBC students, faculty, and the broader regional community.

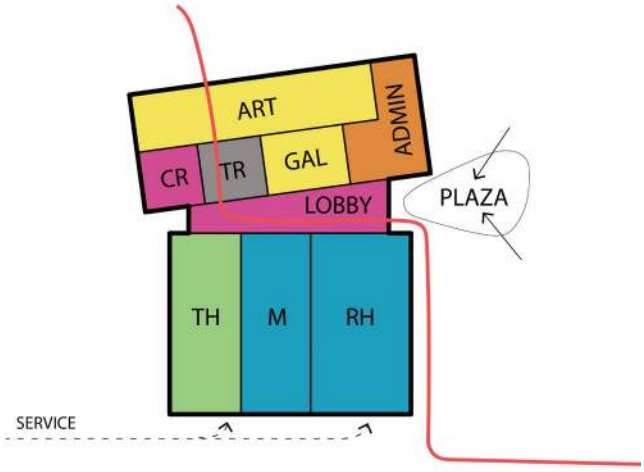
Alternative A: Pivot
This alternative envisions a new building organized along an east–west axis, with Administration and Visual Arts positioned to the north and Music and Theatre to the south. The massing creates a welcoming, campus-facing gesture that establishes a clear hierarchy of entrances and reinforces the building's role as a prominent point of arrival.

Alternative B: Frame (preferred alternative)
This alternative proposes a new east–west–oriented building, placing Administration and Visual Arts on the north side of the axis and Music and Theatre on the south. The building program is organized to create an efficient frame around the central lobby space which becomes an adaptable hub for instruction, collaboration, and gathering.

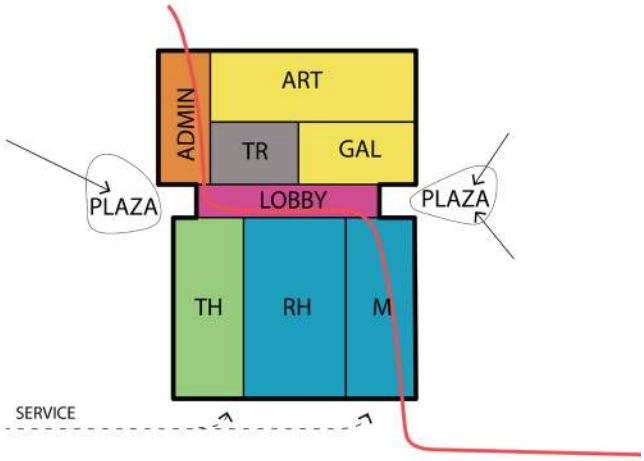
Alternative C: Axis
This alternative organizes the new building along a north–south axis, emphasizing the Gallery and Administration as distinct architectural elements along the east side. Music, Theatre, and Visual Arts would be located to the west, creating a clear and expressive division of programs while enhancing the building's overall legibility and presence facing campus.

1.4 SUMMARY OF PREFERRED ALTERNATIVE

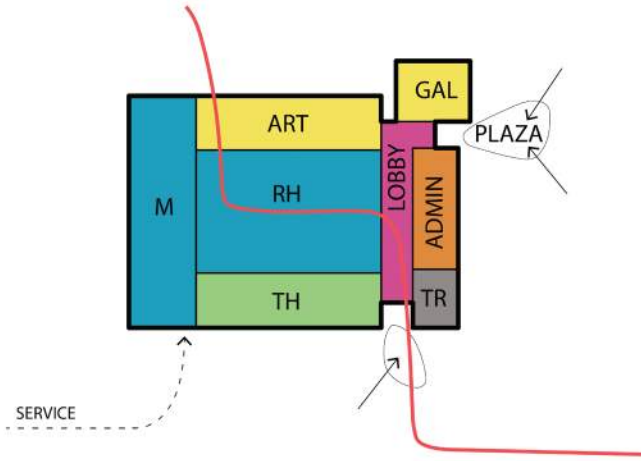
The identified institutional goals, program needs, and ability to address state mandated performance criteria can be best addressed through Alternative B: Frame. This approach aligns most closely with CBC's institutional mission while supporting the project's Guiding Principles and meeting the diverse needs of the programs to be housed in the new Performing Arts Building.



Alternative A: Pivot



Alternative B: Frame (preferred alternative)



Alternative C: Axis

Section 2

PROBLEM STATEMENT

2.0 PROBLEM STATEMENT

2.1 IDENTIFY THE PROBLEM & OPPORTUNITY

The existing Performing Arts Building at Columbia Basin College, constructed in 1971, has reached the end of its useful life and no longer meets the functional, safety, and accessibility standards required for modern arts and music education.

The existing building's monolithic concrete structure, undersized classrooms, inadequate ventilation, low performing systems, and lack of ADA compliance severely limit instructional quality and student success.

The opportunity is transformative: to replace this outdated facility with a 51,285 square foot Performing Arts Building that embodies flexibility, inclusion, and artistic vitality.

The new building will feature a 100-seat theatre, a 500-seat recital hall, gallery, studios and labs for visual and performing arts, and space for interdisciplinary collaboration. Purpose-built spaces will support academic excellence within the programs, while informal learning areas will foster multi-disciplinary collaboration and connect students and faculty with the community in a vibrant cultural hub.

This project will be accomplished through a progressive-design-build delivery method that prioritizes adaptability, sustainability, and professional-grade performance standards.

Through the integration of advanced technology, daylighting, and durable materials the new Performing Arts Building will achieve LEED Silver certification and long-term operational efficiency.

By creating a safe, accessible, and inspiring environment, the Performing Arts Building will elevate student success, strengthen community partnerships, and position CBC as a leader in arts education for the 21st century.



Existing Music Instructional Lab



Existing Thrust Theatre



Existing Visual Arts 3D Studio from Wood Shop Mezzanine

2.2 IDENTIFY THE OPERATIONAL REQUIREMENTS

Meeting statutory and accreditation requirements is essential to CBC's mission and student success. The current Performing Arts Building cannot meet these standards, creating barriers to accessibility, safety, and program quality. This project resolves those gaps while preparing for future growth and evolving educational needs.

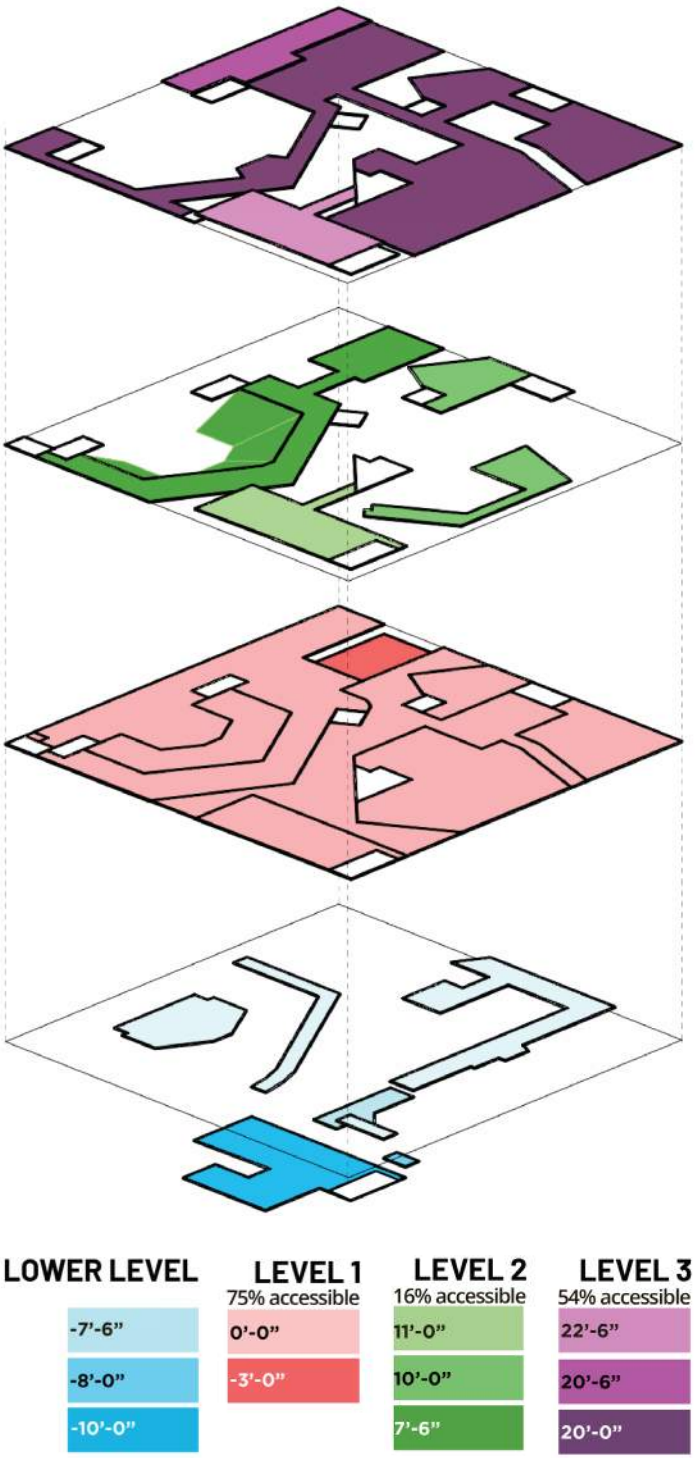
- **Statutory Compliance:** ADA accessibility, building codes, and accreditation standards (NWCCU) require safe, inclusive, and technologically equipped spaces.
- **Health & Safety:** Ventilation, circulation, and emergency egress deficiencies in the current building.
- **Program Needs:** Specialized studios, theatres, and labs to support modern pedagogy and workforce preparation.

The operational programs for Columbia Basin College's Performing Arts Building are governed by statutory requirements for health, safety, and accessibility, including compliance with the Americans with Disabilities Act (ADA), state and local building codes, and accreditation standards set by the Northwest Commission on Colleges and Universities (NWCCU).

Accessibility Requirements for People with Disabilities:

- Washington State Law Against Discrimination (RCW49.60.222)
- Washington State Building Code (WAC 51-50)
- Americans with Disabilities Act of 1990 (2 U.S.C. Part B)
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794)

51% **Over half of the existing building is inaccessible.**



Existing Building Level Accessibility Review

Green Building Requirements:

- High Performance Building – LEED Silver Standard (RCW 39.35D)
- State Energy Standards for Clean Buildings, RCW 19.27A.210
- Per Executive Order 20-01 State Efficiency and Environmental Performance, New Facility Construction, dated January 23, 2020.
- Electric Car Charging Stations per RCW 19.27.540
- Greenhouse Gas Reduction Strategies per RCW 70A.45.070

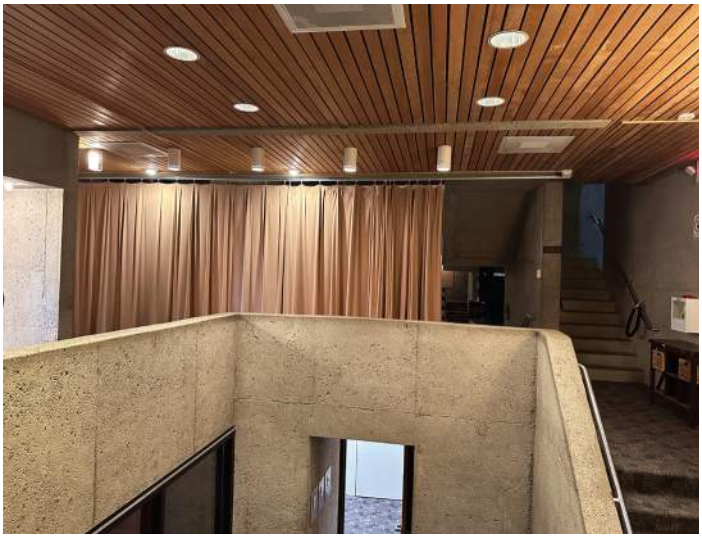
Infrastructure Requirements:

- International Building Code (IBC)
- International Mechanical Code
- International Fire Code (IFC)
- Local Codes & Ordinances
- National Electric Code (NFPA 70)

Fire Protection Requirements:

- National Fire Protection Association (NFPA) Section 13
- International Fire Code (IFC)
- Local Pasco Codes & Ordinances (Pasco PMC Title 16)
- Regulations of the State Fire Marshall

The existing building, constructed in 1971, predates these regulations and cannot be feasibly adapted to meet them. Narrow stairways, non-compliant restrooms, and inaccessible upper-level offices create barriers for mobility-impaired students and faculty. Ventilation systems fail to meet current standards for air quality, posing health risks in art studios where fumes and particulates are generated. These deficiencies underscore the urgent need for a replacement facility that provides safe, inclusive, and code-compliant environments.



Existing Lobby Connection to Theatre With Curtain Divider



Existing Keyboard Lab



Existing Nonsecurable Visual Arts Outdoor Work Area

2.3 CONNECTION TO MISSION, GOALS, AND OBJECTIVES

The Guiding Principles and identified preferred alternative align with CBC's institutional goals, initiatives, and long-term plans.

Guiding Principles
An initial visioning workshop was held with the Design Advisory Team and Expanded Project Team to develop a list of goals and aspirations that would guide the project. The project Guiding Principles will become a driver for the design and decision-making throughout the duration of the project. The final Guiding Principles are centered around five themes and supporting strategies shown below.



Expanded Project Team Visioning Workshop

Artistic & Educational Excellence

Create Specialized and shared spaces that support high-quality arts education.
Foster innovation through environments that encourage exploration and artistic risk-taking.
Provide professional-grade facilities aligned with industry standards.

Connection & Inclusion

Convey a sense of welcome to the campus and community.
Establish a hub that brings the arts together to promote collaboration and connection.
Design in-between spaces for spontaneous creative exchange and social interaction.
Ensure all spaces are accessible, inclusive, and culturally resonant.

Flexibility & Innovation

Design diverse spaces for long-term adaptability.
Integrate adaptable technology to support evolving industry practices.

Wellbeing & Safety

Prioritize safety and wellbeing to support occupant comfort, focus, and emotional health.
Use enduring materials to ensure long-term performance.

Identity & Creative Vitality

Design a building with a distinct identity that reflects the artistic spirit of CBC.
Create environments that energize creativity and elevate the experience of the arts.

Key Connections
The new Performing Arts Building is not just a building - it is a strategic investment that aligns CBC's mission, statutory obligations, and long-term vision for student success and community impact. This project addresses critical compliance gaps while advancing the College's goals for equity, innovation, and cultural vitality as outlined in the Strategic Plan and 2023 Campus Facility Master Plan.

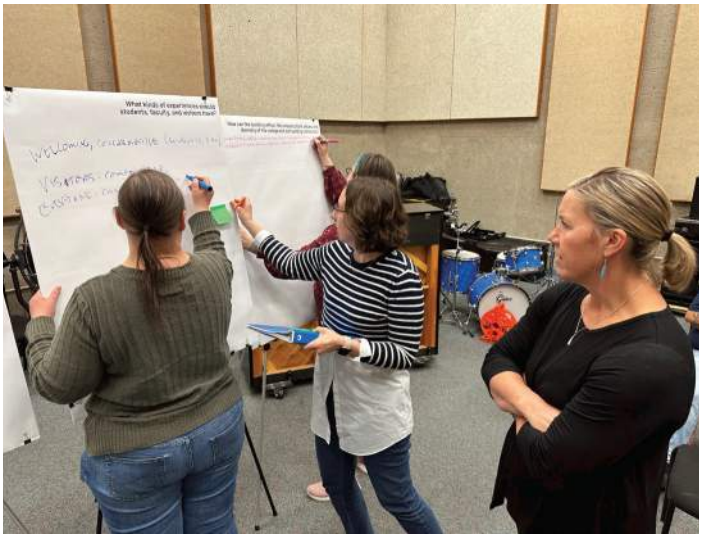
Mission Alignment
CBC's mission is to inspire, educate, and support all students in an environment of academic excellence, fostering meaningful employment and lifelong learning. Modern performing arts facilities are essential to delivering this promise.

- **Strategic Priorities:** Support Student Success through inclusive pathways, Teaching and Learning via innovative, culturally responsive environments, and Community Relationships by creating a regional arts hub.
- **Master Plan Goals:** Advances Goal #2: student centered, flexible, and adaptable environments and Goal #4: aligning facilities with the Strategic Plan.
- **Statutory Requirements:** Meets ADA accessibility, building codes, and accreditation standards (NWCCU), ensuring safe, inclusive, and technologically advanced spaces.

CBC's mission to inspire, educate, and support all students in an environment of academic excellence requires facilities that foster creativity, equity, and innovation. The current Performing Arts Building cannot meet this standard. Its outdated design limits access, collaboration, and instructional quality, creating barriers to student success and community engagement. This project directly addresses those challenges by creating a modern, inclusive space that reflects CBC's core values: Student Learning, Culture of Excellence, Diversity, Equity and Inclusion, Sustainability, and Wellbeing.



Expanded Project Team Work Session 1 Visioning



Expanded Project Team Work Session 1 Visioning



Campus Student Engagement Kick-Off

Strategic Plan
The Strategic Plan emphasizes four priorities: Student Success, Teaching and Learning, Culture and Systems, and Community Relationships. The Fine and Performing Arts Building advances these priorities by providing culturally responsive learning environments, flexible pathways, and spaces that promote belonging and engagement. It also strengthens partnerships with K–12, industry, and community organizations, positioning CBC as a regional leader in arts education and workforce development.

Campus Master Plan
The 2023 Campus Facility Master Plan reinforces this alignment, calling for student centered, adaptable environments that enhance instruction and learning, improve accessibility, and integrate technology. The new Performing Arts Building will fulfill these goals while meeting statutory requirements for ADA compliance, building codes, and accreditation standards. It also responds to projected enrollment growth and the need for interdisciplinary spaces that support evolving program demands.

By connecting CBC's mission and strategic priorities with statutory compliance and future focused design, the new Performing Arts Building becomes more than a building - it becomes a catalyst for student success, cultural enrichment, and community transformation.



Columbia Basin College 2022-2025 Strategic Plan



Columbia Basin College 2023 Facility Master Plan

2.4 SOLVING THE PROBLEM

Solving the problem requires replacing an outdated, non-compliant facility with a modern Performing Arts Building that meets current standards for safety, accessibility, and program delivery. This solution must provide flexible, technology-rich spaces that support interdisciplinary learning, cultural engagement, and future enrollment growth.

- **Demolition and Replacement:** Remove the existing 1971 Performing Arts Building and construct a new 51,285 square foot Arts Building.
- **Purpose-Built Spaces:** Include a 100-seat theatre, a 500-seat recital hall, visual arts studios, music rehearsal rooms, and a gallery.
- **Accessibility and Safety:** Ensure full ADA compliance, improved circulation, and modern ventilation systems.
- **Technology Integration:** Equip spaces for digital media, performance technology, and hybrid learning environments.
- **Informal Learning Areas:** Provide breakout spaces, galleries, and reflection areas to foster collaboration and community engagement.
- **Sustainability:** Incorporate daylighting, energy-efficient systems, and durable materials to achieve LEED Silver standards.

The solution is a new Performing Arts Building designed to deliver safe, inclusive, and technologically advanced learning environments. This facility will feature specialized spaces for music, theatre, and visual arts, including a theatre and a recital hall that eliminate the need for off-campus performances. Studios and labs will support both traditional and digital media, preparing students for careers in a rapidly evolving creative economy.

Beyond instructional spaces, the Performing Arts Building will include informal learning areas, galleries, and collaboration zones that encourage peer-to-peer engagement and interdisciplinary exploration. These spaces align with CBC's Strategic Plan priorities for student success, teaching and learning, and community relationships. Sustainability measures such as daylighting, energy-efficient systems, and durable finishes will ensure long-term operational efficiency and environmental stewardship.

By replacing the outdated facility with a modern Performing Arts Building, CBC will create a vibrant hub for creativity and innovation - one that meets compliance standards, supports enrollment growth, and strengthens the College's role as a cultural anchor in the region.

2.5 PROJECT HISTORY

The Columbia Basin College Project Request was completed in 2017 and submitted in the 2019-2021 biennium. The Performing Arts Building Replacement is a major capital project for CBC.

Section 3

ANALYSIS OF ALTERNATIVES

3.0 ANALYSIS OF ALTERNATIVES

3.1 ALTERNATIVES CONSIDERED

The following offers an expanded description of the alternatives considered, including a “no action” alternative.

3.1.1 NO ACTION ALTERNATIVE

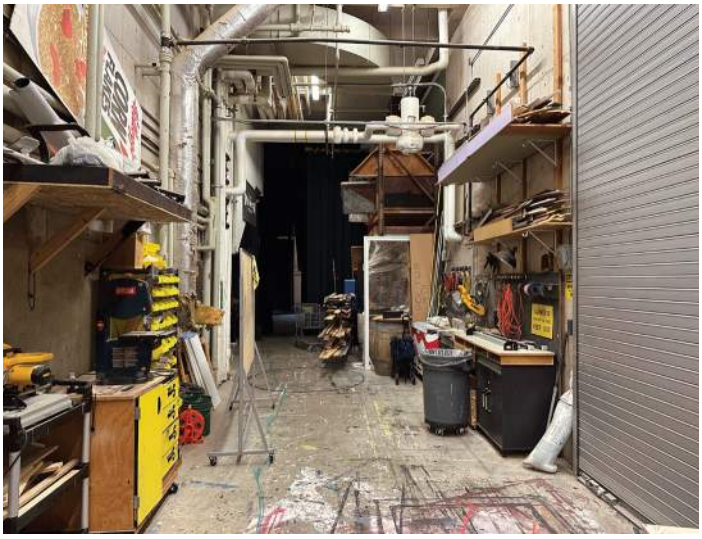
A “no action” alternative was considered but would involve a number of limitations and negative outcomes for CBC students, faculty, and the broader regional community. The extreme misalignment of the existing building and the needs of the programs it houses make this alternative infeasible.

Advantages:

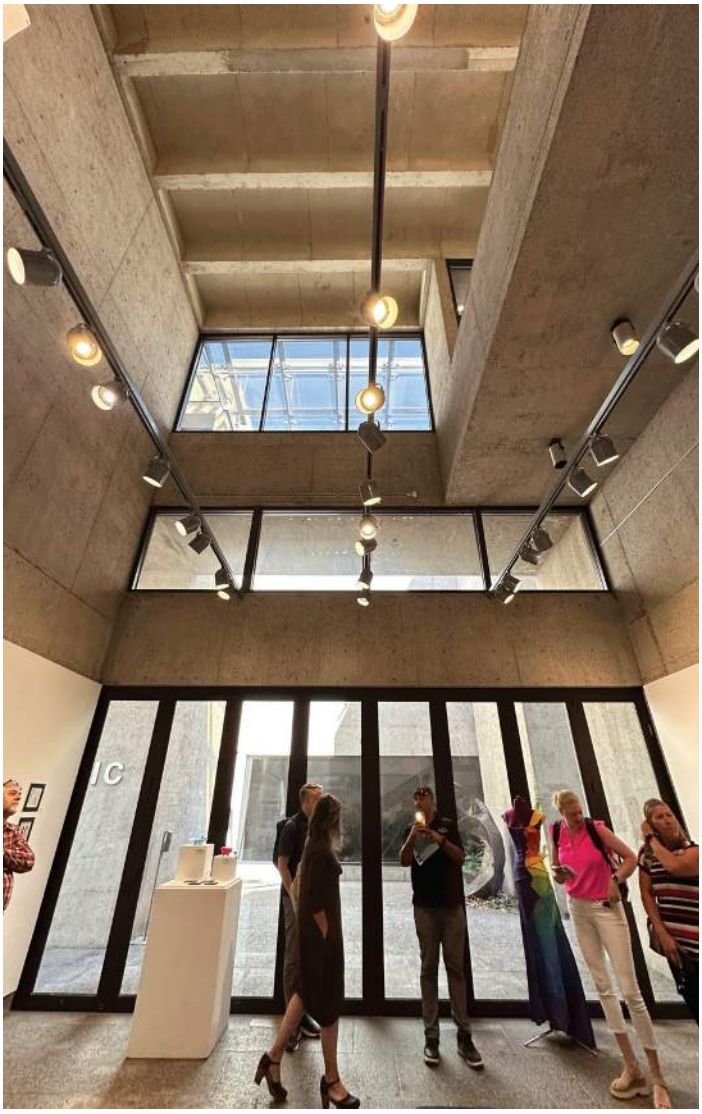
- There are no advantages to the “no action” alternative.

Disadvantages:

- The concrete structure is rigid and difficult to modify.
- The performance venue is designed exclusively for drama, and does not meet the needs of Music, the Division’s largest program area.
- Music spaces are disconnected from the performance venue - creating numerous logistical challenges.
- The building’s vertical organization places music practice areas at least one level away from the stage, complicating rehearsals and performance flow.
- The stacked Esvelt Gallery layout makes art exhibition and viewing unnecessarily difficult.
- Faculty offices are tucked away and not accessible, hindering interaction with students, wayfinding, and inclusivity.
- The Division office is hidden, limiting student access and support.
- Operations and maintenance costs will continue to rise as student and faculty experience continues to decline.
- Visual Arts studios have limited daylight, ventilation, and poor outdoor access.
- Numerous split levels create accessibility problems and obstruct movement of instruments, costumes, and large artworks.



Existing Theatre Scene Shop & Back Stage Access



Existing 2-story Esvelt Gallery

3.1.2 PIVOT

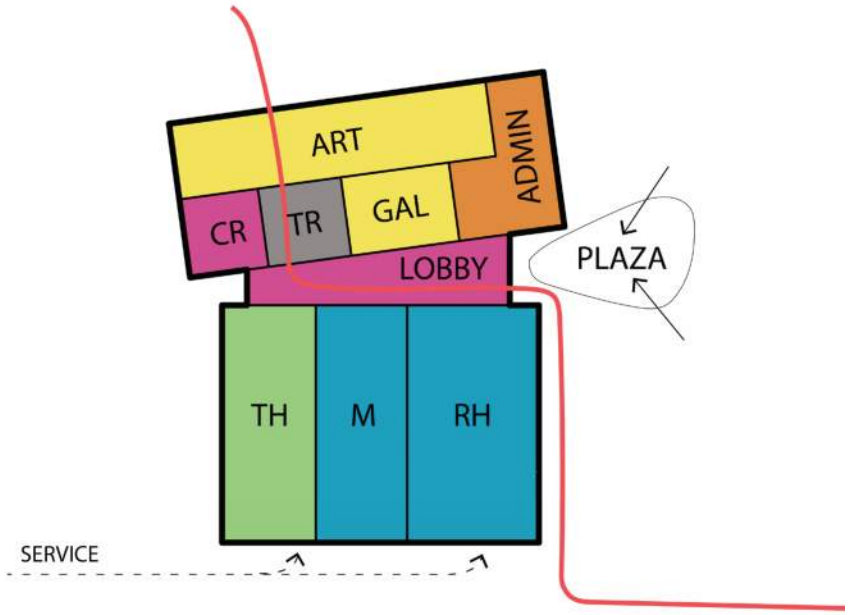
This alternative envisions a new building organized along an east–west axis, with Administration and Visual Arts positioned to the north and Music and Theatre to the south. The massing creates a welcoming, campus-facing gesture that establishes a clear hierarchy of entrances and reinforces the building's role as a prominent point of arrival.

Advantages:

- Creates a strong and distinctive entrance facing the campus core with the Division Office at the 'front door'.
- The Gallery has the opportunity to become a visible icon not hidden within the larger building.
- Redefines sense of welcome and gives a new identity for the Arts.
- Implement a new structural system that supports long-term adaptability of the building.
- Results in a more cohesive program organization to improve accessibility, wayfinding, and program functionality.
- Offers improved building access, better engages the surrounding campus, and reduces safety and security concerns.
- Results in better operational performance due to a modern energy efficient building envelope and building systems.
- Music and Arts have access to views and daylight.
- Opportunity for shared back-of-house functions between Music and Theatre.

Disadvantages:

- Requires demolition of the existing P Building.
- Lost embodied carbon in the demolition of the existing concrete structure.
- Gallery is internal and only experienced or visible from within the building.



3.1.3 FRAME (PREFERRED ALTERNATIVE)

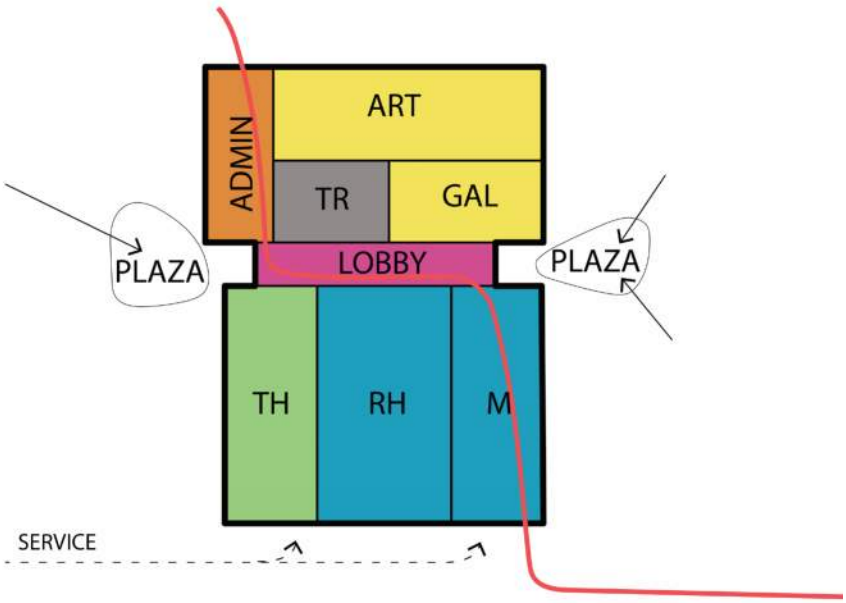
This alternative proposes a new east–west–oriented building, placing Administration and Visual Arts on the north side of the axis and Music and Theatre on the south. The building program is organized to create an efficient frame around the central lobby space which becomes an adaptable hub for instruction, collaboration, and gathering.

Advantages:

- Creates a strong and distinctive entrance facing the campus core.
- Redefines sense of welcome and gives a new identity for the Arts.
- Implement a new structural system that supports long-term adaptability of the building.
- Results in a more cohesive program organization to improve accessibility, wayfinding, and program functionality.
- Offers improved building access, better engages the surrounding campus, and reduces safety and security concerns.
- Results in better operational performance due to a modern energy-efficient building envelope and building systems.
- Music and Arts have access to views and daylight.
- Programs have equitable access and presence at the Lobby.
- Both east and west entry respond to supporting parking and the campus core, addressing the flow of both student and community access into and through the building.

Disadvantages:

- Requires demolition of the existing P Building.
- Lost embodied carbon in the demolition of the existing concrete structure.



3.1.4 AXIS

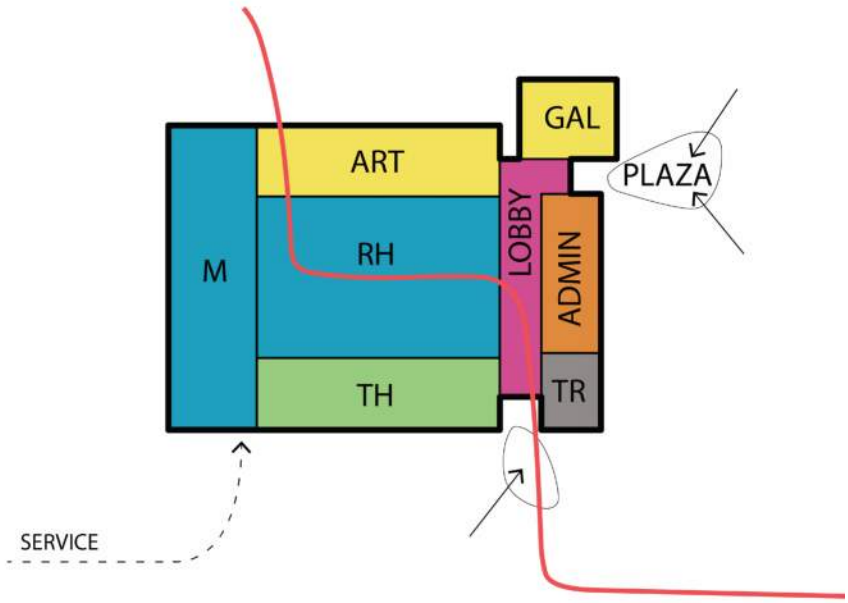
This alternative organizes the new building along a north–south axis, emphasizing the Gallery and Administration as distinct architectural elements along the east side. Music, Theatre, and Visual Arts would be located to the west, creating a clear and expressive division of programs while enhancing the building's overall legibility and presence facing campus.

Advantages:

- Creates two entrances facing the campus core.
- Redefines sense of welcome and gives a new identity for the Arts.
- Implement a new structural system that supports long-term adaptability of the building.
- Results in a more cohesive program organization to improve accessibility, wayfinding, and program functionality.
- Offers improved building access, better engages the surrounding campus, and reduces safety and security concerns.
- Results in better operational performance due to a modern energy-efficient building envelope and building systems.
- Music and Arts have access to views and daylight.
- Allows flow through the building that navigates campus grade.

Disadvantages:

- Requires demolition of the existing P Building.
- Lost embodied carbon in the demolition of the existing concrete structure.
- Music program beyond the Recital Hall is isolated from the Lobby and Division Office.
- No public facing entry to the west where much of the future parking will be located.



3.2 COST ESTIMATE FOR EACH ALTERNATIVE

3.2.1 ESTIMATE OVERVIEW

Cost estimates were performed for each of the three new construction options. All of the options used the same general assumptions including the delivery type, construction materials, and building systems. The estimates also used the same program areas and assignable square footages. The differences in cost reflect the variations in overall building efficiency and the different amounts of building envelope required by each layout option.

Estimate Overview			
		Preferred Option	
	Option 1	Option 2	Option 3
	Pivot	Frame	Axis
ASF	31,540	31,540	31,540
GSF	53,562	51,285	55,745
Efficiency	59%	61%	57%
Construction MACC	$45,795,510	$43,837,119	$47,661,975
Unescalated Project Cost	$41,206,800	$39,444,640	$42,886,245

3.2.2 LCCM

Each of the construction alternatives were analyzed using the Office of Financial Management (OFM) Life Cycle Cost Model (LCCM). The “No Action” alternative was not studied as it will not meet the College’s needs as outlined above. As part of the analysis, energy modeling was performed to understand the energy efficiency of each layout along with the programmatic efficiency.

LCCM			
		Preferred Option	
	Option 1	Option 2	Option 3
	Pivot	Frame	Axis
Construction MACC	$45,795,510	$43,837,119	$47,661,975
Unescalated Project Cost	$41,206,800	$39,444,640	$42,886,245
Annual Energy Cost	$72,844	$71,799	$74,698
30 Year Net Present Value	$104,613,459	$101,668,587	$107,466,079
50 Year Net Present Value	$129,198,084	$125,279,899	$133,013,656
LCCM Ranking	2	1	3

3.3 SCHEDULE ESTIMATE

Each of the construction alternatives is anticipated to have the same estimated project schedule.

Project Phase	Date of Completion
Construction Start	June-28
Construction Mid Point	March-29
Substantial Completion	December-29
Final Completion	May-30

Section 4

DETAILED ANALYSIS OF PREFERRED ALTERNATIVE

4.0 DETAILED ANALYSIS OF PREFERRED ALTERNATIVE

4.1 DESCRIPTION OF PREFERRED ALTERNATIVE

The following offers a detailed analysis of the preferred alternative:

4.1.1 NATURE OF SPACE

The Performing Arts Building will include four programs within the School of Arts, Humanities, and Communication – Division Office, Music, Theatre, and Visual Arts. To support this diverse mix of disciplines, the building will accommodate a wide range of instructional environments, including studios, labs, and classrooms, along with dedicated administrative and faculty spaces. This variety of space types introduces an equally broad spectrum of needs, particularly in terms of acoustics, durability, and building infrastructure, demanding thoughtful and specialized design strategies throughout.

Division Office
The Division Office is the first point of connection for students interested in any of the Arts, Humanities & Communication programs and supports students as they navigate their studies.

Music
The Music program offers a foundation for those seeking a career as a professional musician, composer or K-12 teacher. Courses are also available for those seeking to fulfill humanities electives.

Performance groups in the Music program that perform both on and off-campus include the Community Band, Concert Choir, Chamber Choir/ DeserTones, FreeForm (advanced vocal jazz), Jazz Band, Orchestra and multiple small jazz combos.

The Music program annually produces the Jazz Unlimited Festival, which features clinics, guest artists and performances by jazz choirs and bands from the Northwest.

Theatre
The Theatre program has courses that are designed to meet the requirements for the first two years of a Bachelor of Arts degree in theatre, train students in industry standards, and provide opportunities for students to design and perform in department productions.

The Theatre program generally produces a full production each quarter, plus a summer production in the campus outdoor Amphitheatre.

Visual Arts
The Visual Arts program offers a foundation for those seeking a career as a professional studio artist, designer, K-12 teacher or art historian. Courses are also available for those seeking to fulfill humanities electives.

The Visual Arts program provides instruction in art appreciation, art history, and multiple studio art disciplines, including painting, drawing, sculpture, ceramics, photography and digital art. Coursework is taught by full-time faculty members as well as practicing artists from the Tri-Cities region.

The Visual Arts studio spaces includes a 3D studio, woodshop/sculpture work areas, a ceramics studio, a painting/drawing studio, a foundations studio/classroom, and digital lab. An important part of the CBC visual arts student experience is the Esvelt Gallery. This space is an ideal location for featuring artwork from regional and national artists, along with the CBC faculty and students. Students can view, work or exhibit in the gallery space.

4.1.2 OCCUPANCY NUMBERS

The Performing Arts Building will include four programs within the School of Arts, Humanities, and Communication – Division Office, Music, Theatre, and Visual Arts. The building will support the daily use of students, faculty, and staff associated with these four programs. Spaces like the Recital Hall, Theatre, and Gallery will expand use to engage the broader community and families of students studying the arts.

To better understand these high occupancy assembly spaces, an early occupant load analysis was done on the preferred alternative. The recital hall occupant load includes the 500 fixed seats plus a net factor of 15 for the platform and wing space for a total of 674. Similarly, the load for the theatre includes the 100 fixed seats plus the same net factor of 15 for the platform for a total of 167. Per Section 1004.6 in the International Building Code, with the main lobby spine serving both performance venues as well as the rest of the academic spaces in the building, it has the highest load of 700. The gallery and gallery prep spaces both have a net factor of 30 for exhibit gallery or museum for a total of 68.

The function of the remaining spaces is more straightforward with most being shops and other vocational room areas, assembly unconcentrated, or classroom area. The resulting total occupant load for the included program space summary is anticipated to be 2,220.

4.1.3 SPACE NEEDS ASSESSMENT

The new 51,285 square-foot Performing Arts Building will replace the existing 37,170 square-foot Performing Arts Building on Columbia Basin College's Pasco campus. The program space summary included on the following pages aligns with the projected space needs of the Division Office, Visual Arts, Theatre, and Music while maximizing building efficiency to meet the project budget. The FAE code for each of the proposed spaces is identified as defined in the Facilities Coding Manual.

The Campus Asset Model (CAM) has been updated for Columbia Basin College to reflect the square footage changes resulting from the project. The new building is larger than the existing building being demolished so there is an overall increase in the total instructional space square-footage and total CAM space square-footage in the updated CAM summary table. That summary table is included in Appendix Section 6.8.



Theatre Storage in Basement is Not Accessible



Multipurpose classroom / studio

Performing Arts Building Replacement Predesign
Columbia Basin College

SPACE ID		FAE CODE	OCCUPANTS	QUANTITY	SF	TOTAL SF
ADMINISTRATION						
1.1	Lobby Reception / Waiting	F1	2	1	100	100
1.2	Dean's Office	F1	1	1	150	150
1.3	Dean Assistant Office	F1	1	1	120	120
1.4	Faculty Offices (Non-music)	F1	1	5	120	600
1.5	Faculty Offices (Music)	F1	1	3	140	420
1.6	Program Assistant Workstation	F1	1	1	90	90
1.7	Adjunct Open Office Area	F1	3	1	260	260
1.8	Conference Room	F1	10-12	1	340	340
1.9	Break / Work Room	F1	2-4	1	340	340
						2,420
THEATRE						
2.1	Theatre	C3	100	1	2,000	2,000
2.2	Scene Shop	C3		1	1,000	1,000
2.3	Costume Shop / Storage	C3	1	1	600	600
2.4	Dressing Rooms	C3	12	1	500	500
2.5	Control Booth	C3	2-3	1	300	300
2.6	Rack Room	C3		1	80	80
2.7	Prop Storage	C3		1	200	200
						4,680
MUSIC						
3.1	Recital Auditorium Seating	C4	500	1	5,000	5,000
3.2	Platform & Wing Space	C4		1	2,600	2,600
3.3	Control Booth	C4	2-3	1	360	360
3.4	Rack Room	C4		1	80	80
3.5	Piano Storage	C4		1	100	100
3.6	Instrumental	C2	60	1	1,200	1,200
3.7	Vocal	C2	48	1	1,000	1,000
3.8	Group Practice Room	C2	4-6	1	400	400
3.9	Individual Practice Rooms	C2	1	4	65	260
3.10	Keyboard Lab	C2	12	1	700	700
3.11	Instrument Storage	C2		1	400	400
3.12	A/V Gear Storage	C2		1	400	400
						12,500

VISUAL ARTS						
4.1	Gallery	H2		1	1,440	1,440
4.2	Gallery Prep / Permanent Collection Storage	H2	2	1	600	600
4.3	Computer Lab	C1	18	1	850	850
4.4	Painting and Drawing	C1	18	1	1,200	1,200
4.5	Art Classroom	C1	35	1	1,000	1,000
4.6	Studio Support & Storage	C1		1	450	450
4.7	3D Studio	C1	18	1	1,000	1,000
4.8	Wood Shop	C1	1	1	600	600
4.9	Ceramics Studio	C1	18	1	1,000	1,000
4.10	Storage	C1	1	1	250	200
4.11	Clay Mixing	C1	1	1	100	150
4.12	Glaze Mixing	C1	1	1	100	100
4.13	Kilns	C1	1	1	300	300
						8,890
SHARED / COMMON AREAS						
5.1	Shared Multi - Use Classroom	C1	35	1	1,250	1,250
5.2	Lobby	H1	varies	1	1,500	1,500
5.3	Micro Market	H1	3-4	1	100	100
5.4	Loading Dock	J4		1	200	200
						3,050

TOTAL ASSIGNABLE SF:	**31,540**
EFFICIENCY:	**62%**
TOTAL GROSS SF:	**51,285**

SUPPORT & CIRCULATION						
6.1	Toilet Rooms - Public	J4		1	1,200	1,200
6.2	Toilet Rooms - Student	J4		1	800	800
6.3	MDF Room	J4		1	240	240
6.4	Mechanical	J4		1	2,000	2,000
6.5	Electrical / Data	J4		1	1,400	1,400
6.6	Janitorial	J4		1	300	300
	Circulation	J4		1	6,780	6,780
	Wall Thickness	J4		1	6,240	6,240
						18,960

4.1.4 BUILDING CONFIGURATION

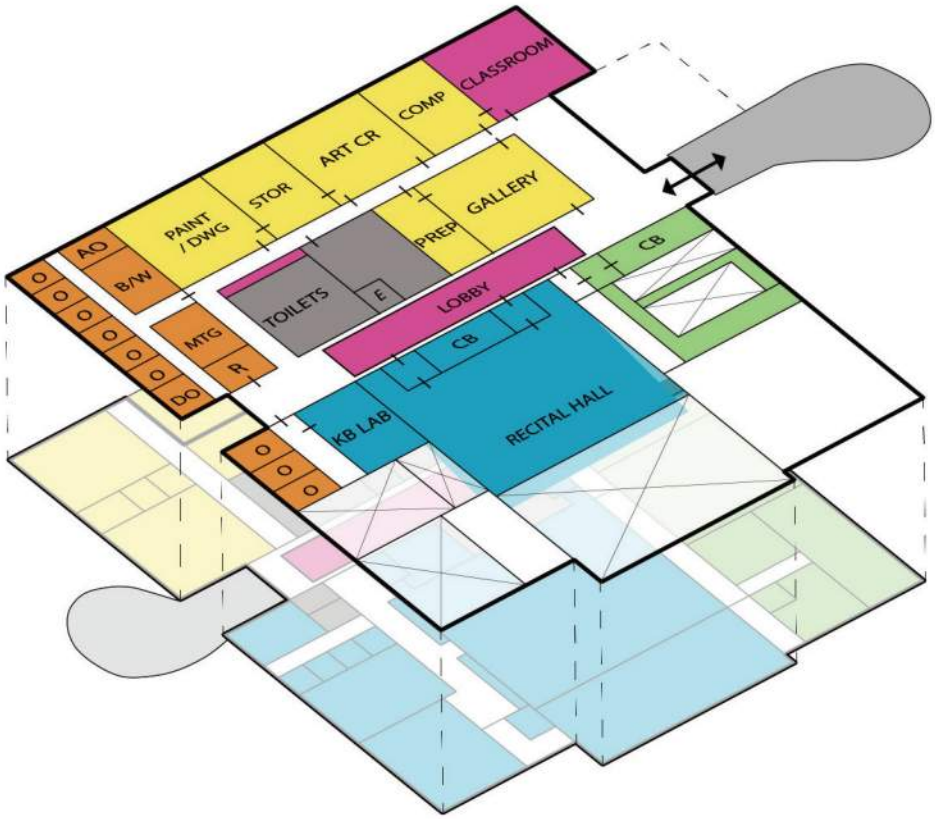
The Performing Arts Building is envisioned as a new, ground up facility located on the site of two existing parking lots north of the current structure. Oriented east–west, the building organizes Administration and Visual Arts to the north of a central spine, with Music and Theatre to the south. This clear programmatic arrangement supports acoustic separation, cleanliness zoning, key adjacencies, and the overarching aspirations of the project's Guiding Principles.

The building features two primary entries: a west facing entry at level 1 serving pedestrians from nearby parking, and an east facing entry at level 2 connecting directly to the campus core and additional parking.

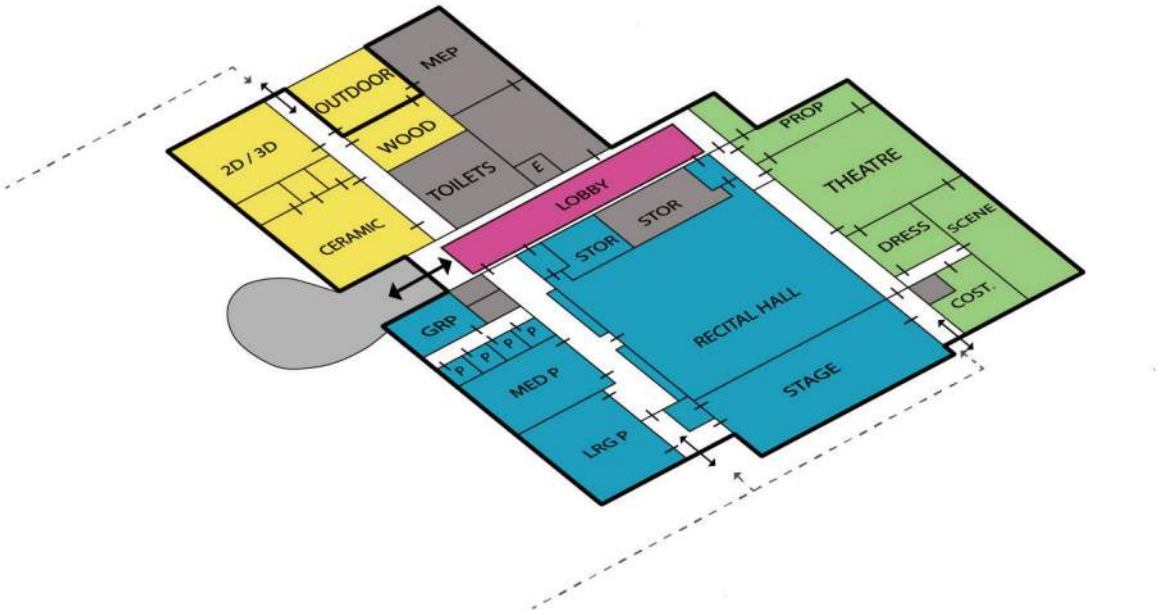
At the heart of the design is the strong central spine that functions both as the primary lobby for the performance venues and as a shared communal hub for all of the arts programs. A consolidated core, housing restroom suites, electrical and telecom rooms, elevator, and janitorial spaces, flanks the north edge of this spine and stacks efficiently between levels 1 and 2.

Level 1 places the majority of Music and Theatre functions along the south side of the lobby spine. Immediately west of the recital hall, the instrumental, vocal, and practice rooms provide warm up, instructional, and overflow capacity for performances. East of the recital hall are the theatre spaces and their related support areas. To the north of the spine are several hands-on visual arts studios that generate dust and noise and require direct site access as well as an outdoor work area.

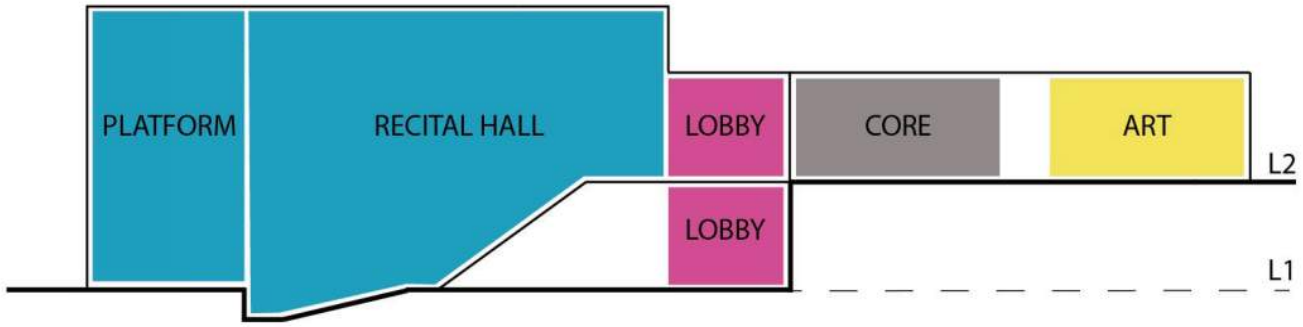
Level 2 continues this organizational logic. Along the south side of the lobby spine are supporting music and theatre spaces such as faculty offices, the keyboard lab, and the control booths for both performance venues. To the north, the Division Office occupies a prominent yet appropriately buffered location at the west end of the spine, maintaining visibility and a strong connection to the lobby without sitting directly at either entry. The shared classroom, art classroom, and painting & drawing studio all face north to benefit from consistent, high-quality daylight. The gallery is positioned at the eastern end, adjacent to the east entry, ensuring high visibility, easy patron access, and efficient art delivery.



Level 2 Plan Axon



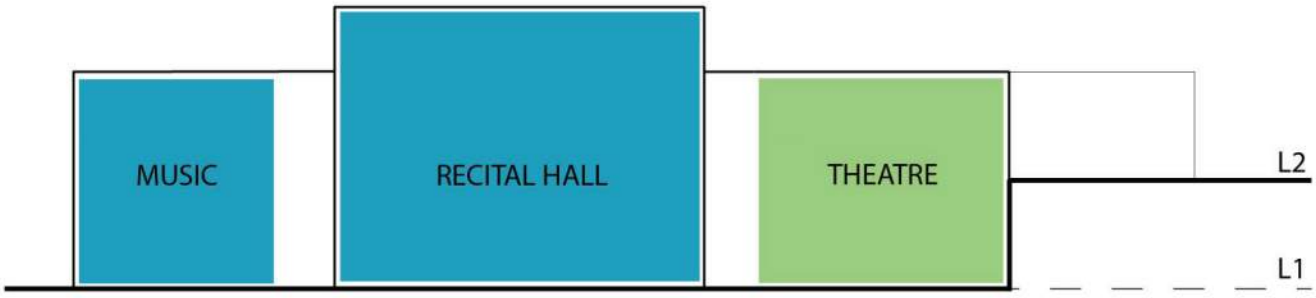
Level 1 Plan Axon



Section A - North South Through Recital Hall, Core, & Art



Section B - East West Through Admin., Art, Core, & Gallery



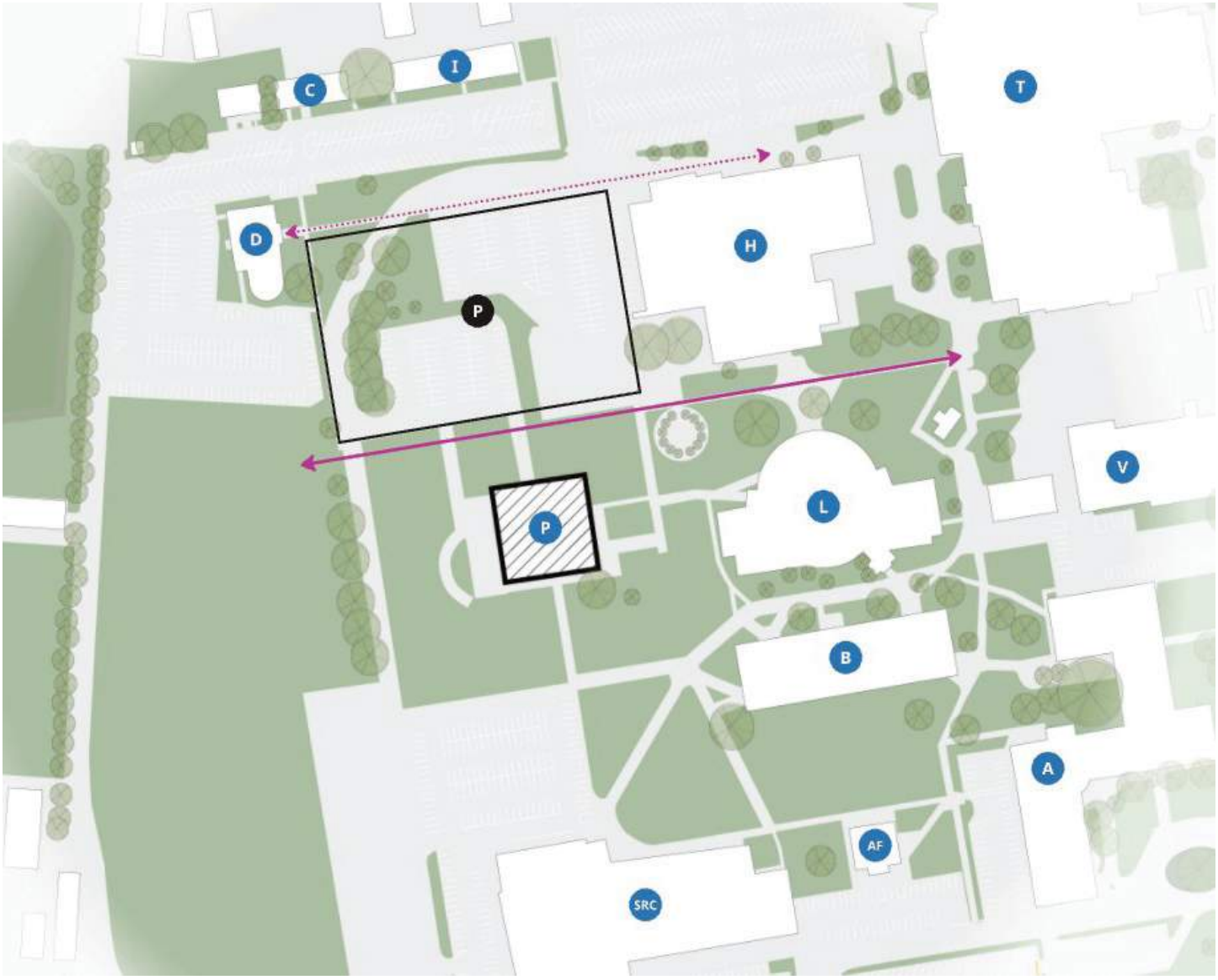
Section C - East West Through Music, Recital Hall, & Theatre

4.2 SITE ANALYSIS

4.2.1 LOCATION

The proposed site is located just north of the existing Performing Arts Building on two existing parking lots. This location aligns with the future development outlined in the 2023 Campus Master Plan and is close to the campus core and adjacent to parking that can support events and performances within the building. This location maintains many of the campus relationships that are currently successful in the existing Performing Arts Building.

It will also maintain two prominent campus axes that connect and circulate between east and west. It also preserves service access to the southwest corner of the H Building and maintains a relationship to the outdoor ampitheatre.



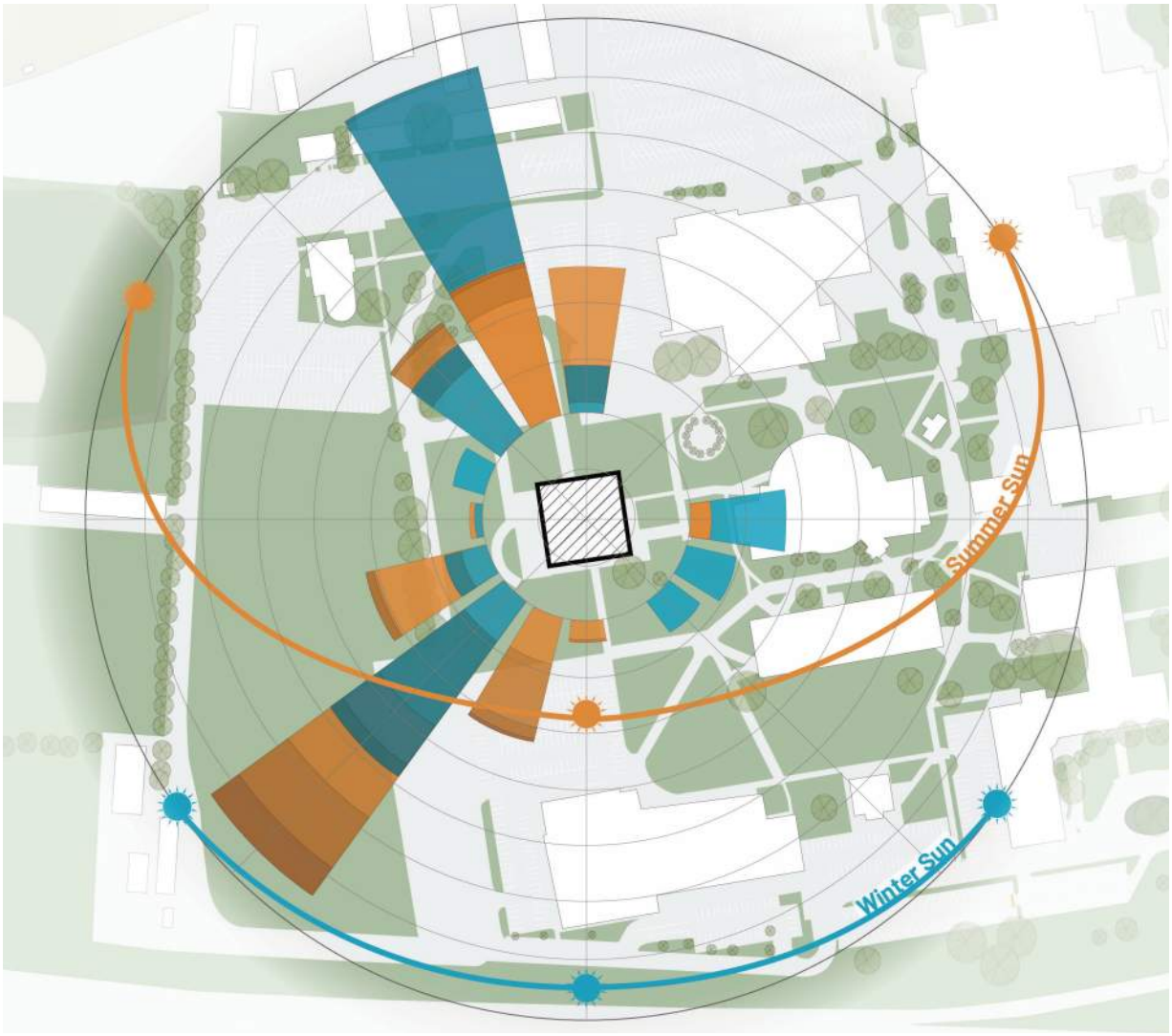
Site Location & Campus Context

4.2.2 SITE STUDIES

The college is in the process of procuring the following site studies, which are scheduled to be completed during early design phases:

- Environmental Survey Assessment
- Site Topographical & Utility Survey
- Geotechnical Analysis and Report
- Traffic Impact Survey (as required)

Pasco, Washington has a semi-arid climate characterized by hot, dry summers and cold, relatively wet winters. The region receives very low annual precipitation, making it one of the driest areas in Washington. Seasonal prevailing winds are a notable feature, especially during the winter and early spring months, when strong winds move through the Tri-Cities area. Summers are typically sunny and clear, while winters can bring periods of cloud cover, light snowfall, and increased wind activity. Overall, Pasco's climate creates conditions that favor abundant sunlight, low humidity, and significant wind exposure, all of which influence site planning, building orientation, and outdoor space design.



Site Condition Analysis

4.2.3 BUILDING AND SITE RELATIONSHIP

The building is strategically positioned to take advantage of the natural grade change, allowing for a two-story split-level configuration. A central east–west spine organizes the plan, efficiently accommodating both pedestrian movement and necessary vehicular circulation.

On the east side, a prominent campus-facing entry provides direct access to Level 2 from the adjacent H Building and nearby parking. To the north, a smaller secondary entry creates a convenient, weather-protected delivery and loading zone for the gallery. On the west, an entry at the lower grade connects Level 1 to the D parking lot. This elevation also supports discreet service functions: loading and delivery for the performance spaces along the south, and dedicated facilities and visual arts service entry along the north.

Beyond optimizing circulation, the grading strategy helps nestle the Theatre program volume into the hillside - an ideal condition for a windowless performance environment. This approach reduces the perceived scale of large wall surfaces while creating an intentional, campus-facing facade. This facade offers an opportunity to display pieces from the permanent outdoor collection or to envision future public art planned within the project budget.

4.2.4 WATER RIGHTS AND AVAILABILITY

The CBC campus receives municipal water from the City of Pasco which is subject to standard state and federal water quality regulations. The campus has many private water mains which are interconnected throughout the property, and which ultimately connect to the public water mains in W. Argent Road and 20th Ave. An infrastructure replacement project was completed in 2025 which replaced some private water mains, added a connection to West Argent Road and added master meters at the public main connections.

4.2.5 STORM WATER REQUIREMENTS

Stormwater management systems will be designed to meet the criteria established in the Stormwater Management Manual for Eastern Washington as well as the City of Pasco Design Standards. Previous geotechnical exploration of the campus suggests that the site soils meet the criteria for conventional stormwater disposal and neither groundwater nor bedrock are documented within the upper 50 feet.

Runoff from pollutant generating surfaces (asphalt parking areas) will be treated in accordance with the current stormwater guidelines before discharging to a subsurface system. In most instances runoff from around the site will sheet flow to the treatment swales located adjacent to parking lots and drive aisles. If achievable with final site grading, the roof runoff will be collected and piped directly to surface infiltration swales. If additional storage capacity for the system is required and not achievable above ground, subsurface infiltration trenches will be constructed as needed. All runoff generated from the project site will be captured, contained and infiltrated onsite and will not leave the property.

4.2.6 SITE OWNERSHIP, EASEMENTS AND ACQUISITION

The project site is owned by Columbia Basin College and is within the confines of the existing campus boundary. No acquisition or change of ownership is needed. If any public utility extensions are required, new easements will need to be dedicated as required.

4.2.7 SETBACK REQUIREMENTS

The project site is within the existing CBC Campus (Parcel 119170013) and is 500 feet or more from any property line. There are no applicable setback requirements for this project scope.

4.2.8 NEIGHBORHOOD ISSUES (CONSTRUCTION RELATED)

There is no anticipated construction related neighborhood issues since the project site is well contained within the existing CBC Campus.

4.2.9 NEIGHBORHOOD ISSUES (LONG-TERM)

There are no anticipated long-term neighborhood issues since the use will remain the same. Vehicular and pedestrian traffic along the property frontages will return to existing conditions after construction completion.

4.2.10 UTILITY CONNECTIONS

Domestic Water:
As described in Section 4.2.1, the campus has many private water mains which are interconnected throughout the property, and which ultimately connect to the City of Pasco public water mains in W. Argent Rd. and 20th Ave. An infrastructure replacement project was completed in 2025 which replaced some private water mains, added a connection to W. Argent Rd. and added master meters at the public main connections. It is anticipated that the domestic water service will connect directly to the private water main that is located beneath the existing access road to the west of the existing Performing Arts Building and parking lot. The location of the existing private water main will need to be verified to ensure it does not run beneath the new building footprint. If it does this main will need to be relocated. An additional meter is not expected to be required but it is possible that a backflow device will be required outside of the building.

Fire Water:
The fire water service will connect directly to the private water main that is located beneath the existing access road to the west of the existing Performing Arts Building and parking lot. A backflow device, post indicator valve, fire department connection and dedicated fire hydrant for the fire department connection will be required outside the building for the fire water service. There is an existing fire hydrant located to the northwest of the existing Performing Arts parking lot that will need to be removed and relocated to the north due to the new building location. At least one new hydrant will be added to cover the south and east sides of the building.

Sewer:
The existing Performing Arts Building has a sewer service which exits the building and connects to a manhole to the south in the parking lot of the Student Recreation Center. The private sewer main connects to a series of other manholes and ultimately discharges to the public sewer main which crosses beneath Interstate 182. The invert into the nearest manhole to the south of the existing Performing Arts Building is anticipated to be approximately 8 to 10 feet deep and will need to be verified by a surveyor. A new connection to this existing manhole is expected to be achievable by extending the private sewer main up to the new building location which will require at least two new manholes and 8" sewer pipe. Alternatively, a new private sewer main was built to the east of the existing Performing Art Building which may be a possibility to connect to as well depending on tie in location.

Mechanical System:
The existing building is tied to the campus systems but will be removed as part of the demolition process. The campus does not utilize centralized heating and chilled water utilities, so no Division 22 or 23 impacts are anticipated.

Power, Telecommunications and Gas:
The existing power, telecommunications and natural gas services for the Performing Arts Building will be removed and new services will be provided to the new building location. A new transformer and gas meter will be required.

Stormwater:
Please refer to Section 4.2.5 for an explanation of the stormwater requirements.

Site Paving:
Site paving will consist of asphalt and concrete per the college standards. Paving will be for new/replaced walks and drives around the new building and to patch utility trenches, in-kind matching existing surfaces.

Asphalt planned for restored parking areas and new loading/utility yard assumes 6-in of ½-in HMA over 6-in Crushed base.

Concrete walks and plazas around the buildings, will be 6" thick with reinforcing. Fire lanes will utilize an 8" thick profile.

4.2.11 POTENTIAL ENVIRONMENTAL IMPACTS

The City of Pasco will require a SEPA environmental application for this project before construction documents can be reviewed for permitting. The SEPA will be sent to all governmental agencies to assess if there will be environmental impacts and determine mitigation if required.

Since the project site is currently entirely developed and within the CBC Campus, no environmental impacts are anticipated. There are no wetlands or other bodies of water within or near the site. The campus does not lie within a 100-year floodplain. There are no known geological hazards. There are no priority habitats or species documented by Washington Department of Fish and Wildlife. All stormwater will be treated as required by the Stormwater Management Manual of Eastern Washington.

4.2.12 PARKING AND ACCESS

The existing Performing Arts Building is accessed through the internal access roads throughout the campus. The primary access connections to the public roads include W Argent Rd to the north at the Farm Rd., Saraceno Way, and Tech Way intersections, and 20th Ave to the east at the St Andres Loop and Sun Willows Blvd. intersections. The main parking lot for the building is directly to the north and the parking lot to the west of the Hawk Union Building provides pedestrian connections to the building. There is additional parking to the south located near the Student Recreation Center.

Demolition will include removal of the existing Performing Arts Building and surrounding site improvements. The new building location is located to the northwest within the existing parking lot which will be removed. It is anticipated that a portion of the existing parking lot to the west of the Hawk Union Building will also be modified and partially demolished. The access road which connects to the main parking lot to the north of the Hawk Union Building to the parking lots to the south near the Student Recreation Center will also be removed which will improve safety by reducing the number of vehicle/ pedestrian conflicts.

Parking will be added to the campus to replace the removed parking stalls strategically to create organized and safe vehicle and pedestrian circulation. The pedestrian access from the parking lot to the west of the Hawk Union Building and the parking lots to the south will be reconnected to the new building location. Accessible pathways will be provided throughout. The new building will require several delivery and service access points which will be thoughtfully placed and will maintain aesthetics of the overall project site.

Fire apparatus access is required for the new building location and all fire hydrants. The new building is anticipated to be over 30.0’ tall therefore aerial apparatus access is required which must be 26.0’ wide and a minimum of 15.0’ away from the building, 30.0’ maximum. The existing access road to be removed will be replaced with a drivable concrete pathway that can only be accessed by emergency, service, or delivery vehicles. At a minimum it will need to be parallel to one entire side of the building. The pathway will connect more directly to the nearby parking lot.

4.2.13 IMPACT ON SURROUNDINGS DURING CONSTRUCTION

Site Preparation and Excavation:
As described above, demolition will include removal of the existing Performing Arts Building, surrounding parking lots, access roads, and other associated site features. Existing utilities will be capped at the edge of work and left for reconnection and extension to the new building location or abandoned as necessary. All demolished materials will be removed from the site and disposed of properly.

In existing landscaping and lawn areas, the topsoil and organic material will be removed, screened and stockpiled for reuse for the new landscaping and lawn areas. The contractor will be required to adhere to all requirements outlined in the geotechnical report including but not limited to clearing, demolition, site grading, suitability of onsite soils, temporary excavations, utility excavation, pipe bedding, trench backfill, imported crushed rock structural fill, compaction requirements, foundation preparation, inspections and surface drainage.

Temporary Sediment and Erosion Control:
Sediment and erosion control will be managed through implementation of applicable Best Management Practices during construction in accordance with the Stormwater Management Manual for Eastern Washington, including silt fencing, stabilized construction entrances, ground cover, site watering for dust control, catch basin inserts and protection. All storm water runoff will continue to be contained and managed on site.

It is anticipated that the disturbed acreage of this project will exceed 5 acres therefore a Construction General Stormwater Permit will be required through the Department of Ecology. The permit will be applied for before the start of construction, so it is active before ground disturbing activities begin.

Temporary Construction Features:
During construction, construction fencing will be placed around the project site for safety and security. Construction access, contractor laydown, storage, stockpiles, and construction trailer locations will be strategically coordinated to develop a site logistics plan to be maintained for the duration of construction. It is unknown at this time; however temporary shoring may be required where conventional cut slopes can't be achieved.

Construction Debris:
The contractor will implement BMPs to prevent demolition and construction debris, waste, material, fuel, oil, lubricants, and other fluids from leaving the work areas, or entering the public right of way and the existing storm conveyance system. All waste materials shall be disposed of in appropriate, legal locations. Recycling or reuse of demolished or excess material when appropriate is encouraged.

Temporary Construction Impacts:
Since this is a developed college campus, construction will impact some vehicular and pedestrian pathways. Construction fencing will be utilized to secure the project site from the public, student population and other non-construction personnel. Vehicular and pedestrian pathways that will be temporarily closed or have detours will be signed appropriately. The site logistics plan will define dedicated or restricted access to the construction site to separate construction traffic from campus traffic. The new building will be constructed in place of existing parking lots therefore it is recommended that temporary parking is provided to serve any buildings that will remain in service during construction which depend on these impacted parking areas.

During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality. Dust control measures will be implemented in accordance with recommendations by the Department of Ecology. Measures include, but are not limited to, watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days.

Short-term traffic and construction noise activities will be during the City allowed hours of operation and will conclude when the construction of the overall project has been completed. Noise impacts from construction activities and ongoing operations are expected to be minimal. All operations will be conducted in a manner compliant with City of Pasco Municipal Code and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

4.3 CONSISTENCY WITH APPLICABLE LONG-TERM PLANS

The Performing Arts Building is aligned with CBC's long-term campus vision advancing the goals established in the Strategic Plan and the 2023 Campus Facility Master Plan. It supports the college's commitment to student centered, flexible, and adaptable learning environments while reinforcing priorities around cultural vitality, equity, and community engagement. By improving accessibility, and integrating technology ready spaces, the project delivers on the institution's long-range strategy to create inclusive, future focused environments that strengthen academic excellence and community connection.

4.4 CONSISTENCY WITH OTHER LAWS AND REGULATIONS

4.4.1 HIGH PERFORMANCE BUILDINGS

Columbia Basin College (CBC) has a proven track record of designing and constructing high-performance buildings using the LEED rating system. This project will be designed, constructed, and certified to the LEED Silver Standard, as a minimum, in accordance with RCW 39.35D.

The project has already been registered with USGBC under LEED v4 prior to the registration deadline of June 30, 2026. Individual credits will be substituted to v4.1 where beneficial to the project. Construction is anticipated to be completed long before the rating system sunset date of June 30, 2032. A pre-design LEED scorecard showing a preliminary approach to achieving LEED Silver is included in Appendix Section 6.7.

4.4.2 STATE EFFICIENCY AND ENVIRONMENTAL PERFORMANCE

Executive Order 20-01 establishes statewide requirements for high-performance public buildings to reduce greenhouse gas emissions, decrease reliance on fossil fuels, and advance clean energy use where technically and economically feasible. The Order directs state agencies and public institutions to prioritize energy efficiency, electrification, and life-cycle cost-effective strategies that support long-term decarbonization of the built environment.

CBC recognizes that the cost premium historically associated with zero energy and zero energy–capable facilities continue to narrow, particularly when evaluated through a full life-cycle cost framework. Accordingly, the College is advancing this project consistent with the intent of Executive Order 20-01 by incorporating high-performance design strategies beginning at the pre-design phase. Life-cycle cost analysis (LCCA) is being used to inform major system selection, envelope performance criteria, and infrastructure planning to ensure long-term operational savings and carbon reduction benefits are fully evaluated alongside first costs.

A net-zero energy approach was analyzed during predesign; however, site limitations, programmatic requirements, and current budget constraints limited the feasibility of achieving full net-zero energy within the project scope. Despite these constraints, the preferred design alternative substantially reduces energy demand through high-performance envelope design, optimized mechanical systems, heat recovery strategies, and building electrification measures. The facility is being planned as "zero energy capable" where feasible, preserving future pathways for on-site or off-site renewable energy integration as funding and infrastructure conditions allow.

Key strategies advancing Executive Order 20-01 objectives include:

- Maximizing energy efficiency to reduce total site energy demand.
- Prioritizing electrified building systems and minimizing on-site fossil fuel combustion.
- Designing infrastructure to accommodate future renewable energy integration.
- Evaluating embodied and operational carbon impacts in alignment with long-term state decarbonization goals.
- Utilizing life-cycle cost analysis to ensure selected systems are technically sound, economically justified, and maintainable over the building's service life.

Through these measures, CBC is not only responding to the directives of Executive Order 20-01 but embedding resiliency, maintainability, and long-term operational cost control into the foundation of the project's design approach.

4.4.3 STATE ENERGY STANDARDS FOR CLEAN BUILDINGS

The Washington State Department of Commerce, pursuant to RCW 19.27A.210, has implemented the Washington State Clean Buildings Performance Standard (CBPS) to reduce greenhouse gas emissions and improve energy performance in the existing building sector. The CBPS establishes Energy Use Intensity (EUI) targets by building type and requires Tier 1 buildings (buildings 50,000 gross square feet or larger) to demonstrate compliance at the individual building level through benchmarking, performance verification, and implementation of cost-effective energy efficiency measures.

The proposed facility is anticipated to exceed the 50,000 square foot threshold and will therefore qualify as a Tier 1 building subject to full compliance requirements. As part of predesign, the project team is evaluating energy performance targets consistent with the CBPS early in the design process to ensure the building is positioned to meet or exceed its assigned EUI target upon occupancy.

CBC actively benchmarks and monitors campus-wide Energy Use Intensity and has evaluated its aggregate performance relative to CBPS targets, and currently have a weather normalized campus EUI of 78.8, which is in compliance with the CBPS requirements of 112.2. Preferred Alternate B ("The Frame") is modeled with an anticipated EUI of 48.3 kBtu/SF/year, which is substantially lower than the existing building and well positioned to comply with Tier 1 requirements. Incorporation of this high-performance facility will continue to reduce CBC's overall campus EUI, supporting long-term compliance strategy, reducing lifecycle operating costs, and advancing institutional greenhouse gas reduction goals.

In addition to meeting prescriptive compliance thresholds, the project will:

- Integrate high-efficiency HVAC systems and heat recovery strategies to reduce site energy consumption.
- Prioritize electrification and eliminate on-site fossil fuel combustion where technically and economically feasible.
- Provide advanced metering and submetering infrastructure to support ongoing measurement, verification, and operational optimization.
- Align with campus-wide decarbonization and long-range capital planning efforts to ensure sustained CBPS compliance.

By addressing Clean Buildings Performance Standard requirements at the predesign phase, CBC is positioning this facility not only for initial compliance, but for resilient, maintainable, and cost-effective long-term performance consistent with state energy policy objectives.

As of March 15, 2024, the 2021 Edition of the Washington State Energy Code has been implemented. The project will follow the State Energy Code in place at the time the building is permitted. With progressively more aggressive energy requirements, alongside the phase-out of fossil fuels, facilities will progress towards reducing energy consumption and associated greenhouse gas emissions, as outlined in the Greenhouse Gas Emissions Policy.

4.4.4 VEHICLE CHARGE CAPABILITY

Where new parking is provided at the building, electric vehicle charging stations and infrastructure shall be provided in compliance with WAC 51-50-0429. The electric vehicle charging stations and infrastructure shall meet Level 2 charging capacity requirements with each charger rated for 40 amps at 208V, 1PH. Charger locations will be coordinated to not conflict pedestrian travel along walkways.

4.4.5 GREENHOUSE GAS EMISSIONS POLICY

RCW 70.235.070 has been recodified as RCW 70A.45. The updated Revised Code of Washington regarding the greenhouse gas emissions reductions requires all state agencies to reduce greenhouse gas emissions as follows:

- By 2020 to 1990 levels.
- By 2030 to forty-five percent below 1990 levels.
- By 2040 to seventy percent below 1990 levels.
- By 2050 to ninety-five percent below 1990 levels.

Part of the College's strategy to cut greenhouse gas emissions involves decreasing reliance on fossil fuels for building energy. The incorporation of energy-efficient HVAC, plumbing, and electrical systems in this proposed facility is crucial for advancing the College's goal of reducing overall fossil fuel usage. Given that major capital projects are typically significant energy consumers, prioritizing energy efficiency in the new facility is particularly important.

This project is unique for CBC as it intends to utilize a new electric heating and cooling system produced by an air source heat pump chiller for heating and chilled water. By leveraging this all-electric heating system, this project will significantly reduce carbon emissions associated with the building when compared to the existing facility that is currently entirely reliant on natural gas fired boilers.

4.4.6 ARCHAEOLOGICAL AND CULTURAL RESOURCES

In adherence with Executive Order 21-02 and Section 106 of the National Historic Preservation Act of 1966, CBC has initiated consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP) and received a letter of significance (see appendix for reference). The college is committed to working with DAHP throughout the design phase to address historical and cultural resource impacts.

All proposed construction for the new building will be on previously disturbed ground; therefore we do not anticipate any archaeological resources will be uncovered as part of this work. Project specifications will include requirements for an Inadvertent Discovery Plan (IDP) should any artifacts or remains be discovered during excavation.

4.4.7 AMERICANS WITH DISABILITY ACT

The purpose of the Americans with Disability Act is to prohibit discrimination based on disability in employment, State and local government, public accommodations, commercial facilities, transportation, and telecommunications. ADA Title II requires that State and local governments provide people with disabilities an equal opportunity to benefit from all the programs, services, and activities (e.g., public education, employment, transportation, recreation, health care, social services, courts, voting and town meetings). This project will adhere to the State requirements for ADA. This project provides ADA parking spaces complete with new ADA compliant walkways/ramps at all building entrances.

4.4.8 PLANNING COMPLIANCE

The parcel is zoned R1. A Conditional Use Permit (CUP) will be undertaken with the City of Pasco at the commencement of design and will run concurrently with the SEPA process.

4.4.9 INFORMATION REQUIRED BY RCW

The new Performing Arts Building is planned in accordance with the Growth Management Act (GMA) RCW 36.70A as required by RCW 43.88.0301(1). The proposed project fully complies with the city's comprehensive plan and zoning codes.

4.4.10 OTHER CODES OR REGULATIONS

City of Pasco Special Permit for Conditional Use

Washington State Environmental Policy Act (SEPA)

State of Washington Department of General Administration – Leadership in Energy and Environmental Design (LEED) – Quality Assurance Process Guidelines for State Agency/College Facilities.

4.5 PROBLEMS REQUIRING FURTHER STUDY

An additional Site Survey and Geotechnical Study will be performed to verify existing utility locations and confirm exact locations of existing infrastructure.

4.6 REQUIREMENTS IN EXCESS OF EXISTING CODE

No items have been identified.

4.7 TECHNOLOGY INFRASTRUCTURE INVESTMENTS

Campus owned outside plant cabling will be provided to the building from the existing campus IT infrastructure. New site communications pathways will be provided to connect the new facility to the existing site utility pathways near the proposed building location. Communications rooms will be centrally located throughout the new facility in accordance with EIA/TIA 568 and 569. Dedicated fiber will be provided from each communications room to the central campus IT building. The main telecom room will be located on the ground level of the building. Each floor of the building will be provided with a minimum of (1) closet. Additional communications rooms will be provided on each floor as needed to ensure that all horizontal station cabling distances will be less than 295 feet from the nearest closet. Cable trays will be provided at accessible ceilings on each floor to support horizontal cabling distribution.

4.8 SECURITY

Pole mounted site lighting will be provided for pedestrian walkways and parking areas to support site-related campus security goals. Site lighting illumination levels will be in compliance with IES guidelines and CBC campus standards. Additionally, emergency blue phones will be provided at (2) new locations on the site to further improve campus safety and security.

4.9 COMMISSIONING

Columbia Basin College will engage a third-party commissioning agent to oversee the project commissioning, adhering to WAC 51-115C-4801 and LEED criteria for energy and water systems. The appointed consultant shall be a member of the Building Commissioning Association and the U.S. Green Building Council and will serve as the College's Commissioning Authority. Their services will enhance the facility's value, bolster maintainability, conserve energy, and enhance indoor environmental quality. Alongside meeting Washington State Energy code and LEED Enhanced Commissioning standards, the agent will also undertake the following responsibilities:

- Development of a commissioning plan.
- Identification of all the roles of the project members, including the College, the Architect/ Engineering Consultants, sub-consultants, contractors, and sub-contractors.
- The plan will identify the needs of Columbia Basin College to ensure that functional building requirements are met and to establish the project design intent.
- The commissioning process will begin in the early phases of design and continue through construction to final completion, final acceptance, and the warranty phase.
- Commissioning services will include but not be limited to the following areas of the building operations: energy monitoring, building automation and energy management systems, heating, ventilating and air conditioning systems, lighting controls, plumbing, domestic heating water system, HVAC heating and cooling systems, building enclosure, and renewable power systems.
- In addition to Enhanced Commissioning, Envelope Commissioning as outlined in LEED will be considered.

4.10 FUTURE PHASES OR OTHER FACILITY IMPACTS

The proposed project does not assume any future phasing.

4.11 PROJECT DELIVERY METHODS

4.11.1 DELIVERY METHOD COMPARISON

As part of this predesign three different delivery methods were explored: Design-Bid-Build (DBB), General Contractor / Construction Manager (GC/CM), and Progressive Design-Build (PDB).

The chart on the following page was used as a basis of comparison and discussion with the Design Advisory Team (DAT).

CBC has decided to move forward with the Progressive Design Build delivery method. The PDB team will work with the College to balance schedule, cost, and faculty/staff input for the project.

DBB (Design Bid Build)	GC/CM	PDD (PROGRESSIVE DESIGN BUILD)
Cost Certainty	**Cost Certainty**	**Cost Certainty**
☒ *Cost certainty on bid day. Estimates at each phase.*	☑ Multiple and more flexible cost modeling during design.	☑ Cost certainty evolves with design.
☒ High risk of change orders when complexity is revealed.	☑ Early identification of scope creep.	☑ Shared ownership of budget decisions.
☑ Have more control over substitutions and quality.	Δ GMP still depends on quality of early assumptions & engagement of team.	☑ GMP still depends on quality of early assumptions & engagement of team
☒ Specialty systems often under-scoped or misunderstood.	Δ Risk is managed via "Contractor Contingency"	Δ Less competitive pricing transparency if not well-structured.
☑ If market is "hungry" can get good pricing.	☒ Pay pre-construction fees (%)	Δ Price set earlier in process before design is complete. Who translates?
	☒ Cost reconciliation can be timely. "Doubling" of Fees	
Contractor	**Contractor**	**Design-Build Team (Contractor-Architect Team)**
☒ Contractor engaged after design decisions are locked.	☑ Early contractor involvement. Knowledge of design early on.	☑ Contractor and key subs engaged from Day 1
☒ Cannot vet subs for specialty system experience.	☑ Ability to prequalify some subs (knowledge of project type)	☑ Deep collaboration with specialty trades.
☒ Low bidder may lack music/arts-specific expertise.	☑ Better coordination of complex systems. MEP can be brought on early.	☑ Team alignment around performance outcomes.
☒ Adversarial posture more likely when gaps appear.	Δ Success depend heavily on who the CM is.	Δ Owner must be comfortable selecting a team,
	Δ Success depends heavily if subconsultants are estimating or "plugging."	Architect and Contractor come as a packaged deal.
Design	**Design**	**Design**
☑ Strong control of design intent on paper.	☑ Design team retains control of design decisions.	Δ Reduced unilateral control - but..
☒ Design assumptions untested by real contractor input.	☑ Real-time feedback on constructability and cost.	☑ Much higher chance of achieving performance intent.
☒ Designer forced into defensive CA role.	☑ Better alignment of acoustics, structure, and MEP.	☑ Design decisions informed by real means & methods.
	Δ Requires disciplined decision-making to avoid redesign churn.	Δ Acoustics and systems can be "designed to be built," not retrofitted.
		☒ Fewer check-in and decision making points from the Owner.
Risk Profile	**Risk Profile**	**Risk Profile**
☒ Vulnerable to: · Acoustical substitutions · Seating system "equals" · Lighting/AV compromises	☑ Lower risk of cost overturns.	☑ Less project risk if the team is right.
☒ Errors in complex pricing and unknown conditions	☑ Reduced substitution pressure.	Δ Less control over substitutions
		Δ Risk lies in stage at which price is set and Contractor's conceptual estimation skills.
		Δ Risk shifts to front-end team selection quality & contingency management.
Best Fit	**Best Fit**	**Best Fit**
☒ Challenging for complex music/art buildings.	☑ Strong option for: · Performance halls · Music buildings with multiple specialty systems.	☑ Excellent for: · Highly complex music and art facilities. · Projects where performance > first cost.
☑ New Facilities	☑ Renovations/Additions where early investigation is needed.	☑ Ideal when schedule certainty and system integration matters.
· Most appropriate if scope is simple or budget is extremely constrained.	☑ Often a "safe" choice for higher-ed facilities.	☑ Renovation/Additions where unknowns can be better managed.

4.11.2 MANAGEMENT ORGANIZATION WITHIN THE AGENCY

CBC will oversee all aspects of the project from programming and budgeting through design development, construction, commissioning, and warranty.

DES will oversee the contractual relationship with the selected Design-Builder. CBC's Construction and Planning team will work collaboratively with college administration and the design-builder throughout the process to ensure that design decisions, cost modeling, and construction activities remain aligned with project goals. This integrated approach supports timely delivery, cost control, and consistent communication from concept through completion.

4.12 SCHEDULE

4.12.1 MILESTONE SCHEDULE

Utilizing a progressive design-build delivery method, Columbia Basin College Performing Arts Building Replacement project schedule identifies key milestones. The shedule on the following page details key phases including predesign, design-build procurement, phased design and permitting, construction, commissioning, and final move-in. Major milestones such as Guaranteed Maximum Price (GMP) establishment, permit issuance, and substantial completion are clearly identified to support tracking of progress, budget alignment, and timely delivery of the new Performing Arts Building.

Schedule	Start	Finish
Progressive Design Build	**October-25**	**May-30**
Predesign	October-25	May-26
Predesign Draft	October-25	**May-26**
OPR	May-26	June-26
OFM Predesign Submission	May-26	June-26
6 Month - HOLD	**June-26**	**December-26**
DB Procurement (RFQ/RFP)	October-26	November-26
Award	November-26	November-26
Design/Permitting	November-26	October-28
Phase 1	November-26	May-27
Validation	July-27	October-27
GMP Fixed	October-27	October-27
Phase 2	October-27	May-28
SEPA	February-27	August-27
City of Pasco CUP Process	February-27	September-27
Early Sitework & Utilities Package	September-27	April-28
90% CD	January-28	January-28
CBC Comments	January-28	January-28
Permit Review and Comments	January-28	May-28
Construction (20 months)	**June-28**	**December-29**
NTP Building Construction	May-28	May-28
Construction	May-28	August-29
Systems Start Up and Functionality Testing	August-29	September-29
Commmissioning	September-29	November-29
O&M Manuals, As Builts/Record	August-29	October-29
Training	November-29	December-29
Substantial Completion	**December-29**	**May-30**
Final Invoice/Contract Closure	**December-29**	**January-30**
Move In/ Equipment Install	December-29	January-30
Classes Begin in New P Building	**January-30**	**January-30**
Demo	March-30	**May-30**

4.12.2 VALUE ENGINEERING AND ANALYSIS

In a design build delivery method, value engineering (VE) is integrated throughout the design process rather than occurring at the end of a milestone. VE is continuous throughout the design process as cost modeling, constructability reviews, and subcontractor input refine materials, systems, and detailing. Prior to establishing the Guaranteed Maximum Price (GMP), the design builder will provide cost effective options. This continuous, collaborative approach minimizes redesign and ensures that cost, schedule, and performance remain aligned throughout the project.

4.12.3 POTENTIAL FACTORS THAT MAY DELAY SCHEDULE

There are no known factors that are expected to delay the project. The construction schedule may be affected by current supply chain challenges, but the progressive design-build delivery method will allow the Design Build team to help identify those issues early on and proactively work to address them.

4.12.4 PERMITTING OR ORDINANCES ISSUES THAT MAY DELAY SCHEDULE

The SEPA review, the Conditional Use Permit, and City of Pasco permit reviews pose additional risks if the review is beyond what is anticipated per the schedule. It will be important for the team to work with the agencies early in design to ensure timely review and coordination to maintain the schedule to ensure substantial completion is achieved and allow the College to move into the new facility. Demolition of the existing facility cannot be conducted until the programs have completed occupancy.

4.12.5 LOCAL JURISDICTION COORDINATION

The Authority Having Jurisdiction is the City of Pasco. The project team has already begun coordination with the permitting agencies to better understand the site access and zoning parameters. Columbia Basin College's campus is a single parcel zoned Residential R-1. Colleges are considered an unclassified use within this zoning district requiring a special permit in addition to other required construction permits. The team will continue to work with the city to ensure that all development requirements are met and that the required permits are obtained in a timely manner.

Section 5

BUDGET ANALYSIS OF PREFERRED ALTERNATIVE

5.0 BUDGET ANALYSIS OF PREFERRED ALTERNATIVE

5.1 COST ESTIMATE

5.1.1 MAJOR ASSUMPTIONS

A10: Foundations
Foundations for new construction will be supported on continuous and spread footings with perimeter drainage. Due to varying grade across site, the lower level will have full height basement walls on the north-east portions of the building. Other lower-level walls will be daylighted with concrete foundation walls on continuous footings.

B10: Superstructure
The roof structure will be comprised of metal roof deck supported on steel framing. Roof joists will be supported on steel girders and steel columns. Second floor framing will be 5-1/2" composite deck supported on composite steel beams. girders and columns.

We anticipate the lateral force system will be a combination of concrete masonry shear walls and concentric steel braced frames.

B20: Exterior enclosure
Scope of work includes masonry brick veneer and insulated metal panels. The extent of brick will be approximately 80% and 20% insulated metal panels at opaque walls. Glazing scope includes curtain wall and storefront glazing. The extent of the glazing would vary from approximately 25/30% at studio spaces, practice rooms, and offices while full wall glazing would be provided at the main lobby spine. Less glazing is included where more solid wall is needed at the two performance venues. Other scope would include exterior sunshades. Exterior door scope will include glazed aluminum doors at vestibules and hollow metal doors at other locations, and overhead coiling doors.

B30: Roofing
Roof scope of work includes a thermoplastic polyolefin (TPO) membrane with insulation (R-Value at 20% better than code), sheet metal flashings, and rough carpentry. Additional scope includes roof ladders, roof hatch, and fall restraint anchors. Skylights would be provided above the lobby stair. Roof light monitors are included in the recital hall, shared classroom, art studio, and the painting and drawing studio.

C10: Interior Construction
Interior partitions will consist of metal stud framing, batt insulation and gypsum board with many of those assemblies having STC ratings of 50 or higher to provide the needed acoustic separation. The first-floor music practice spaces and the black box theatre will have recessed slabs. The interior partitions at the perimeter of the recital hall and theatre will be fully grouted and reinforced concrete masonry. One-hour fire ratings are required at the full perimeter of the recital hall and theatre as well as the walls separating the dressing rooms and costume shop from each other.

In addition to isolated wall assemblies, the mechanical systems for sensitive spaces will require isolated mounting, insulated ductwork and duct silencers. Mechanical return ductwork should not connect sensitive spaces to each other.

The fittings and specialties will include toilet partitions, whiteboards, signage, corner guards, restroom and shower accessories, fire extinguishers and cabinets.

C20: Stairs
Main lobby stair included HSS tube steel structure with polished precast treads, aluminum, glass or cable rail guardrail and decorative stainless-steel railing.

C30: Interior Finishes
Wall finishes will include painted gypsum board, porcelain tile at all restroom walls, and specialty wall finishes in common areas. Floor finishes include porcelain tile at restrooms, carpet tile in classrooms, offices and admin areas, sealed concrete in common areas, MEP rooms, resilient flooring at common spaces. Performance resilient flooring at recital hall. Ceiling finishes will include ACT, wood slat ceiling, gypsum board painted at restrooms, and acoustic baffles at common areas. Specialty acoustic material for walls and ceilings of recital hall and theatre.

D10: Conveying systems
One 3500lb elevator is included. This will be a 2-stop elevator to serve the lower level and upper level of the building.

D20: Plumbing
General
The building plumbing systems will comply with CBC's standard campus practices. Water conservation is a high regional priority for Pasco, WA and low consumption fixtures and water conservation strategies shall be employed to provide optimal efficiency and high performance to minimize maintenance. Piping crossing the lobby will be closely coordinated to reduce visibility of exposed piping.

Water
Domestic cold water distribution systems will be provided throughout the building. Backflow prevention assemblies will be provided for the system in accordance with the AWWA Backflow Prevention and Control Manual and reviewed with the City of Pasco Water department and will be located in the ground floor mechanical room.

Domestic hot water distribution systems will be provided throughout the building. Hot water will be generated from an electric water heater with on-site storage, in compliance with the requirements of the current version of the Washington State Energy Code. Should the facility require domestic hot water in excess of 120°F, water will be stored at the required temperature and mixed to 120°F via a master mixing valve in addition to the dedicated higher temperature line. A hot water recirculation system, controlled through the campus building automation system (BAS), will be provided, and distributed at low velocities, using in-line all-bronze circulating pumps throughout the building.

Sanitary Waste System
A gravity sanitary sewer system will be utilized for all flushing and flow fixtures with drain connections, with dedicated gravity waste systems for acid waste and sediment waste. All waste systems will discharge five feet outside the building for connection to the site sanitary sewer.

A sediment waste system serving sinks within the building with the potential for sediment to enter the sanitary waste system, including suites using clay and plasters, will be provided with solids interceptors. No floor drains should be included within these suites.

In discussion with the College, disposal of acids will be controlled through standards implemented within the facility by faculty. To provide a secondary level of protection in the event an acid is disposed of unintentionally, an acid neutralization trap will be provided at specific fixtures where acids could be present in lieu of a centralized acid neutralization system. Currently, no acid waste and vent piping systems are anticipated as a result.

Rainwater Drainage
Gravity primary and overflow storm drainage systems that will be piped with interior roof drain leaders to a point five feet outside the building for connection to the site storm drainage system. Overflow drains will terminate at grade level on splash blocks.

Other Plumbing Systems
Compressed Air System is not currently anticipated within the facility.

Oxygen and Acetylene welding gases may be required within the Jewelry Suite if the Jewelry program is added. Currently, this program and equipment is not anticipated.

The use of both electric and gas kilns is anticipated. Kilns are planned to be located outdoors in an enclosed yard.

Potable cold water will be tempered by mixing domestic cold water and domestic hot water at a master mixing valve located in the ground floor mechanical room to deliver tempered water to the emergency showers and eyewash stations throughout the building.

Each plumbing system serving a suite will be isolated by zone valves to facilitate service and maintenance. At a minimum, isolation valves will be provided for plumbing systems at each floor, at all branch take-offs to individual fixture groups, at each suite, and each restroom (men's, women's, and gender neutral) with individual isolation valves located on the same floor and within easy access.

System vibration isolation requirements will be provided in accordance with the space acoustical criteria.

Potential water damage to Collections from domestic water piping, chilled water piping, heating water piping, and general flooding from roof drainage is of concern. Piping containing water shall not run through Gallery or Collection spaces except fire sprinkler piping. If at all possible, this piping should not run above or adjacent to these areas.

Elevator pits will be provided with sump pumps, to comply with Washington L&I requirements, and piped to the sanitary sewer system.

D30: Heating, Ventilation and Air Conditioning (HVAC)
General
The building HVAC Systems shall comply with standard design practices on Columbia Basin College's campus. The proposed mechanical systems are designed for a balance between high energy performance, flexibility, and low maintenance. Systems with the lowest anticipated energy use are proposed. Energy using systems will be metered and interfaced with the Division 23 building automation system.

Outdoor Design Conditions: Heating Systems will be sized for the ASHRAE median of extremes for Pasco, Washington which is 4°F. Cooling systems will be sized for the ASHRAE 0.4% design condition temperatures which is 99.7°F dry bulb and 68.9°F wet bulb. Dehumidification options will utilize a 1% condition with a 76.1°F dry bulb and 61.6°F dew point.

Indoor Design Conditions: In cooling mode, the occupied spaces will be designed to control to 74 to 76°F during occupied mode. Telecommunication rooms will be controlled to 68-75°F 24 hours per day, 7 days per week. Mechanical and electrical spaces will control to 85-90°F. In the heating mode, the occupied spaces will be designed to control to 69-71°F during occupied mode. Telecommunication rooms will be controlled to 68-75°F 24 hours per day, 7 days per week. Mechanical and electrical spaces will control to 55°F.

Exposed ceilings are anticipated in all spaces except for office and administrative areas. As such, all ceiling utilities including ductwork, piping, and electrical will be required to be highly coordinated with installation requirements clearly outlined for exposed spaces. Duct systems are anticipated to service the North bar of the facility and the south bar, eliminating the need for ductwork to cross the lobby. Piping crossing the lobby will be closely coordinated to reduce visibility of exposed piping.

Utilities

The building will be heated with low temperature water (LTHW; 120°F) supplied by the new air-source heat pump (ASHP). The LTHW water will be distributed through the building via fully redundant building heating water pumps and freeze protected with 30% propylene glycol. A secondary, backup, high efficiency, condensing style natural gas boiler sized for 100% of the heating load will be provided for low-ambient heating and a secondary fuel source for times the ASHP cannot meet the building load.
This building will be cooled from the ASHP. The chilled water will be distributed through the building via one chilled water pump, with no redundancy and freeze protected with 30% propylene glycol. Three different sizes of ASHP will be explored to align with the three humidity control options:

- Base: ~450 SF/Ton for comfort cooling only
- Option 1: ~450 SF/Ton for comfort cooling only and a dedicated 5-ton DX unit for dehumidification in the piano and instrument storage.
- Option 2: 300-350 SF/Ton for dehumidification in the music and recital hall program (approximately 12,500 SF plus faculty offices)

Ventilation and Exhaust Air

This building has distinctly different space types, with varying air classifications as defined by ASHRAE. Air systems identified within these distinctly different air classifications are not suitable to recirculate to spaces with lower air classifications and should each have independent air systems.

Spaces with chemical hoods, chemical storage, powders, or where spaces are defined with an ASHRAE Air Classification of 3 or 4, will be ventilated using 100% outside air, 24 hours per day, with a minimum of 6 air changes per hour in the occupied mode and 4 air changes per hour in the unoccupied mode in accordance with current lab and ASHRAE standards. Within these spaces, ventilation air will be ducted via a central air handler. Supply air will be regulated to each major zone through air terminal units and exhausted to the exhaust fans via exhaust air ducting and regulated from each major zone through exhaust air terminal units. Makeup air will be provided in sufficient quantities to spaces to maintain required pressure offsets for odor control. Pressurization will be provided by a fixed offset between supply and exhaust airflow rates. In general, air class 3 and 4 spaces will be negatively pressurized with respect to adjoining circulation areas.

Spaces with an ASHRAE Air Classification of 1 and 2 will be ventilated in accordance with ASHRAE Standard 62.1: Ventilation and Acceptable Indoor Air Quality. Ventilation air will be adjusted based upon occupancy and space CO2 levels.

A transpired solar collector will be provided to passively heat the ventilation air before entering the air handling units for heating and cooling. The transpired solar collector will be equipped with louvers that bypass the preheat plenum when the air system is in cooling mode. All outside air intakes will be located away from exhaust vents, plumbing vents, exhaust discharges, smoking areas, loading docks, kiln exhaust, dust collectors, designed to prevent hoar frost buildup, and will take prevailing winds into consideration. Prevailing winds are predominantly from the northwest, but occasionally from the southeast.

Chemical Use: Spaces currently planning to utilize chemicals which necessitate high air change rates, negative pressure, and source capture is currently planned as four spaces: Painting and Drawing, 2D/3D Studio, Art Classroom, and Ceramics Studio. The processes potentially occurring within these spaces categorize them with an ASHRAE Air Classification of 4. Additionally localized capture, including chemical fume hood, capture hood, snorkels, and other means or source capture will be considered.

Powder Use: Spaces currently planning to utilize powders which necessitate high air change rates, negative pressure, and source capture is currently planned as three spaces: Clay Mixing, Glaze Mixing, and Ceramics Storage. Unboxing, storage, and mixing of powders and resins is anticipated to occur in each of these spaces. The processes potentially occurring within these spaces categorize them with an ASHRAE Air Classification of 4. Additionally localized capture, including capture hood, snorkels, and other means or source capture will be considered

Positive Pressure: Special consideration will be made in the areas with humidity control and fine art display and storage, including the Gallery, to prevent contaminant migration from creation areas. The use of a positively pressurized anteroom will be considered in addition to negative pressurization of ASHRAE Air Class 3 or 4 areas.

Space Conditioning

Radiant floor heating and cooling will be further explored during design for the areas of the building that do not anticipate large programmatic changes in the future, specifically the lobby/atrium.

Supply Air Handling Units for Air Class 3 and 4 spaces: Make-up air units will be 100% outside air, central station variable air volume type that tracks the exhaust fans minus an offset for space pressurization control. Units will contain supply fans, filters, chilled water-cooling coils and heating water-heating coils. Fans shall be arranged in a fan array for redundancy, efficiency, and ease of service. Coils in the exhaust system will capture waste heat from the exhaust air stream. Waste energy from the exhaust conditioned air will be piped to coils in the make-up air units to preheat or pre-cool the outside air introduced into the building. Efficiency of the energy recovery device will be in accordance with the Washington State Energy Code (WSEC). Energy recovery efficiency in excess of the WSEC requirements will be considered as part of the project's energy goals. Supply terminal units in the air class 3 and 4 suites will be variable air volume type with hot water reheat. In consideration of maintenance, prioritization will be given to consolidating and locating terminal units in mechanical rooms or above accessible ceilings when mechanical rooms are not practical.

Supply Air Handling Units for Air Class 1 and 2 spaces: These spaces will be serviced from central air handling system with integral energy recovery with supply fans, return fans, and exhaust fans, filters, chilled water cooling coils, heating water heating coils, a total energy heat wheel or other style of heat recovery, and sized for ventilation needs in these spaces. Efficiency of the energy recovery device will be in accordance with the Washington State Energy Code (WSEC). Energy recovery efficiency in excess of the WSEC requirements will be considered as part of the project's energy goals. Fans shall be arranged in a fan array for redundancy, efficiency, and ease of service. Supply terminal units in the air class 1 and 2 suites will be variable air volume type with hot water reheat. In consideration of maintenance, prioritization will be given to consolidating and locating terminal units in mechanical rooms or above accessible ceilings when mechanical rooms are not practical.

Supply Air Handling Units for Gallery and Collection Spaces: These spaces will be serviced from central station variable air volume type that tracks the return fans minus an offset for space pressurization control. Units will contain supply fans, filters, chilled water-cooling coils sized for comfort cooling, heating water-heating coils, and humidifiers. Fans shall be arranged in a fan array for N+1 redundancy, efficiency, and ease of service. Minimum outside air quantities should be provided by an integral heat recovery device within the air handler, as required by the WSEC and to align with project sustainability goals. Supply terminal units will be variable air volume type with hot water reheat. Single zone air handlers and displacement ventilation will also be considered for the Gallery spaces and Recital Hall.

Central Exhaust Fans: General exhaust from the Air Class 3 and 4 spaces will be manifolded to a central exhaust system consisting of multiple fans with N+1 redundancy that automatically adjust exhaust air volumes from the spaces based upon occupancy, process exhaust demand, and cooling needs.

Each conference room, art studio, lab, and student center space will have their own thermostat. Offices will be provided with a minimum of one thermostat for every two offices.

Building Automation System

The Building Automation System (BAS) will be an extension of the existing campus wide Automated Logic control system. This system will provide operational controls for all mechanical systems that include system operation, alarm reporting, mechanical and electrical energy monitoring, water consumption monitoring, and unoccupied setback controls.

Other

Dryer exhaust will be provided for each dryer in the building. Dryer exhaust will terminate on the exterior.

System vibration isolation requirements will be in accordance with the acoustical section.
Three levels of humidity control were studied for the facility. At this time no humidification is included but options for providing humidification in limited areas of the building were priced during those studies. The options considered are listed below and were kept in the included cost estimate as additive alternates.

- Base: No humidification
- Option 1: Piano and instrument storage only (approximately 500 SF)
- Option 2: All music and recital hall program (approximately 12,500 SF plus faculty offices)

Currently spray painting is planned to occur outdoors, and no paint booth is anticipated indoors at this time.

Telecom rooms will be cooled with systems that allow for year-round cooling and the option for economizer cooling.

The elevator machine room will have an independent stand-alone system per Washington Elevator Code requirements.

Department of Ecology will be engaged for permitting of the processes occurring within the building (i.e. kilns and paint booth).

Raku firing will occur outside.

D40: Fire Protection Systems
The building will be fully sprinklered in accordance with NFPA-13 requirements. The systems will be a wet sprinkler system throughout the building. Piping shall be sloped to low points for drainage. The system will be designed to a light hazard density in most areas. An ordinary hazard group 1 density will be provided in mechanical and storage rooms. An ordinary hazard group 2 density will be provided for the platform.

The fire protection header will be located in the main mechanical room on the main level. The system backflow preventer will be located inside of the building at the header if permitted by the City of Pasco. Hydrants will be coordinated with the fire department and, where required, provided in the civil scope of work.

A fire protection standpipe will be required and provided at each exit stairwell if the highest occupied level of the building exceeds 30 feet above grade.

Piping crossing the lobby will be closely coordinated to reduce visibility of exposed piping.

D50: Electrical
Power
The building will receive electrical service from the local utility company, Franklin County PUD. New buried conduit pathways and vaults will be provided from the nearby existing utility infrastructure to the new building service yard. New primary cabling and terminations will be provided by the utility. A total of (2) pad mounted oil filled transformer will be installed on the site to provide normal electrical services to the building.

Electrical services will be derived from the (2) transformers with secondary voltages of 480Y/277V and 208Y/120V. The (2) services will have an estimated rating of 1600 amps and 2000 amps respectively. The main service switchboards will be housed in a dedicated main electrical room on the ground floor. The proposed dual service approach is intended to remove heat by producing transformers from inside the building, which would also eliminate the need for electrical room space conditioning.

Battery systems will be provided to supply NEC 700 emergency loads. This will be accomplished through the use of centralized inverters on each floor. There is no requirement for NEC 701 or 702 standby power systems at the time of this report.

The building's electrical distribution will originate from a main electrical room on the ground floor. The building electrical distribution will be designed to provide separation of lighting, mechanical, and general building loads. Isolation transformers will be provided to isolate sensitive theatrical production equipment loads. Circuit breaker panelboards should be provided throughout the building as required to adequately serve the associated building loads. Each telecommunications room will be provided with a dedicated 120/208V power panelboard and an equipment ground bar. Surge protection shall be provided by installing surge protection devices at the main switchboard, distribution panelboards, emergency panelboards and appropriate branch panelboard locations. All electrical feeders shall be copper and installed in rigid conduit.

Branch circuit distribution within each programmatic space will be closely coordinated with the specific function of each space. Additional spare electrical capacity will be designed into each panel to accommodate future potential changes to the building program. Wall mounted surface raceway with receptacles shall be considered for spaces with workstations such as shops, maker spaces, studios and computer labs. Floor boxes will be provided within meeting rooms and instructional spaces as required by the program and the electrical code. All branch wiring shall copper and installed in rigid conduit.

Owner metering shall be provided for the building main electrical service equipment. Additional sub meters shall be provided for lighting, mechanical, PV system, EV charging and plug loads to allow separate metering for each end use type in compliance with the Washington State Energy Code (WSEC). A complete system of photovoltaic (PV) arrays shall be provided for on-site renewable energy generation in compliance with the Washington State Energy Code (WSEC). The minimum system output should be .5 watts per square foot of building area. Proposed location for PV solar arrays is the building roof.

Lighting

Building interior and exterior lighting will LED type. Lighting illumination levels will be in conformance with IES standards. Lighting power densities will be in conformance with the Washington state energy code. Egress and exit lighting will be provided with backup power from UL924 emergency battery inverters. Incandescent stage lighting may be used in the Recital Hall for acoustical reasons.

A low voltage lighting control system shall be provided for time-based, sensor-based (both occupancy and daylight), and manual lighting control in compliance with the energy code, LEED and the building program needs. Fixtures with embedded controls shall be considered to allow for lighting zone control changes throughout the life of the building. Switching of receptacles based upon occupancy shall be provided in compliance with the energy code.

Refer to the production system narrative for additional lighting and lighting control requirements for the project.

Communications

Existing buried campus communications lines exist near the project site and will be extended as necessary for connection to the building main telecom room (MDF). New outside plant cabling will be provided as required to serve the new building from the existing campus infrastructure. This shall include dedicated campus fiber to each individual closet in the new building.

Communications Distribution: Communications building distribution cabling, devices and pathways will be provided by the contractor. Communications riser cabling will be provided from the entrance location to each Communications room. Each Communications room shall be provided with a dedicated 120/208V power panelboard, branch circuits and an equipment ground bar.

Communication Cabling Pathways: Cable trays will be installed on each level to facilitate cabling installation. All horizontal distribution of Communications risers will occur on the main floor level. Vertical distribution of Communications risers will route vertically through the building via 4” conduit pathways between floors.

Communication Outlets: Communications outlets will be provided throughout the facility at locations such as workstations, computers, printers, projectors, lecterns and wireless access points. Horizontal station cable will be provided and routed to the nearest Communications room located on the associated floor. Category 6 copper twisted pair cabling will be routed through the communications raceway system to each communications outlet in the building. Typically, each outlet will be served with two Category 6 cables.

WiFi Systems: WiFi system pathways, station cabling and outlets will be provided by the contractor. Required locations for wireless access points will be closely coordinated with CBC. All wireless access point (WAP) equipment will be provided and installed by CBC. WAPs shall be located in accessible locations without the use of specialized lift equipment.

Audio Visual

Classroom AV: Audio visual systems will be provided and installed by the contractor. Instructional spaces requiring audio visual system shall include, but not be limited to classrooms, studios and labs. The basis of design for instructional spaces shall include projectors, projector screens, and device inputs. Large meeting rooms will require a projector and screen or wall-mounted display. Small and medium size meeting rooms will require wall-mounted displays. Band & Choir rooms will require sound reinforcement systems with audio controls and inputs. The gallery will require sound systems for background music with local inputs. Additionally, the gallery will have AV infrastructure for exhibit support.

Refer to the production system narrative for additional audio-visual requirements for the project.

Life Safety & Security

Distributed Antenna System (DAS): A complete distributed antenna system for emergency responder radio use is assumed to be required for the new building. The contractor shall provide building infrastructure and equipment for a complete DAS system. Upon completion of the building structure and exterior envelope, the contractor shall provide testing of responder radio signal strength to finalize the DAS system coverage requirement for the building.

Access Control: A complete control system will be provided in accordance with CBC campus standards. Required locations for miscellaneous access control devices will be closely coordinated with CBC. Typical exterior spaces to be provided with access control include all building exterior doors. Typical interior spaces to be provided with access control include building office suite entries, labs, MEP closets, telecom closets, AV closets, catwalk access, and elevator access to secure floors. The access control system shall be a wired system capable of programmable for managing access during building events.

Video Surveillance (IPCCTV): A complete video surveillance system will be provided in accordance with CBC campus standards. Required locations for IPCCTV devices will be closely coordinated with CBC. The building exterior shall be provided with complete coverage for monitoring of the building perimeter. Site coverage shall also include the outdoor amphitheatre and nearby parking lots. Typical interior spaces with IPCCTV devices include building entrances, lobby, gallery and back stage. The installed cameras will connect to the existing campus IPCCTV network via CAT6 network cabling connections.

Fire Alarm: A complete battery backed addressable fire alarm system with manual pull stations, automatic detection and ADA compliant speaker/strobes will be provided throughout the facility. Initiating and annunciation devices will be installed as required by the governing codes, and in accordance with CBC campus standards. Notification devices shall be white in color and labeled ALERT to allow for dual use as mass notification. The building fire sprinkler system will be monitored by the fire alarm system for system flow and shutoff valve tampering. Central reporting capabilities will also be provided with the fire alarm system. Spot smoke detection shall be substituted with spot heat detection in dirty environment spaces. Optical smoke imaging devices shall be considered for detection in large multi-story atriums or other large volume spaces where spot detection is not possible.

E10: Equipment

The construction cost includes the supply and installation of all residential appliances to outfit the staff break room. This also includes electrically operated projection screens and associated infrastructure. Performance-specific equipment for rigging, curtains, stage lighting, stage audio, presentation video and event streaming will be included in the Recital Hall and Theatre.

E20: Fixed Furnishings
Fixed furnishings include walk-off mats, built in casework and benches, and interior and exterior window treatments.

F10: Demolition
Full demolition of the existing P-Building is included. The existing building will remain operational until the new building is complete.

G20: Landscaping and Irrigation
The placement of the new building will utilize the existing grade change allowing both levels to be accessed from the exterior. Hardscaping will provide accessible routes around the site and into the building. Landscaping around the building is assumed to be primarily lawn that will be irrigated in a manner similar to other lawn areas on campus.

5.1.2 SUMMARY TABLE

The following table outline the cost summary of the preferred alternative and is a summary of the C100. The complete C100 documents and associated cost estimates are included in Appendix Sections 6.4 and 6.5.

Summary Construction Budget of Preferred Alternative	
G10 - Site Preparation	$586,902
G20 - Site Improvements	$672,566
G30 - Site Mechanical Utilities	$196,925
G40 - Site Electrical Utilities	$368,284
G60 - Other Site Construction	$0
Site Work Subtotal	$1,824,677
Demolition of Existing P Building	$1,717,243
Related Project Costs	$1,717,243
A10 - Foundations	$1,896,156
A20 - Basement Construction	$0
B10 - Superstructure	$4,919,579
B20 - Exterior Closure	$4,807,037
B30 - Roofing	$1,083,265
C10 - Interior Construction	$2,094,948
C20 - Stairs	$476,639
C30 - Interior Finishes	$2,736,847
D10 - Conveying	$137,360
D20 - Plumbing Systems	$1,595,781
D30 - HVAC Systems	$583,837
D40 - Fire Protection Systems	$325,131
D50 - Electrical Systems	$4,276,278
F10 - Special Construction	$0
F20 - Selective Demolition	$0
General Conditions	$1,516,014
Design Contingency	$4,932,096
Facility Construction Subtotal	$31,380,968
Unesclated MACC	$34,922,888
Escalated MACC	$38,300,774

5.2 PROPOSED FUNDING

5.2.1 FUND SOURCES

The project will largely be funded through the WA State Captial Budget providing $54,548,000. $8 million in additional local funds will be provided by CBC to bring the total anticipated project to $62,548,000.

5.2.2 ALTERNATIVE FINANCE ASSUMPTIONS

The project will not use any alternative finance options.

5.2.3 BIENIUM BREAKDOWN

Design and construction funding will be from the 25-27 Biennium. This allows the project to be designed, permitted under the same code cycles, and constructed providing design and construction continuity.

Project Costs	25-27 Bienium	27-29 Bienium	29-31 Bienium
Acquisition	$0	$0	$0
Consultant Services	$7,370,127	$0	$0
Construction	$49,480,921	$0	$0
Equipment	$2,382,642	$0	$0
Artwork	$271,382	$0	$0
Project Administration	$2,714,041	$0	$0
Other Costs	$306,169	$0	$0
Projected Costs/Yr	$62,525,282	$0	$0

5.3 FACILITY OPERATIONS AND MAINTENANCE REQUIREMENTS

5.3.1 OPERATING BUDGET IMPACT

The proposed project is expected to increase the College's ongoing maintenance and operations costs. These costs have been estimated based on assumed occupancy in January 2030. Funding for the increase in operating cost will be requested within the overall state appropriated budget.

5.3.2 OPERATING COSTS

The following charts illustrate the projected maintenance and operations costs over the first six biennial of the building occupancy.

	31-32 Bienium		33-34 Bienium		35-37 Bienium	
M&O Expense	2031	2032	2033	2034	2035	2036
Utilities	$92,162.29	$94,927.16	$97,774.97	$100,708.22	$103,729.47	$106,841.35
Building Maintenance	$61,441.53	$63,284.77	$65,183.31	$67,138.81	$69,152.98	$71,227.57
Custodial & Grounds	$163,457.64	$168,361.37	$173,412.22	$178,614.58	$183,973.02	$189,492.21
Ops & Mgmt Support	$141,431.44	$145,674.38	$150,044.61	$154,545.95	$159,182.33	$163,957.80
Projected Costs/Yr	$458,492.90	$472,247.68	$486,415.11	$501,007.57	$516,037.79	$531,518.93

	37-38 Bienium		39-40 Bienium		41-42 Bienium	
M&O Expense	2037	2038	2039	2040	2041	2042
Utilities	$110,046.59	$113,347.99	$116,748.43	$120,250.88	$123,858.41	$127,574.16
Building Maintenance	$73,364.40	$75,565.33	$77,832.29	$80,167.26	$82,572.27	$85,049.44
Custodial & Grounds	$195,176.98	$201,032.29	$207,063.25	$213,275.15	$219,673.41	$226,263.61
Ops & Mgmt Support	$168,876.53	$173,942.83	$179,161.11	$184,535.95	$190,072.02	$195,774.19
Projected Costs/Yr	$547,464.50	$563,888.43	$580,805.08	$598,229.24	$616,176.11	$634,661.40

5.3.3 MAINTENANCE AND OPERATIONS RESPONSIBILITY

The college as the owner will be responsible for all ongoing maintenance and operations.

New Building Operating Costs	Change in FTE from current levels
Utilities	0
Janitorial Services	0.75
Grounds	1
Security	1
Maintenance and Repair	0.4
Management	0
Technology	0.5
Total Increase in FTE	7%

5.4 FURNITURE, FIXTURES AND EQUIPMENT

The Budget for furniture, fixtures, and equipment has been included in the C-100 cost outline. This budget includes built-in items such as casework and equipment that will require coordination with building systems and utilities. The budget also includes funds for information technology, telecommunication, and audio-visual equipment.

Section 6

APPENDICES

Section 6.1

PREDESIGN CHECKLIST

(c) Identify consultant services, DES resources or additional staff needed to manage the project.

L. Schedule

vii. Provide a high-level milestone schedule for the project, including key dates for budget approval, design, bid, acquisition, construction, equipment installation, testing, occupancy and full operation.

viii. Incorporate value-engineering analysis and constructability review into the project schedule, as required by RCW 43.88.110(5)(c).

ix. Describe factors that may delay the project schedule, such as an environmentally sensitive location, possible presence of archaeological or historical assets, or possible contamination of the site or buildings undergoing renovation.

x. Describe the permitting or local government ordinances or neighborhood issues (such as location or parking compatibility) that could affect the schedule.

xi. Identify when the local jurisdiction will be contacted and whether community stakeholder meetings are part of the process.

Project budget analysis for the preferred alternative

A. Cost estimate. Provide the following:

i. Major assumptions used in preparing the cost estimate

ii. Summary table of Uniformat II Level 2 cost estimates

iii. The C-100 in Excel

B. Proposed funding

i. Identify the fund sources and expected receipt of the funds.

ii. If alternatively financed, such as through a Certificate of Participation (COP), provide the projected debt service and fund source. Include the assumptions used for calculating finance terms and interest rates. For assistance, please contact Brianna May, Office of the State Treasurer, 360-902-9022 or email.

C. Facility operations and maintenance requirements

i. Define the anticipated impact of the proposed project on the operating budget for the agency or institution. Include maintenance and operating assumptions (including FTEs) and moving costs.

ii. Show five biennia of capital and operating costs from the time of occupancy, including an estimate of building repairs, replacement, and maintenance.

iii. Identify the agency responsible for ongoing maintenance and operations, if not maintained by the owner.

D. Furniture, fixtures, and equipment. Clarify whether furniture, fixtures and equipment are included in the project budget. If not included, explain why.

8.3 Appendices

Appendix 1: Predesign checklist and outline

A predesign should include the content detailed here. OFM will approve limited scope predesigns on a case-by-case basis.

Executive summary

Problem statement, opportunity, or program requirement

☑ Identify the problem, opportunity, or program requirement that the project addresses and how it will be accomplished.

- ☑ Identify and explain the statutory or other requirements that drive the project's operational programs and how these affect the need for space, location, or physical accommodations. Include anticipated caseload projections (growth or decline) and assumptions, if applicable.
- ☑ Explain the connection between the agency's mission, goals, and objectives; statutory requirements; and the problem, opportunity, or program requirements.
- ☑ Describe in general terms what is needed to solve the problem.
- ☑ Include any relevant history of the project, including previous predesigns or budget funding requests that did not go forward to design or construction.

Analysis of alternatives (including the preferred alternative)

- ☑ Describe all alternatives that were considered, including the preferred alternative. Include:
- ☑ A no action alternative.
- ☑ Advantages and disadvantages of each alternative. Please include a high-level summary
- ☑ table with your analysis that compares the alternatives, including the anticipated cost for each alternative.
- ☑ Cost estimates for each alternative:
- ☑ Provide enough information so decision makers have a general understanding of the costs.
- ☑ Complete OFM's Life Cycle Cost Model (RCW 39.35B.050).
- ☑ Schedule estimates for each alternative. Estimate the start, midpoint, and completion dates.

Detailed analysis of preferred alternative

- ☑ Nature of space – how much of the proposed space will be used for what purpose (i.e., office, lab, conference, classroom, etc.)
- ☑ Occupancy numbers.
- ☑ Basic configuration of the building, including square footage and the number of floors.
- ☑ Space needs assessment. Identify the guidelines used.
- ☑ Site analysis:
  - ☑ Identify site studies that are completed or under way and summarize their results.
  - ☑ Location.
  - ☑ Building footprint and its relationship to adjacent facilities and site features. Provide aerial view, sketches of the building site and basic floorplans.
  - ☑ Water rights and water availability.
  - ☑ Stormwater requirements.
  - ☑ Ownership of the site, easements, and any acquisition issues.
  - ☑ Property setback requirements.
  - ☑ Potential issues with the surrounding neighborhood, during construction and ongoing.
  - ☑ Utility extension or relocation issues.
  - ☑ Potential environmental impacts.
  - ☑ Parking and access issues, including improvements required by local ordinances, local road impacts and parking demand.
  - ☑ Impact on surroundings and existing development with construction lay-down areas and construction phasing.
  - ☑ Consistency with applicable long-term plans (such as the Thurston County and Capitol campus master plans and agency or area master plans) as required by RCW 43.88.110.

- ☑ Consistency with other laws and regulations:
  - ☑ High-performance public buildings (Chapter 39.35D RCW).
  - ☑ State efficiency and environmental performance, if applicable (Executive Order 20-01).
  - ☑ State energy standards for clean buildings (RCW 19.27A.210).
  - ☑ Compliance with required vehicle charging capability for new buildings that provide on-site parking (RCW 19.27.540).
  - ☑ Greenhouse gas emissions reduction policy (RCW 70.235.070).
  - ☑ Archeological and cultural resources (Executive Order 21-02 and Section 106 of the National Historic Preservation Act of 1966). If mitigation is anticipated, please note this in the predesign with narrative about how mitigation is worked into the project schedule and budget.
  - ☑ Americans with Disabilities Act (ADA) implementation (Executive Order 96-04).
  - ☑ Compliance with planning under Chapter 36.70A RCW, as required by RCW 43.88.0301.
  - ☑ Information required by RCW 43.88.0301(1).
  - ☑ Other codes or regulations.
- ☑ Identify problems that require further study. Evaluate identified problems to establish probable costs and risk.
- ☑ Identify significant or distinguishable components, including major equipment and ADA requirements in excess of existing code.
- ☑ Identify planned technology infrastructure and other related IT investments that affect the building plans.
- ☑ Identify any site-related and/or physical security measures for the project.
- ☑ Describe planned commissioning to ensure systems function as designed.
- ☑ Describe any future phases or other facilities that will affect this project, including impacts to current lease contracts. Include detail on the need to backfill space or cost assumptions for vacant space.
- ☑ Provide a comparative discussion of the pros and cons of the project delivery methods considered for this project and offer a recommendation of proposed procurement method for the preferred alternative. The proposed method of project delivery must be justified.
- ☑ Describe how the project will be managed within the agency.
- ☑ Schedule.
- ☑ Provide a high-level milestone schedule for the project, including key dates for budget
- ☑ approval, design, bid, acquisition, construction, equipment installation, testing, occupancy and full operation.
- ☑ Incorporate value-engineering analysis and constructability review into the project schedule, as required by RCW 43.88.110(5)(c).
- ☑ Describe factors that may delay the project schedule.
- ☑ Describe the permitting or local government ordinances or neighborhood issues (such as location or parking compatibility) that could affect the schedule.
- ☑ Identify when the local jurisdiction will be contacted and whether community stakeholder meetings are a part of the process.

Project budget analysis for the preferred alternative

- ☑ Cost estimate.
  - ☑ Major assumptions used in preparing the cost estimate.
  - ☑ Summary table of Uniformat Level II cost estimates.
  - ☑ The C-100.
- ☑ Proposed funding.
  - ☑ Identify the fund sources and expected receipt of the funds.
  - ☑ If alternatively financed, such as through a COP, provide the projected debt service and fund source. Include the assumptions used for calculating finance terms and interest rates.
- ☑ Facility operations and maintenance requirements.
  - ☑ Define the anticipated impact of the proposed project on the operating budget for the agency or institution. Include maintenance and operating assumptions (including FTEs) and moving costs.
  - ☑ Show five biennia of capital and operating costs from the time of occupancy, including an estimate of building repair, replacement, and maintenance.
  - ☑ Identify the agency responsible for ongoing maintenance and operations, if not maintained by the owner.
- ☑ Clarify whether furniture, fixtures and equipment are included in the project budget. If not included, explain why.

Predesign appendices

- ☑ Completed Life Cycle Cost Model.
- ☑ A letter from DAHP.
- ☑ Title report for projects including proposed acquisition. N/A

Appendix 2: Glossary

Acquisition. This type of project includes the acquisition of land, structures, and buildings. These are fixed assets that have no relationship to the addition or improvement to, or the repair or replacement of, existing fixed assets. Examples of an acquisition are the purchase of a tract of land or a building.

Alternate financing. Proposals that cover a wide range of financial contracts that call for the development or use of space by state agencies through a contractual arrangement with a developer or financing entity. Financing may involve the sale of debt obligations (certificates of participation, or COPs, through the State Treasurer) or funding from a private developer. Title to the property involved may transfer to the state either upon exercise of an option or at the termination of the contract.

Constructability review. A review by an independent consultant or contractor to determine if a project can be physically built as designed. This is to reduce construction change orders and claims. Conduct this review at 75–95 percent completion of the construction documents.

Consultant. A person or entity who provides advice or services to an agency/institution.

Contractor. A person, firm, or corporation who, in the pursuit of an independent business, undertakes or submits a bid to construct, alter, repair, add to, subtract from, improve, move, or

Section 6.2

ROOM DIAGRAMS & DATA SHEETS

TABLE OF CONTENTS

P 1-12 ADMINISTRATION / GENERAL OFFICE
Dean's Office / Dean's Assistant Office / Faculty Offices (Non Music / Music) - 1.2 / 1.3 / 1.4 / 1.5
Waiting Area / Program Assistant / Adjunct Open Office - 1.1 / 1.6 / 1.7
Conference Room / Break Room / Work Room / Storage - 1.8 / 1.9

P 13-25 THEATRE
Theatre - 2.1
Scene Shop - 2.2
Costume Shop / Storage - 2.3
Dressing Room - 2.4
Control Booth / Rack Room / Prop Storage - 2.5 / 2.6 / 2.7

P 26-48 MUSIC
Recital Auditorium Seating, Wing Space, Control Booth - 3.1 / 3.2 / 3.3
Control Booth / Rack Room / Piano Storage - 3.3 / 3.4 / 3.5
Instrumental / Vocal - 3.6 / 3.7
Individual Practice Room / Group Practice Room - 3.8 / 3.9
Keyboard Lab - 3.10
Instrument Storage - 3.11
A/V Gear Storage - 3.12

P 49-70 VISUAL ARTS
Gallery - 4.1
Gallery Prep / Permanent Collection Storage - 4.2
Computer Lab - 4.3
Painting & Drawing - 4.4
Art Classroom - 4.5
Studio Support & Storage - 4.6
3D Studio - 4.7
Wood Shop - 4.8
Ceramics Studio - 4.9 - 4.13

P 71-74 SHARED / COMMON AREAS
Shared Multi - Use Classroom - 5.1
Lobby / Student Lounge - 5.2

P 75-83 SUPPORT / CIRCULATION
Student & Public Restroom - 6.1 / 6.2
MDF Room - 6.3
Mechanical - 6.4
Electrical / Data - 6.5
Janitorial - 6.6

ADMINISTRATION / GENERAL OFFICE

CBC Performing Arts Building Replacement
Pasco, Washington

DETAILED SPACE REQUIREMENTS

CBC Performing Arts Building Replacement — Pasco, Washington

ROOM NO.:		SPACE ID NO:	1.2
SPACE NAME:	Dean's Office	NET SF:	150 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	2-3 guests		

Describe the function of the space:
Office for Dean position.

This space should be located adjacent to or in proximity to which other spaces:
Program Assistant, Waiting Area, and Conference Room.

UTILIZATION

hours of use	
Days	5/week
Hours	8/day

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard and tackboard
2.
3.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	1.3
SPACE NAME:	Dean's Assistant Office	NET SF:	120 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1-2		

Describe the function of the space:
Standard offices for Assistant position.

This space should be located adjacent to or in proximity to which other spaces:
Dean's Office, Program Assistant, and Waiting Area.

UTILIZATION

hours of use	
Days	5/week
Hours	8/day

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard and tackboard
2.
3.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	1.4
SPACE NAME:	Faculty Office (Non Music)	NET SF:	120 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	5
# OF OCCUPANTS:	1-2		

Describe the function of the space:
Standard offices for Faculty position.

This space should be located adjacent to or in proximity to which other spaces:
Dean's Office, Program Assistant, Waiting Area, Faculty Offices, and Break / Work Room.

UTILIZATION

hours of use	
Days	5/week
Hours	8/day

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard and tackboard
2.
3.
4.
5.
6.
7.
8.
9.

DETAILED SPACE REQUIREMENTS

CBC Performing Arts Building Replacement — Pasco, Washington

ROOM NO.:		SPACE ID NO:	1.5
SPACE NAME:	Faculty Office (Music)	NET SF:	140 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	3
# OF OCCUPANTS:	1-2		

Describe the function of the space:
Standard offices for Music Faculty position.

This space should be located adjacent to or in proximity to which other spaces:
Near administrative suite within the building but not in it to address acoustics due to music offices being used for music instruction.

UTILIZATION

hours of use	
Days	5/week
Hours	8/day

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

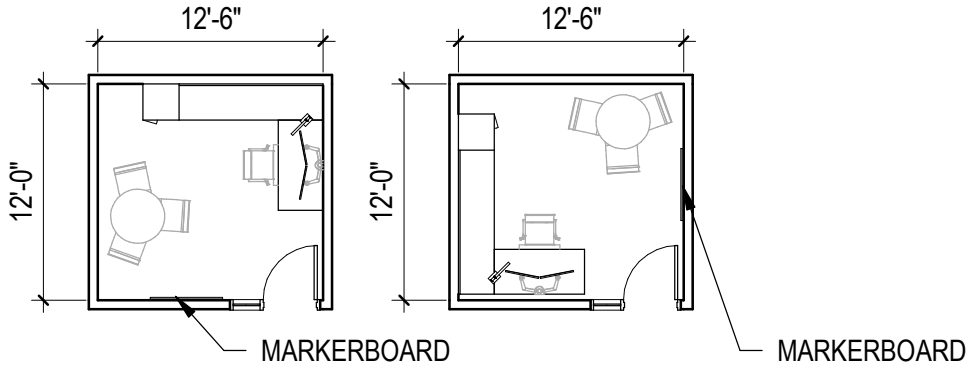
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

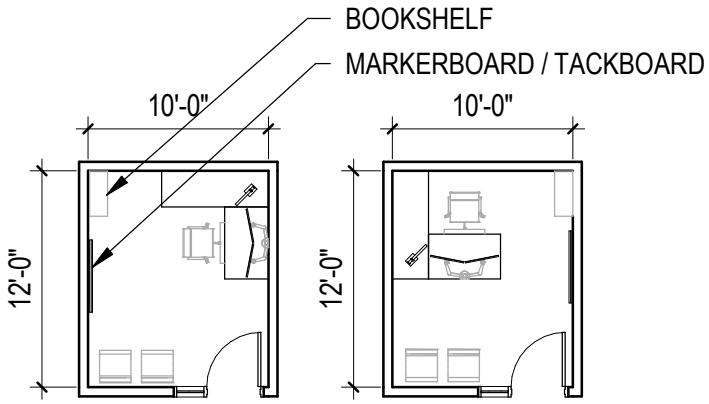
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

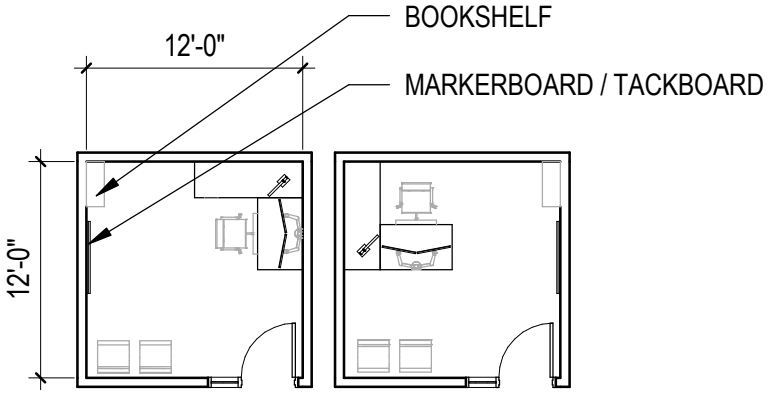
1. Provide glass markerboard and tackboard
2.
3.
4.
5.
6.
7.
8.
9.



DEAN'S OFFICE



DEAN'S ASSISTANT OFFICE
FACULTY OFFICES (NON-MUSIC)



OFFICE - MUSIC



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	1.1 / 1.6
SPACE NAME:	Waiting Area / Program Assistant	NET SF:	190 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	4		

Describe the function of the space:
Program Assistant administrative entry suite and primary point of contact for the Arts, Humanities, and Education.

This space should be located adjacent to or in proximity to which other spaces:
The dean's office, conference room, break / work room, and main lobby.

UTILIZATION

hours of use	
Days	5/week
Hours	8/day

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Glass Marker Board	X
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	1.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	2.

doors & frame type	
Interior Glazing Systems	X
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Quartz countertop
2. Wood accent ceiling
3. Screen to display current department, program, and college events.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	1.7
SPACE NAME:	Adjunct Open Office	NET SF:	260 SF
# OF FACULTY / STAFF:	3	# OF SPACES:	1
# OF OCCUPANTS:	3-6		

Describe the function of the space:
Shared office space for adjunct faculty.

This space should be located adjacent to or in proximity to which other spaces:
Near other faculty offices.

UTILIZATION

hours of use	
Days	Varies
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

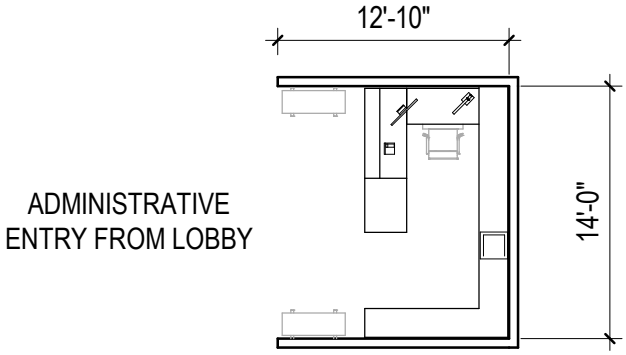
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

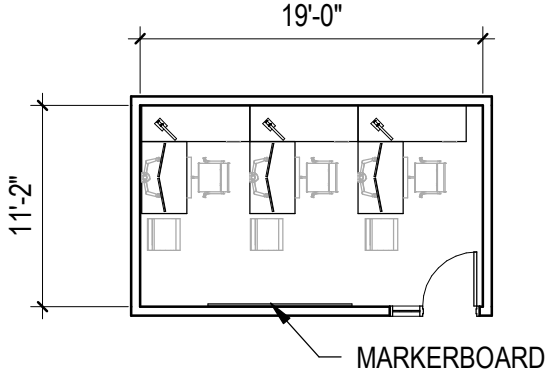
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard and tackboard
2.
3.
4.
5.
6.
7.
8.
9.



WAITING / PROGRAM ASSISTANT



ADJUNCT OPEN OFFICE AREA



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	1.8
SPACE NAME:	Conference Room	NET SF:	340 SF
# OF FACULTY / STAFF:	n/a	# OF SPACES:	1
# OF OCCUPANTS:	10-12		

Describe the function of the space:
Meeting space for regular use by faculty and administration.

This space should be located adjacent to or in proximity to which other spaces:
Dean's Office, Program Assistant, Break / Work Room, and Waiting Area.

UTILIZATION

hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	2.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	3.

doors & frame type	
Interior Glazing Systems	X
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	X
Translucent Glazing/Film	X
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard
2. Quartz countertops
3. Ceiling baffles
4. Zoom room
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	1.9
SPACE NAME:	Break / Work Room	NET SF:	340 SF
# OF FACULTY / STAFF:	2-4	# OF SPACES:	1
# OF OCCUPANTS:	2-4		

Describe the function of the space:
Break / Work Room with kitchenette, copier, mailboxes, and office supplies.

This space should be located adjacent to or in proximity to which other spaces:
Program Assistant, Conference Room, and Offices.

UTILIZATION

hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	X
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	2.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

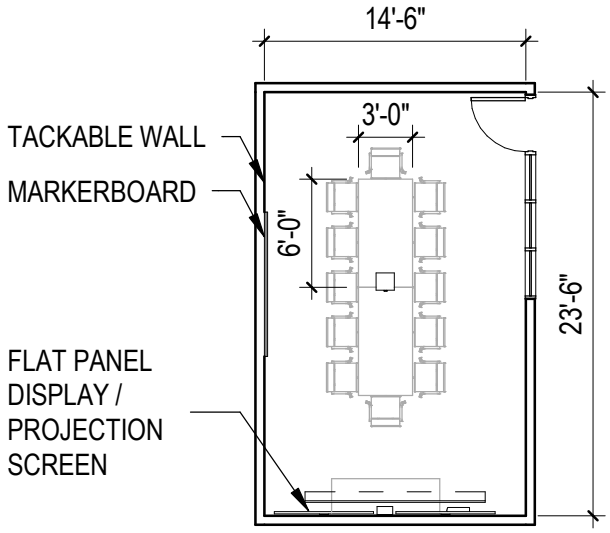
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

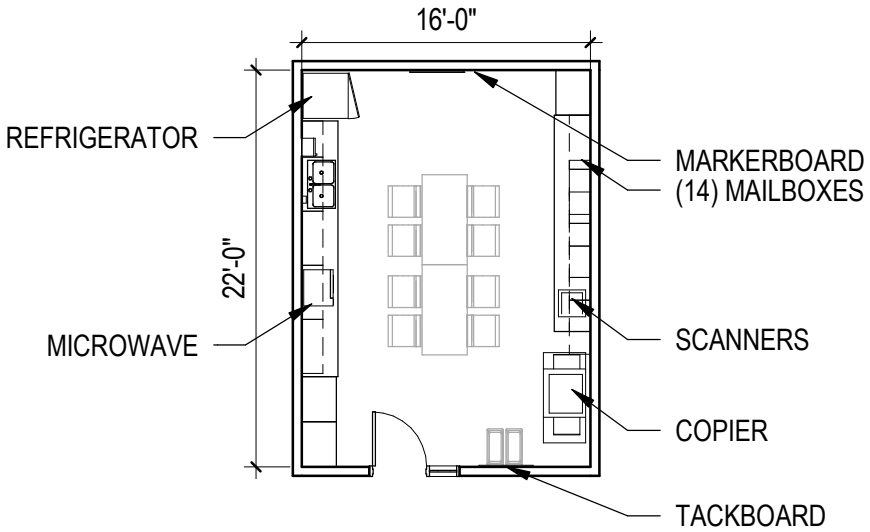
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard and tackboard
2. Quartz countertop
3. Refrigerator and microwave
4. No dishwasher or garbage disposal
5. Large format copier
6. Instant hot water faucet
7. Acoustically separated from adjacent spaces as it can get noisey with many
8. 15-20 Mailboxes
9.



CONFERENCE ROOM



BREAK / WORK ROOM



SCALE : 3/32" = 1'-0"

THEATRE

CBC Performing Arts Building Replacement
Pasco, Washington

ROOM NO.:		SPACE ID NO:	2.1
SPACE NAME:	Theatre	NET SF:	2,000 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	1
# OF OCCUPANTS:	100 seats		

Describe the function of the space:
Professional-grade performance venue designed to support student and faculty performances. This spaces functions as a teaching lab for all aspects of a theatre and should be fully accessible for faculty, students, and patrons.

This space should be located adjacent to or in proximity to which other spaces:
Lobby, Scene Shop, Dressing Rooms, Costume Shop, and loading dock.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	X
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	5.

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	5.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	X
Sidelight	
Other	3.

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	6. / 7.

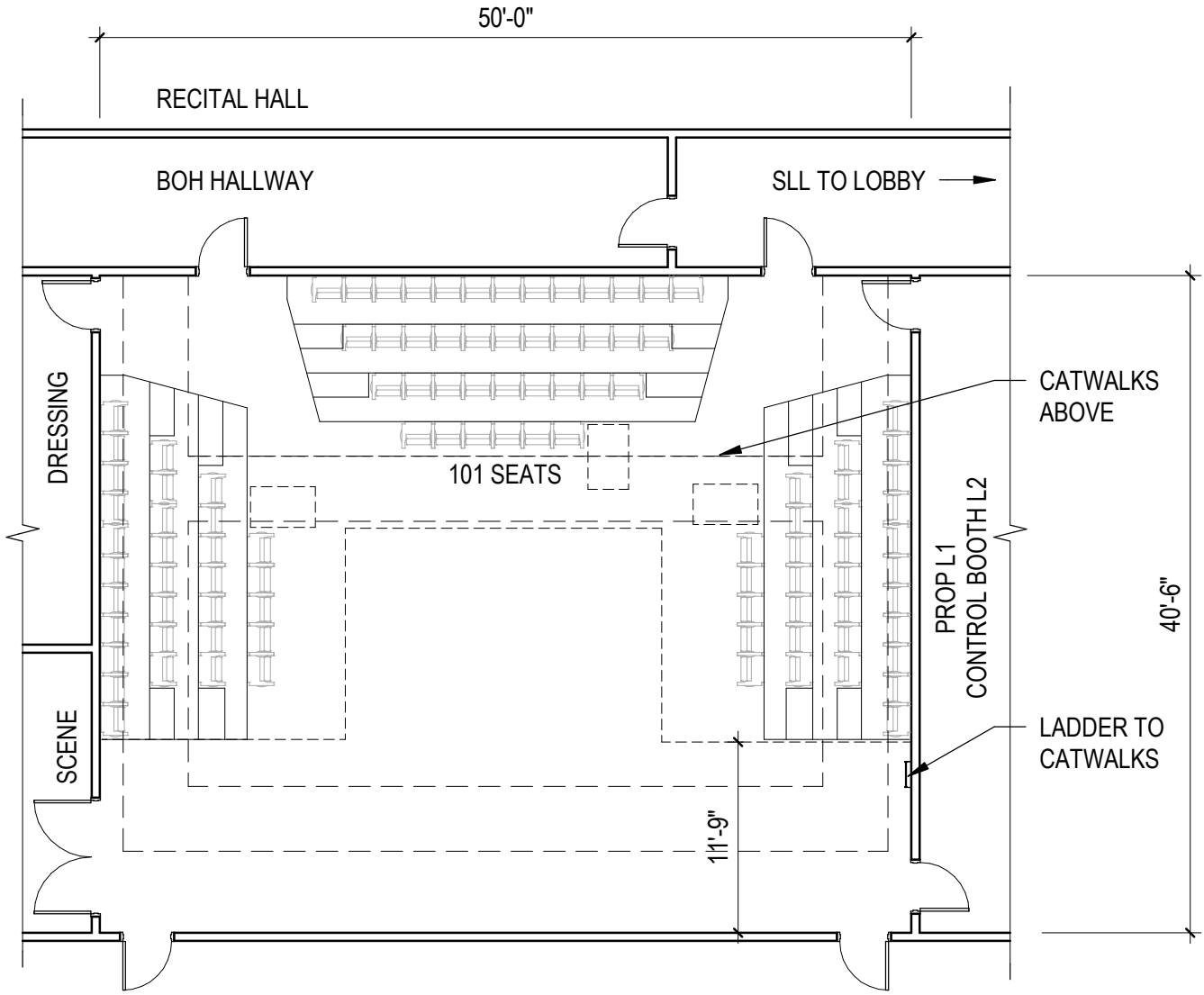
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	X
Recording / Playback	X
Audio Reinforcement	X

NOTES

1.	3/4 thrust style theatre with catwalks overhead
2.	LCD screens at the sides for program.
3.	Operable wall to outdoor amphitheater.
4.	Not Used
5.	Recessed floor slab with built up floor.
6.	Black out Insulation at roof deck.
7.	
8.	
9.	



THEATRE



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	2.2
SPACE NAME:	Scene Shop	NET SF:	1,000 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Location for creation of production scenery.

This space should be located adjacent to or in proximity to which other spaces:
Theatre, Prop Storage, and loading dock.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	X
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	X
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	X
Roll-Up Door	X
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

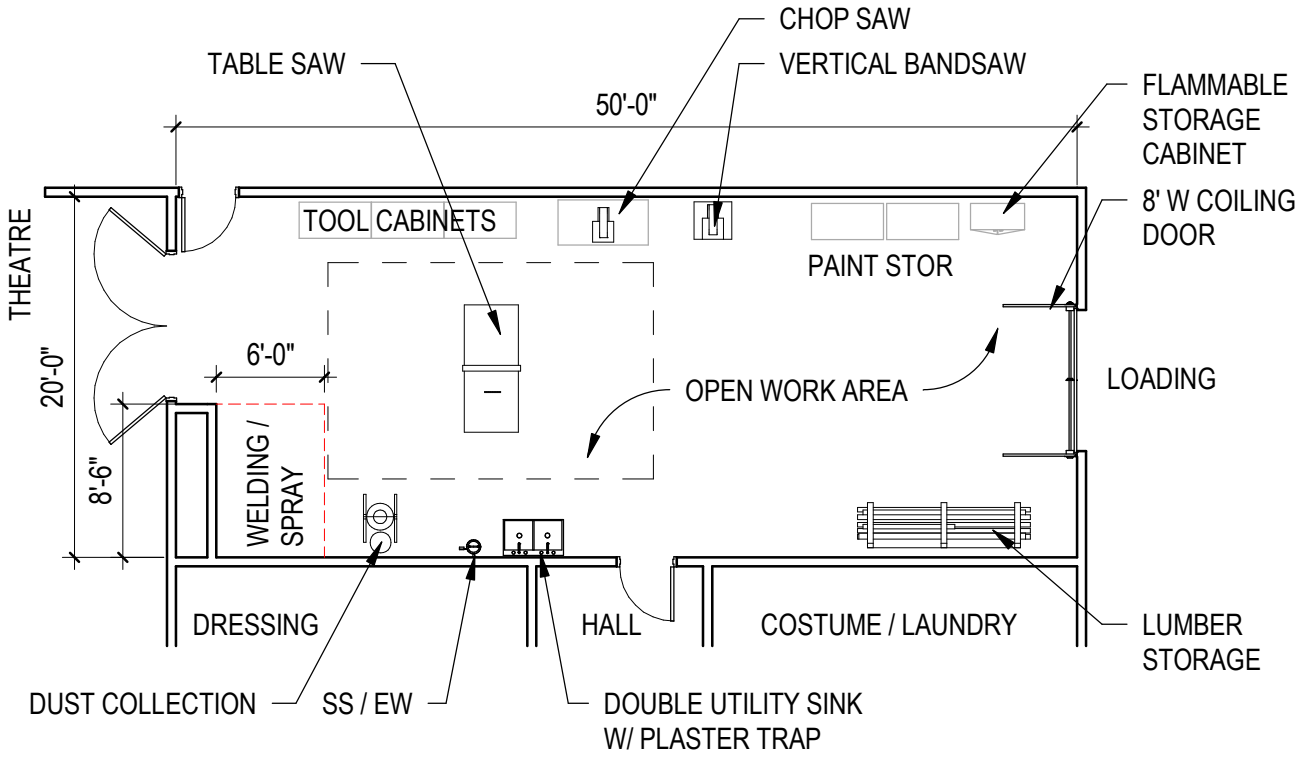
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	X
Eyewash	X
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	X
Floor Boxes	X
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Steel-top mobile workbench.
2. Dust Collector
3. Welding Area
4. Flammable storage cabinet
5. 10’ - 15’ tall ceiling
6. Roll up door on loading side
7.
8.
9.



SCENE SHOP

0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	2.3
SPACE NAME:	Costume Shop / Storage	NET SF:	600 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Costume creation shop and storage of materials.

This space should be located adjacent to or in proximity to which other spaces:
Theatre

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	X
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	X
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

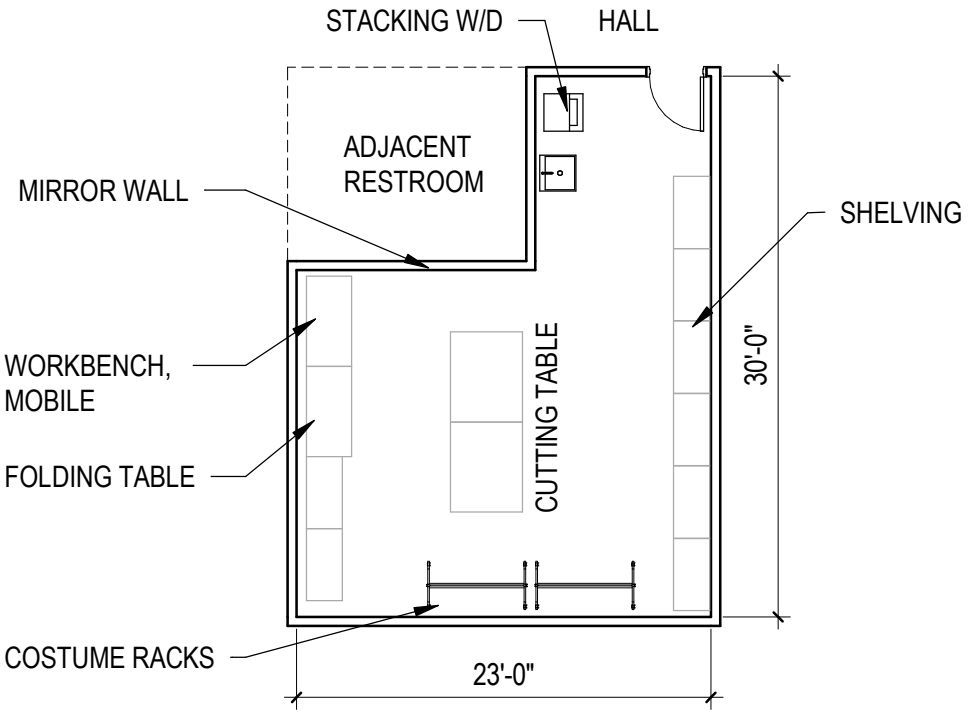
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Cutting Table
2. Steel-top mobile work bench
3.
4.
5.
6.
7.
8.
9.



COSTUME SHOP / LAUNDRY / STORAGE



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	2.4
SPACE NAME:	Dressing Room	NET SF:	500 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	12		

Describe the function of the space:
Location for actors to prepare for production and instructional space for education of makeup techniques.

This space should be located adjacent to or in proximity to which other spaces:
Theatre and Costume Storage.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	X
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	X
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	X
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

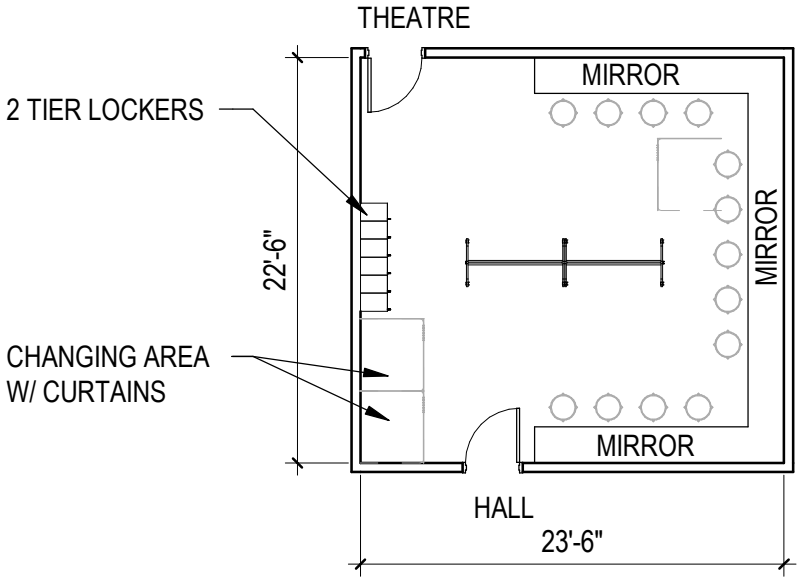
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard and tackboard
2. Curtain for dressing areas
3.
4.
5.
6.
7.
8.
9.



DRESSING ROOM



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	2.5
SPACE NAME:	Control Booth	NET SF:	300 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	2-3		

Describe the function of the space:
Controls for the theatre functionality, this is an instructional space.

This space should be located adjacent to or in proximity to which other spaces:
Theatre and theatre catwalks.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	2.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	X
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	3.
Digital Projection	
Recording / Playback	X
Audio Reinforcement	X

NOTES

1. Provide glass markerboard and tackboard
2. Quartz Countertop
3. Dimmable Lighting
4. Operable window to audience chamber
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	2.6
SPACE NAME:	Rack Room	NET SF:	80 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Technology racks that serve the theatre.

This space should be located adjacent to or in proximity to which other spaces:
Theatre, Control Booth.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	X
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1.
2.
3.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	2.7
SPACE NAME:	Prop Storage	NET SF:	200 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Storage of tools for productions.

This space should be located adjacent to or in proximity to which other spaces:
Theatre and Scene Shop.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

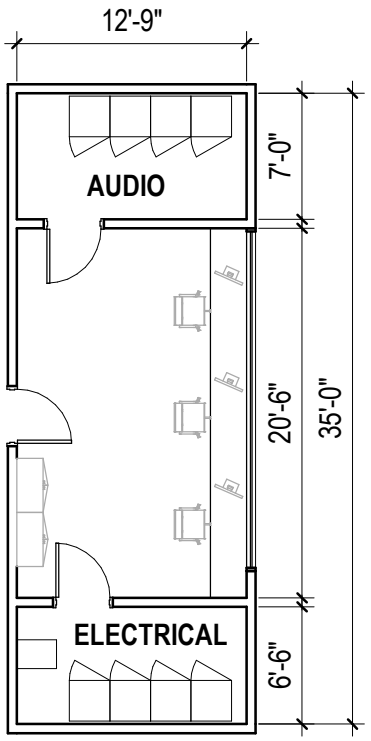
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

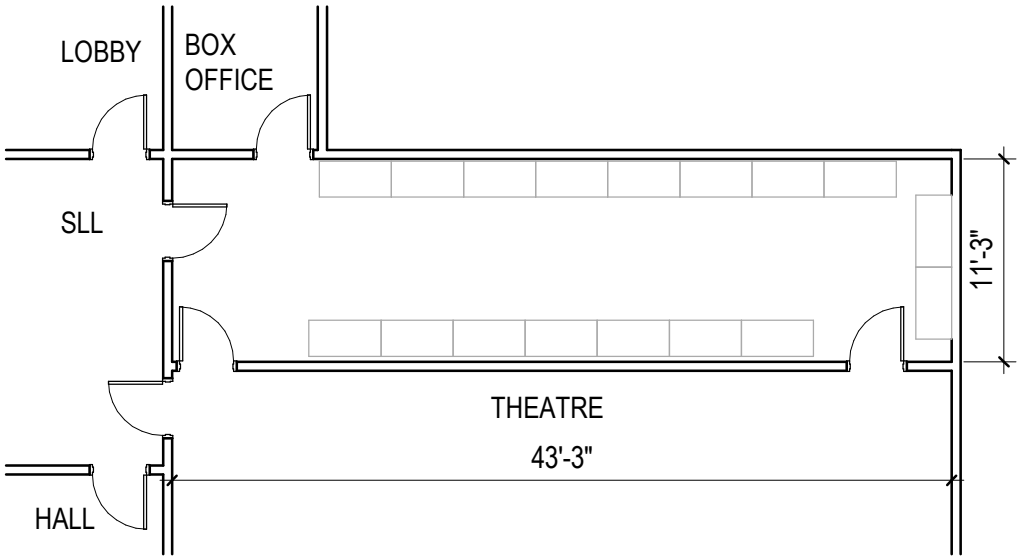
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Steel-top mobile workbench.
2.
3.
4.
5.
6.
7.
8.
9.



CONTROL BOOTH / RACK ROOM



PROP STORAGE



SCALE : 3/32" = 1'-0"

MUSIC

CBC Performing Arts Building Replacement
Pasco, Washington

DETAILED SPACE REQUIREMENTS

CBC Performing Arts Building Replacement — Pasco, Washington

ROOM NO.:		SPACE ID NO:	3.1
SPACE NAME:	Recital Auditorium Seating	NET SF:	5,000 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	1
# OF OCCUPANTS:	500 seats		

Describe the function of the space:
Professional grade Recital Hall for instrumental performances and instruction.

This space should be located adjacent to or in proximity to which other spaces:
Lobby and Control Booth.

UTILIZATION	
hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL	
floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	3.
Static Dissipative Tile	
Porcelain Tile	
Other	
base	
Rubber	X
Tile	
Other	
wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	6.
casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	
Other	5. / 6.
doors & frame type	
Interior Glazing Systems	
Increased Door Opening	X
Roll-Up Door	
Sidelight	
Other	
daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	
acoustic	
Standard room acoustics will be incorporated.	
Adjustable	X
Other	

MEP	
mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	X
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	X
Recording / Playback	X
Audio Reinforcement	X

NOTES	
1.	Include permanently integrated projection capabilities.
2.	Clerestory windows at upper portion of audience seating area.
3.	Carpet at aisles
4.	Catwalks over audience area
5.	Variable Acoustic Draperies
6.	Wall & Ceiling Acoustic Deflectors
7.	
8.	
9.	

DETAILED SPACE REQUIREMENTS

CBC Performing Arts Building Replacement — Pasco, Washington

ROOM NO.:		SPACE ID NO:	3.2
SPACE NAME:	Platform / Wing Space	NET SF:	2,600 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	1
# OF OCCUPANTS:	Varies		

Describe the function of the space:
Recital Hall platform and wing space for performances by music department.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall, Control Booth, Breakout Practice Rooms, Instrument Storage, and Piano Storage.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	X
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	X
Roll-Up Door	X
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	X
Other	

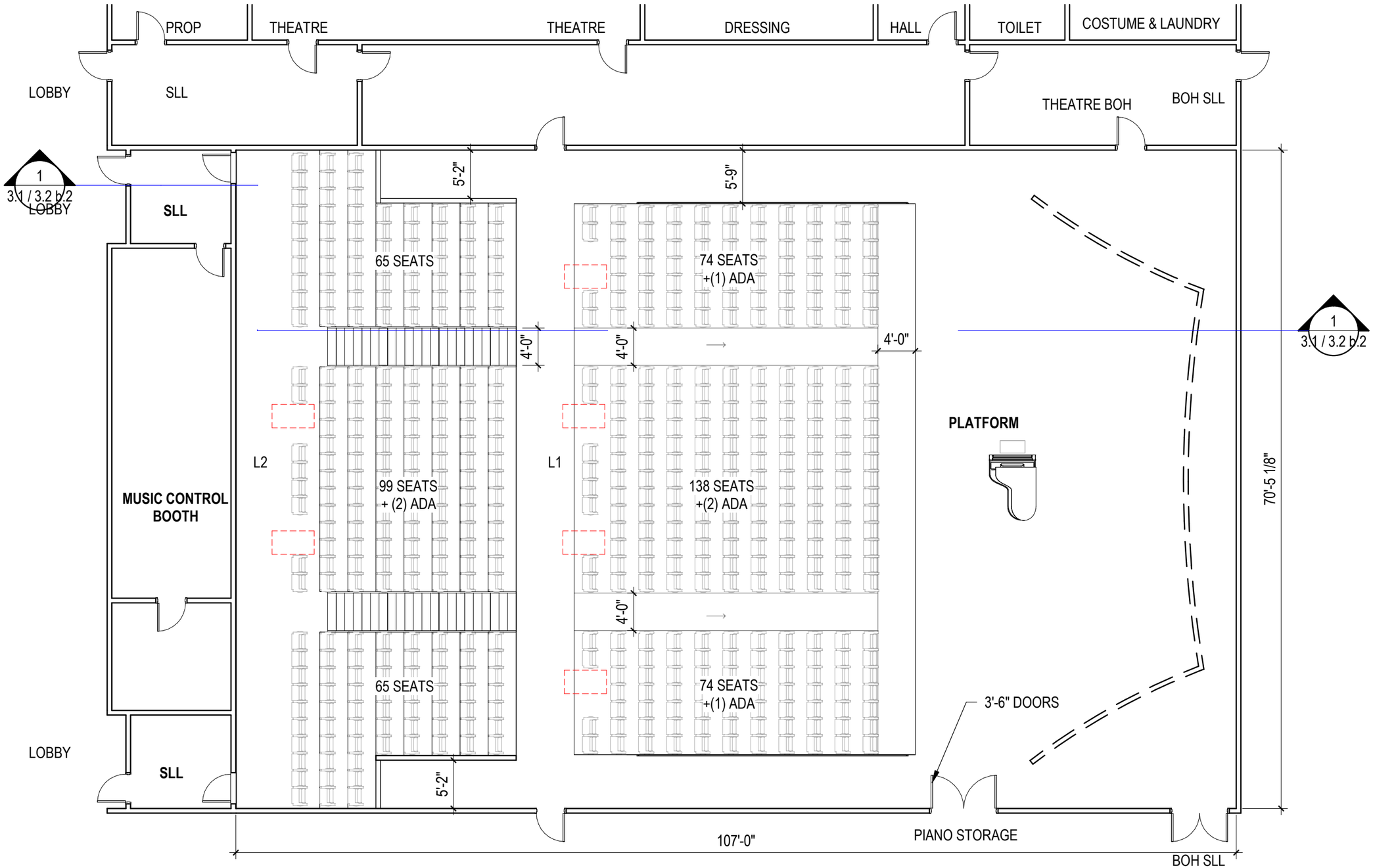
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	X
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	X
Recording / Playback	X
Audio Reinforcement	X

NOTES

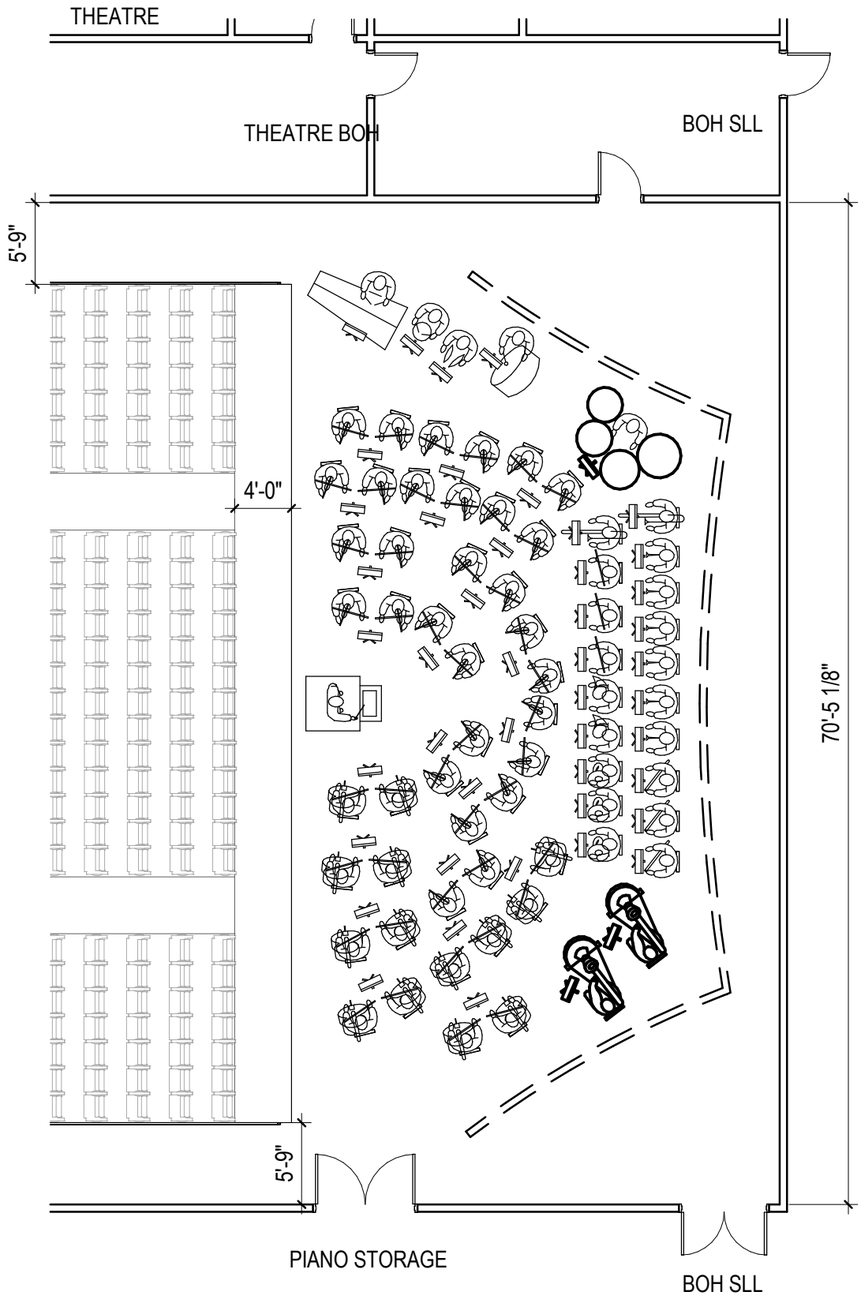
1. Recessed floor slab with built up floor.
2.
3.
4.
5.
6.
7.
8.
9.



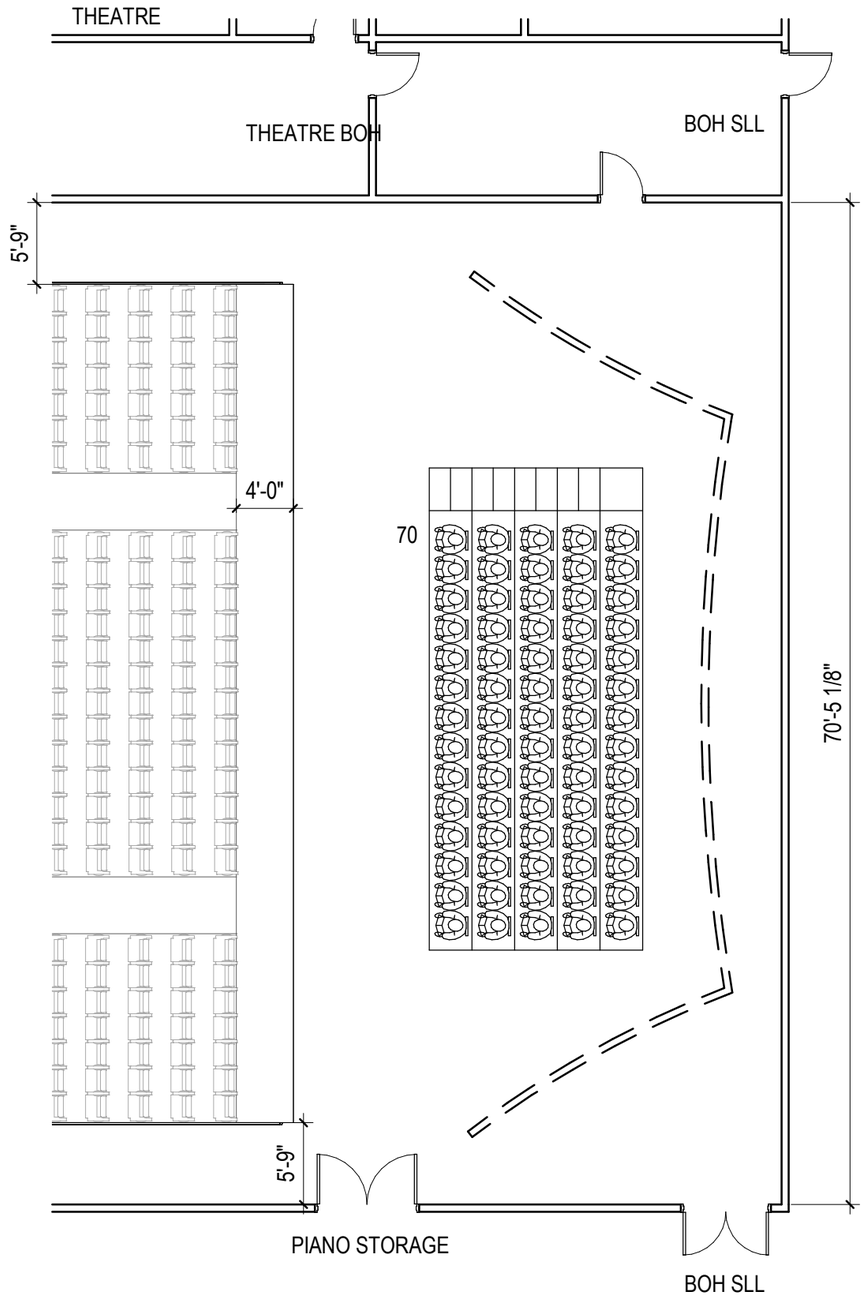
RECITAL AUDITORIUM SEATING - 515 SEATS

0 2 4 6 8 16 32

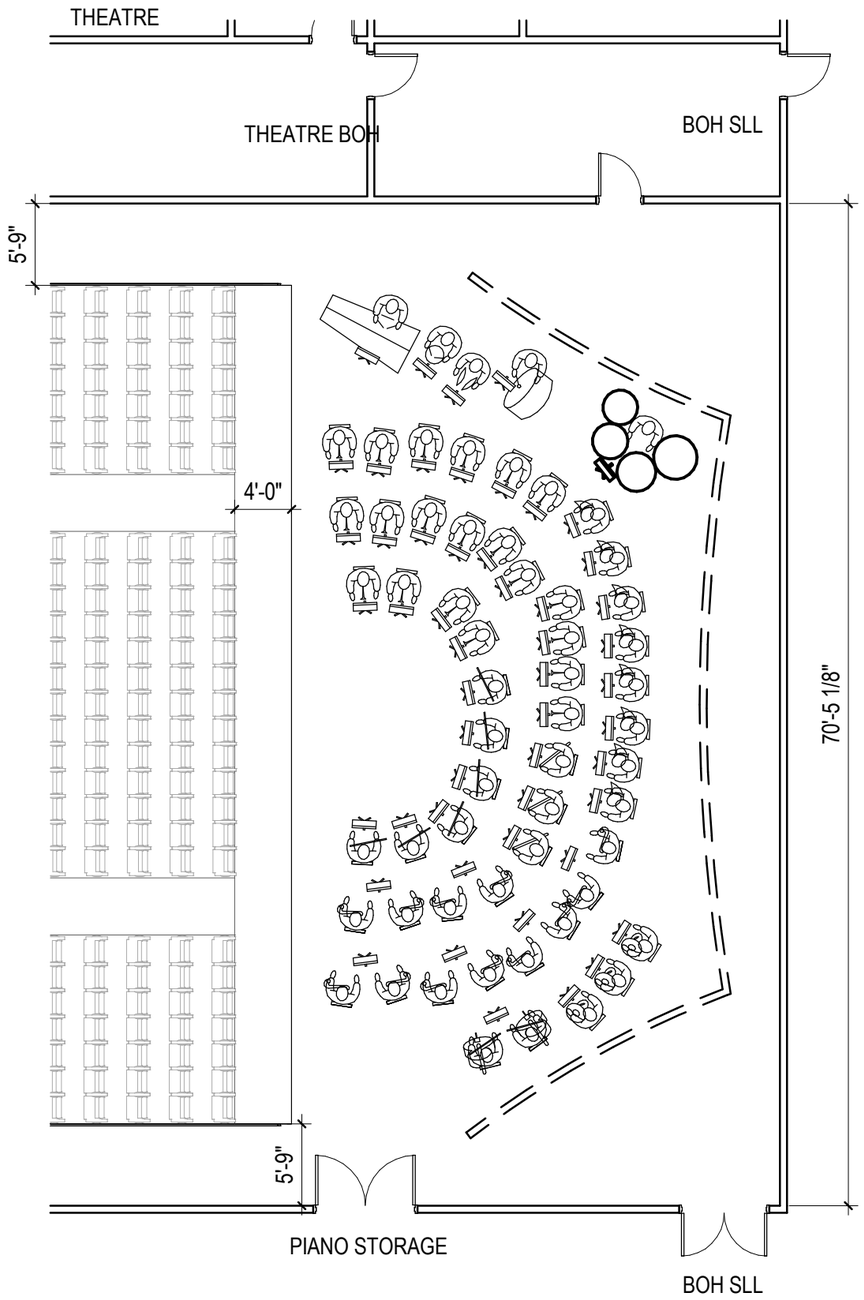
SCALE : 3/32" = 1'-0"



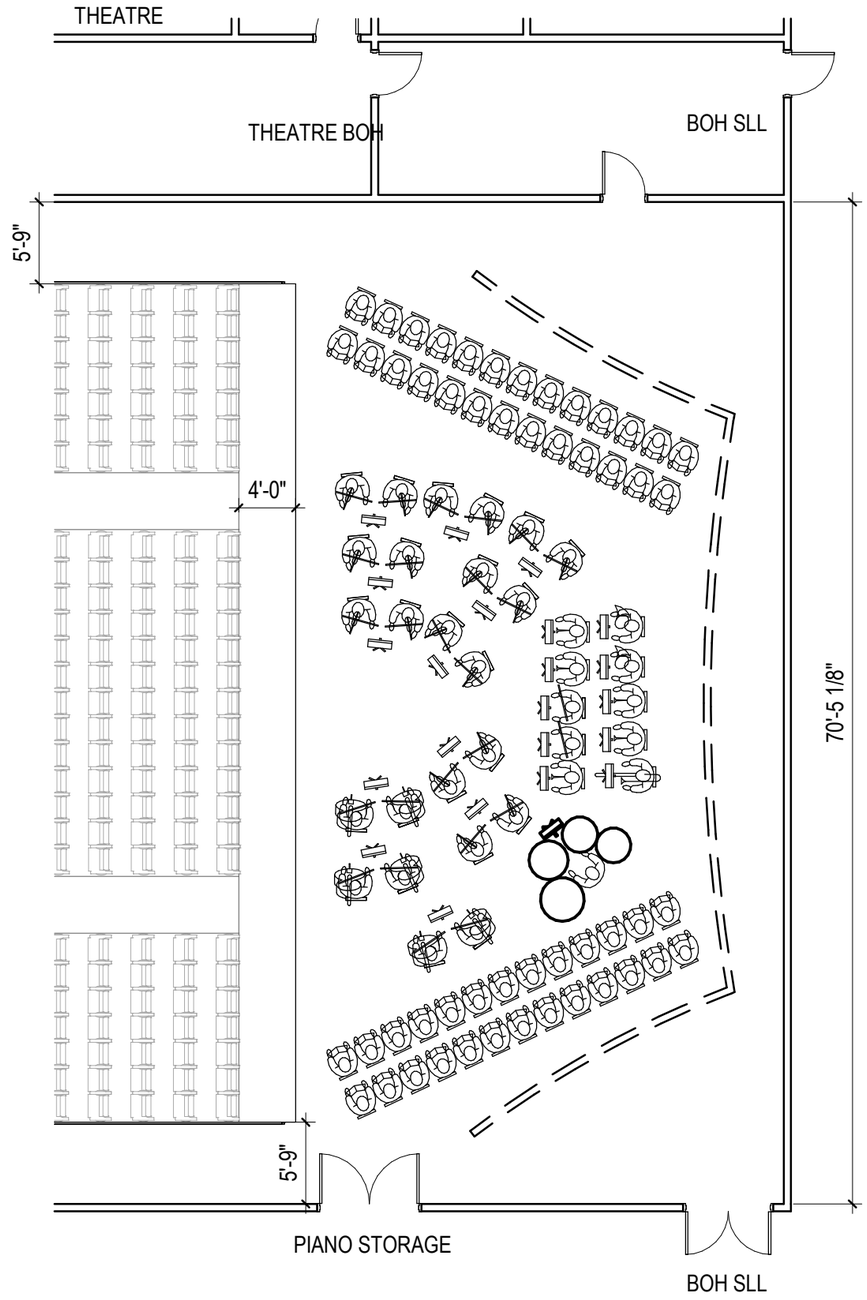
LAYOUT 1



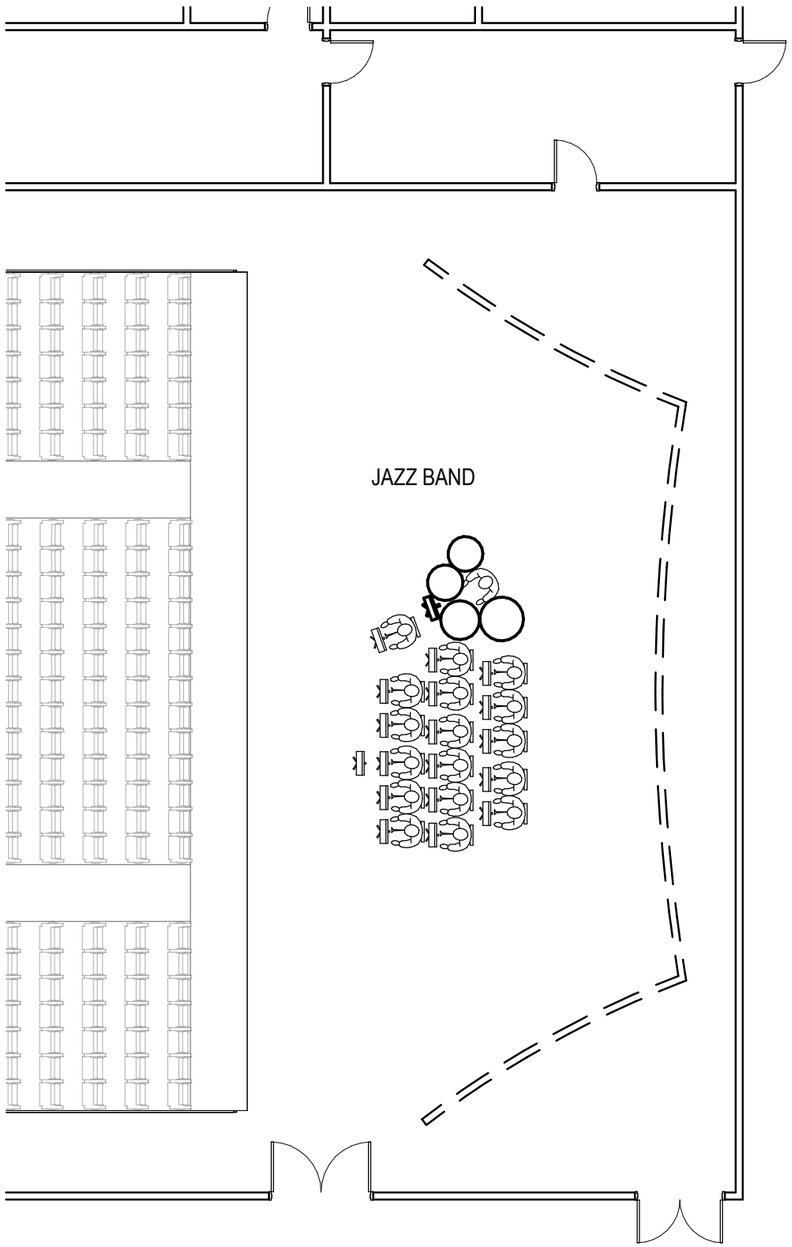
LAYOUT 2



LAYOUT 3



LAYOUT 4



LAYOUT 5

0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	3.3
SPACE NAME:	Control Booth	NET SF:	360 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	2-3		

Describe the function of the space:
Control Booth to the AV functions of the Recital Hall.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	X
Mirrored	
Other	

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	1.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	X
Recording / Playback	X
Audio Reinforcement	X

NOTES

1. Quartz Countertop
2. Operable window to audience chamber
3.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	3.4
SPACE NAME:	Rack Room	NET SF:	80 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	1
# OF OCCUPANTS:	Varies		

Describe the function of the space:
A/V needs for the Recital Hall.

This space should be located adjacent to or in proximity to which other spaces:
Control Booth

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	X
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1.
2.
3.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	3.5
SPACE NAME:	Piano Storage	NET SF:	100 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Storage for the grand piano when not in use in performances.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	X
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	X
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

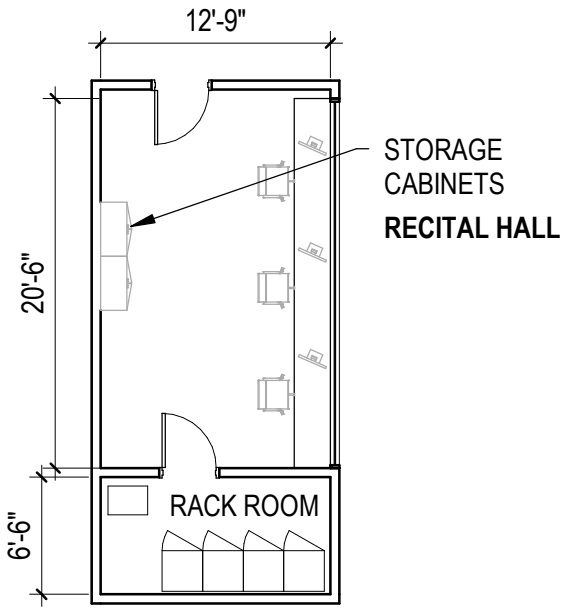
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

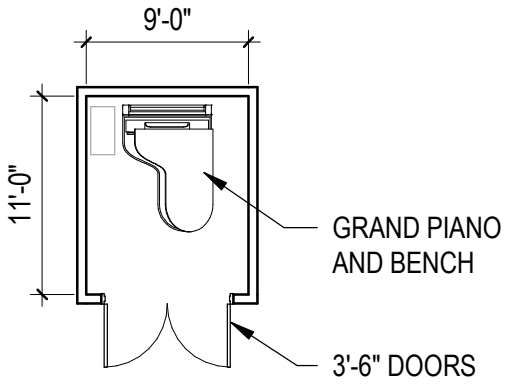
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. May include portable humidification
2. Level threshold to performance floor
3.
4.
5.
6.
7.
8.
9.



MUSIC CONTROL BOOTH



PIANO STORAGE



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	3.6
SPACE NAME:	Instrumental	NET SF:	1,200 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	12-16		

Describe the function of the space:
Practice room for instrumental performance practice and instruction.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	X
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	5.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	X
Other	2-4.

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard
2. Isolated from all adjacent spaces
3. Walls to structure, no shared air supply or return.
4. Acoustical absorption/diffusion over 50% of wall area - fabric wrapped panel
5. Lay-in Convex Diffuser Panel
6. Recessed floor slab with built up floor.
7. Full length mirror
8.
9.

ROOM NO.:		SPACE ID NO:	3.7
SPACE NAME:	Vocal	NET SF:	1000 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	48		

Describe the function of the space:
Practice room for choir performance practice and instruction.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	X
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	5.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	2-4.

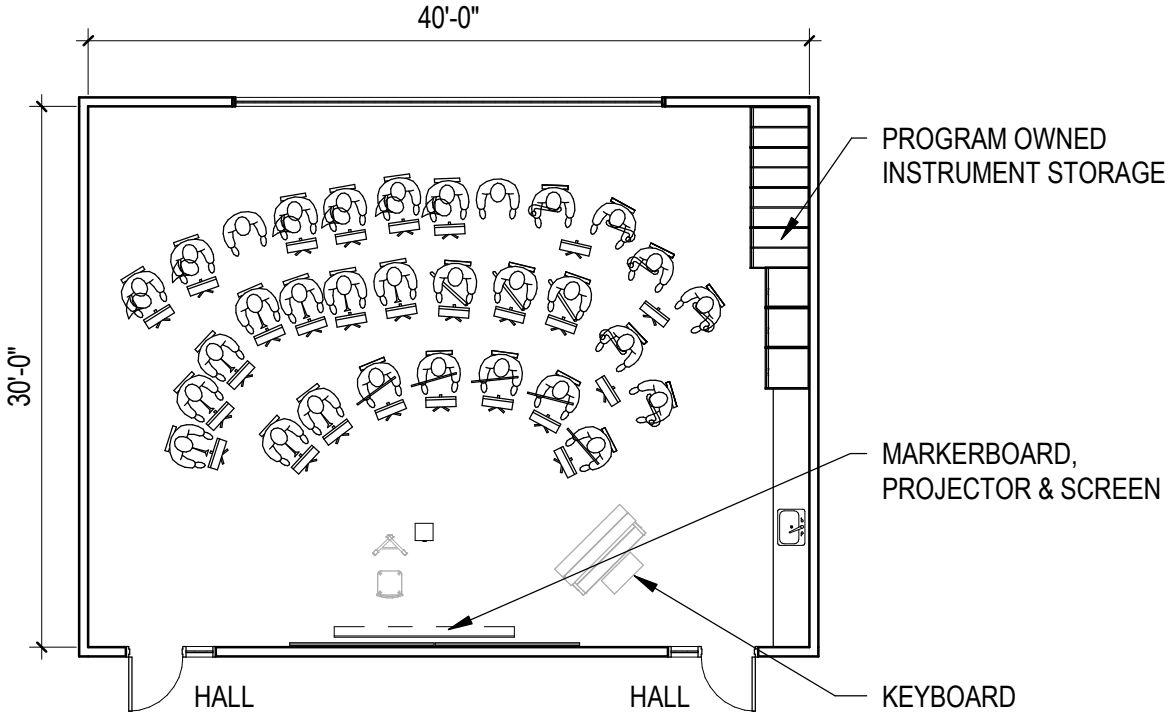
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

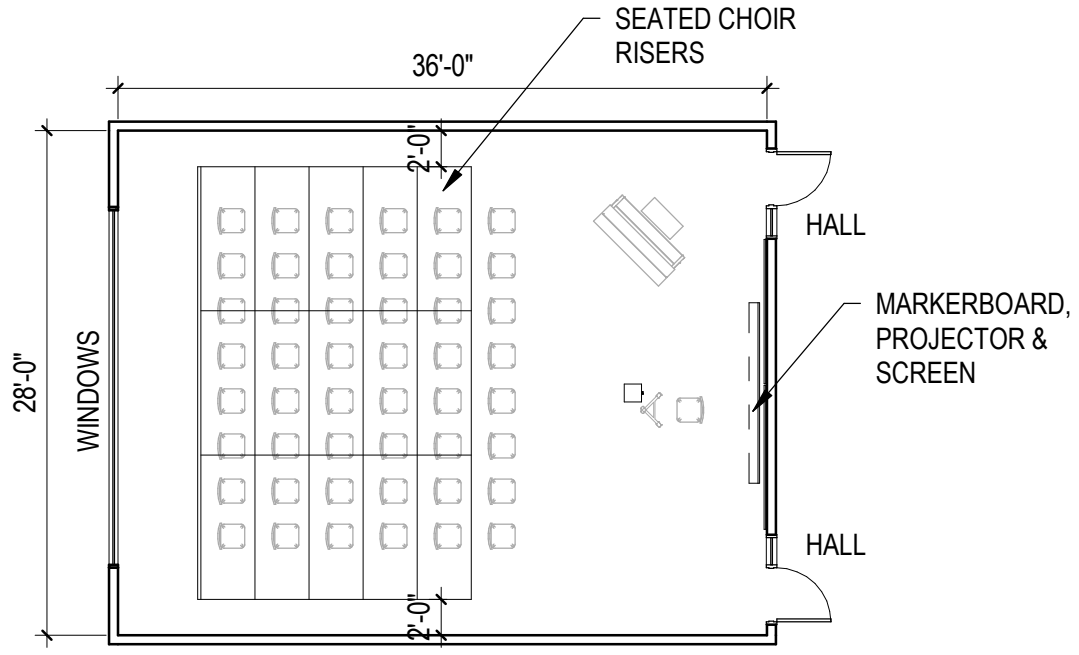
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard
2. Isolated from all adjacent spaces
3. Walls to structure, no shared air supply or return.
4. Acoustical absorption/diffusion over 50% of wall area - fabric wrapped panel
5. Lay-in Convex Diffuser Panel
6. Recessed floor slab with built up floor.
7. Full length mirror
8.
9.



INSTRUMENTAL



VOCAL



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	3.8
SPACE NAME:	Individual Practice Room	NET SF:	65 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	4
# OF OCCUPANTS:	1-2		

Describe the function of the space:
Practice room for individuals to prepare for performances.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall, Group practice, instructor offices if possible.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	X
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	4.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	1-3.

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Isolated from all adjacent spaces
2. Walls to structure, no shared air supply or return.
3. Acoustical absorption/diffusion over 50% of wall area - fabric wrapped panel
4. Hard Lid Ceiling
5. Recessed floor slab with built up floor.
6. Full length mirror
7.
8.
9.

ROOM NO.:		SPACE ID NO:	3.11
SPACE NAME:	Group Practice Room	NET SF:	400 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	6		

Describe the function of the space:
Practice room for groups to prepare for performances.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall and Individual Practice Rooms.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	
Liquid Marker Board	X
Mirrored	X
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	5.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	2-4.

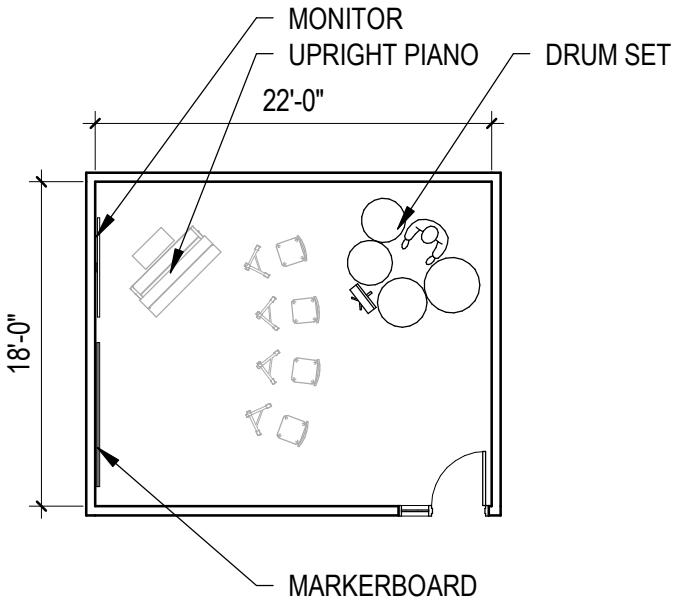
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

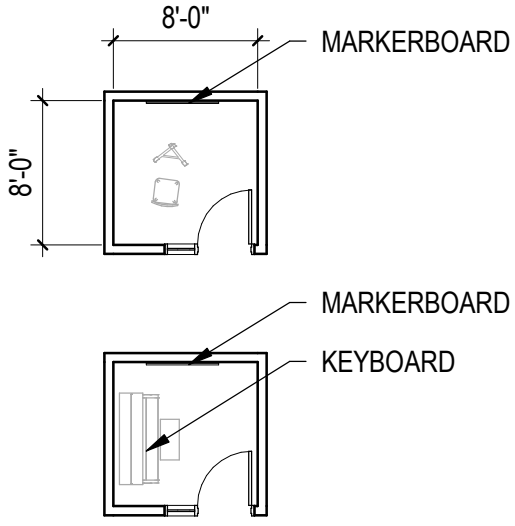
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide glass markerboard
2. Isolated from all adjacent spaces
3. Walls to structure, no shared air supply or return.
4. Acoustical absorption/diffusion over 50% of wall area - fabric wrapped panel
5. Hard Lid Ceiling
6. Recessed floor slab with built up floor.
7. Full length mirror
8.
9.



GROUP PRACTICE ROOM



INDIVIDUAL PRACTICE



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	3.9
SPACE NAME:	Keyboard Lab	NET SF:	700 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	12		

Describe the function of the space:
Keyboard Lab for individuals to prepare for performances and practice keyboard skills.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall, Practice Rooms, instructor offices if possible.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	X
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	X
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	2-4.

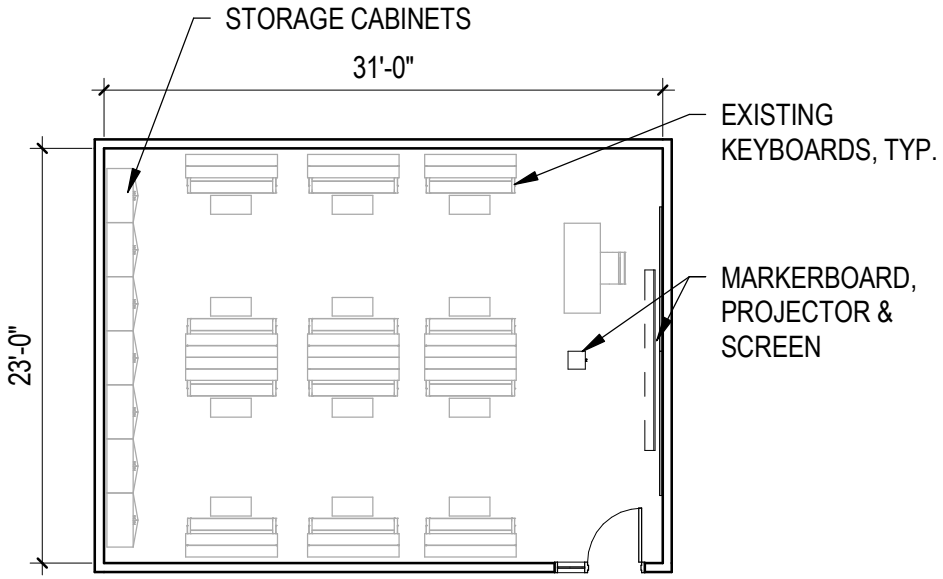
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1.	Provide glass markerboard
2.	Isolated from all adjacent spaces
3.	Walls to structure, no shared air supply or return.
4.	Acoustical absorption/diffusion over 50% of wall area - fabric wrapped panel
5.	Full length mirror
6.	
7.	
8.	
9.	



KEYBOARD LAB

0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	3.10
SPACE NAME:	Instrument Storage	NET SF:	400 SF
# OF FACULTY / STAFF:	N/A	# OF SPACES:	1
# OF OCCUPANTS:	Varies		

Describe the function of the space:
Lockable instrument cabinets to house musicians equipment.

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall and Practice Rooms.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	X
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

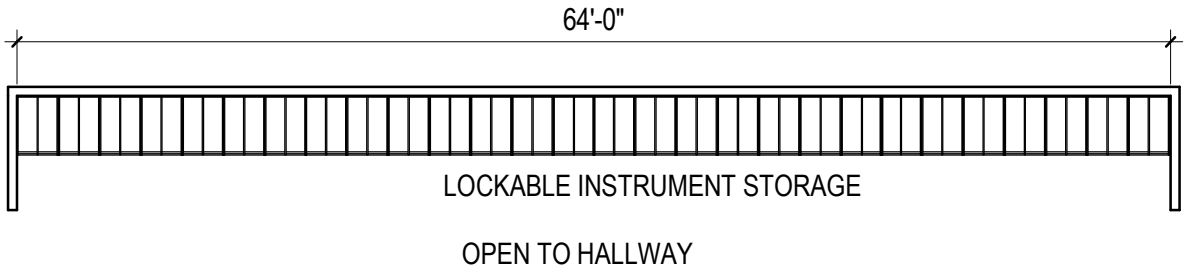
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Lockable / secure cabinets, sized to hold multiple instrument types and sizes.
2. May include humidification
3.
4.
5.
6.
7.
8.
9.



INSTRUMENT STORAGE



SCALE : 3/32" = 1'-0"

DETAILED SPACE REQUIREMENTS

CBC Performing Arts Building Replacement — Pasco, Washington

ROOM NO.:		SPACE ID NO:	3.12
SPACE NAME:	A/V Gear Storage	NET SF:	400 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Recital Hall A/V Gear Storage space to house equipment

This space should be located adjacent to or in proximity to which other spaces:
Recital Hall

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	X
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

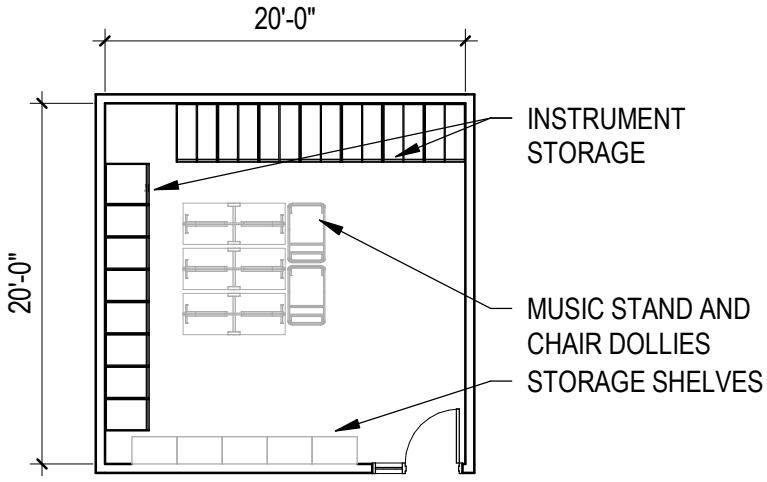
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	X
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Shelving
2.
3.
4.
5.
6.
7.
8.
9.



A/V GEAR STORAGE

0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

VISUAL ARTS

CBC Performing Arts Building Replacement
Pasco, Washington

ROOM NO.:		SPACE ID NO:	4.1
SPACE NAME:	Gallery	NET SF:	1,440 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	1
# OF OCCUPANTS:	Varies		

Describe the function of the space:
A professional grade space to exhibit student, faculty, and visiting artist work while supporting learning and public engagement. This space also supports instruction of professional practices.

This space should be located adjacent to or in proximity to which other spaces:
Gallery Prep and Storage, loading area or easy pathway to loading area, Lobby, and potentially near administration space for oversight.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	2.

doors & frame type	
Interior Glazing Systems	X
Increased Door Opening	X
Roll-Up Door	
Sidelight	
Other	3.

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

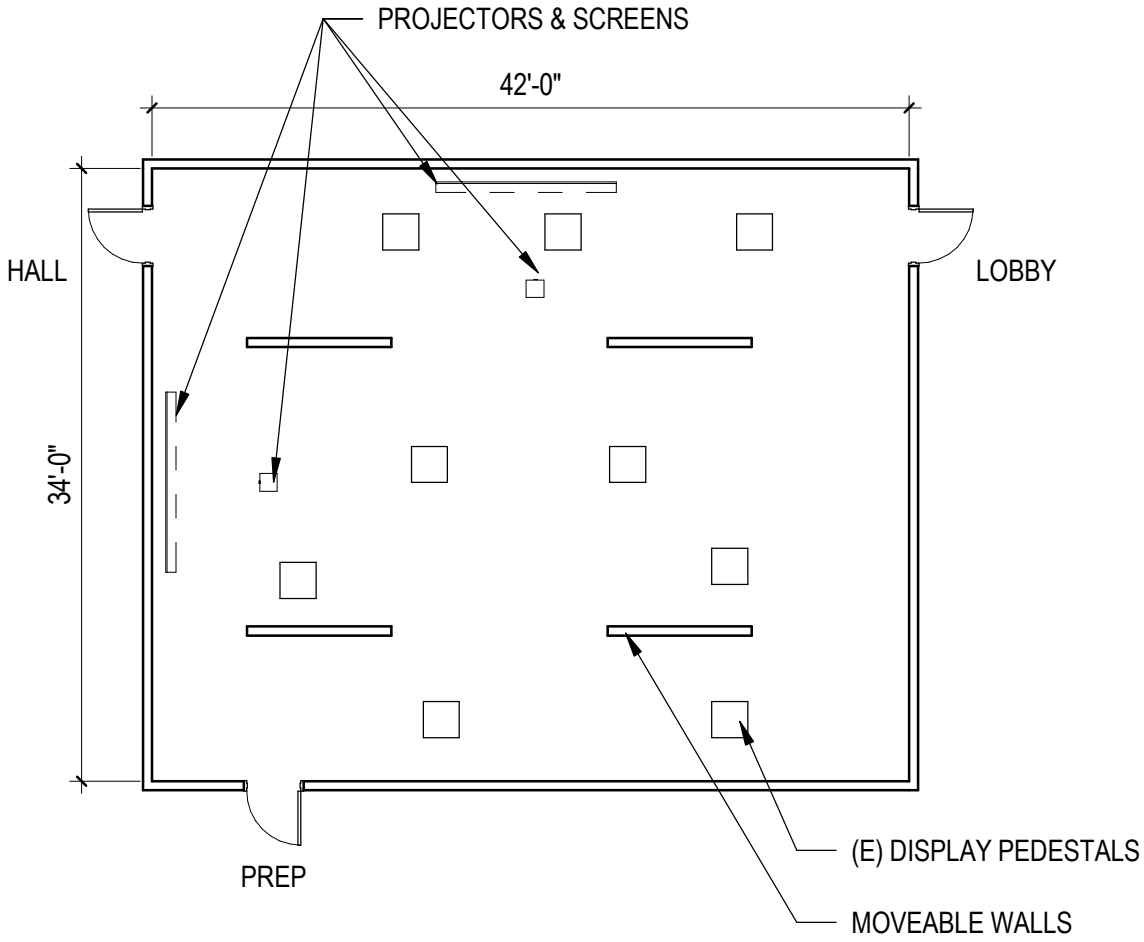
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	X
Recording / Playback	
Audio Reinforcement	X

NOTES

1.	Movable wall partitions for flexible display.
2.	Overhead grid for overhead adjustable lighting, projection, and power.
3.	Operable glass partition to open Gallery to Lobby.
4.	Must be fully securable space.
5.	
6.	
7.	
8.	
9.	



GALLERY



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.2
SPACE NAME:	Gallery Prep / Permanent Collection Storage	NET SF:	600 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Space to maintain the campus permanent collection and support the gallery function. This space also supports instruction of professional practices.

This space should be located adjacent to or in proximity to which other spaces:
Gallery and loading area or easy pathway to loading area.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	4.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

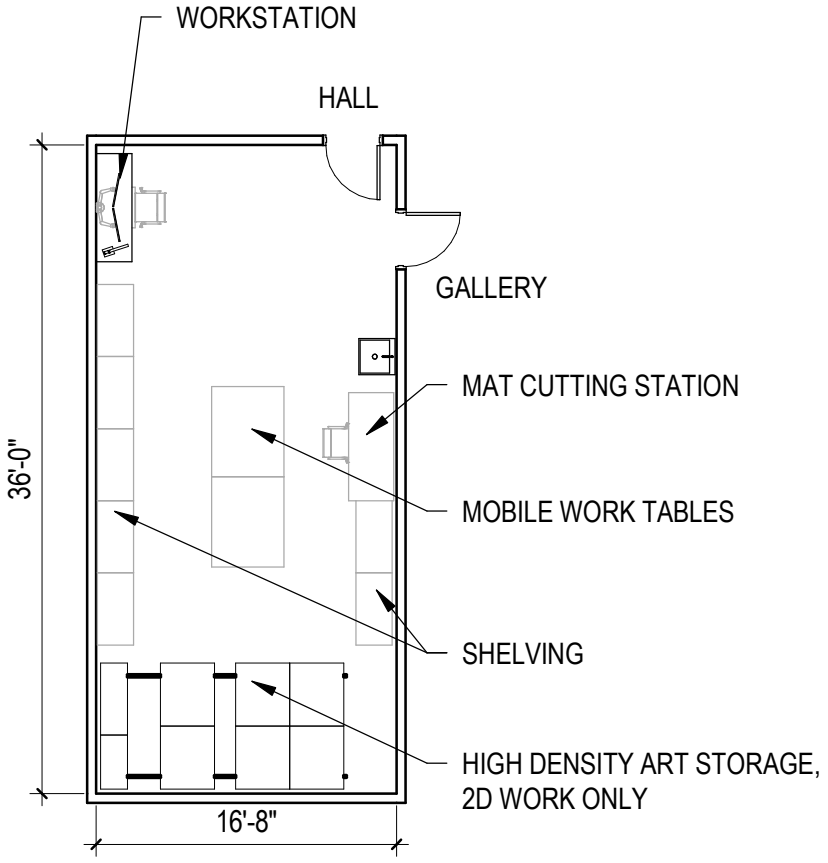
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Computer workstation.
2. Mat cutting station, plexi cutter, and layout area.
3. Permanent collection mobile compact storage system.
4. Quartz countertop
5.
6.
7.
8.
9.



GALLERY PREP & STORAGE



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.3
SPACE NAME:	Computer Lab	NET SF:	850 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	18		

Describe the function of the space:
Instructional space for graphic design and photography.

This space should be located adjacent to or in proximity to which other spaces:
n/a

UTILIZATION

hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	X
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	8.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	9.

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	X
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

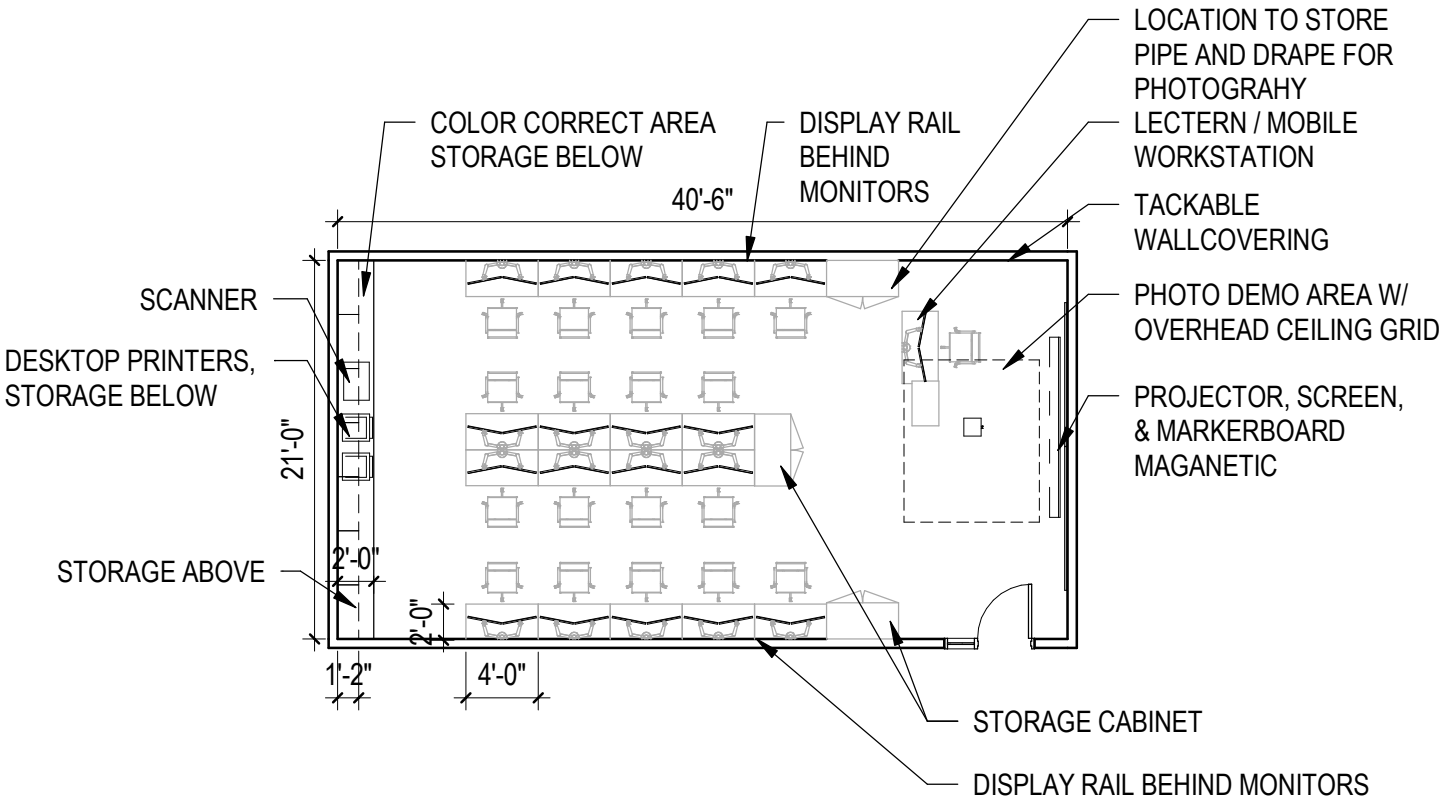
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	X
Card Reader	X
CAT Cable	
High CRI Lighting	X
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1. Double Monitor Workstations, Large Format Printer, Medium Format Printer
2. Table Top Printers and Scanners
3. Overhead Projector
4. 24” x 60” student worktables and Printer Tables
5. Movable Podium
6. Track Lighting at Display Wall
7. Special Fixtures at Color Correct Lighting Area
8. Provide glass markerboard
9. Quartz Countertop



COMPUTER LAB

0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.4
SPACE NAME:	Painting & Drawing Classroom	NET SF:	1,200 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	18		

Describe the function of the space:
The space supports lecture, project work, and critique.

This space should be located adjacent to or in proximity to which other spaces:
Prep and storage space.

UTILIZATION

hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	
Mirrored	
Other	6.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	7.

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	5.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	X
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

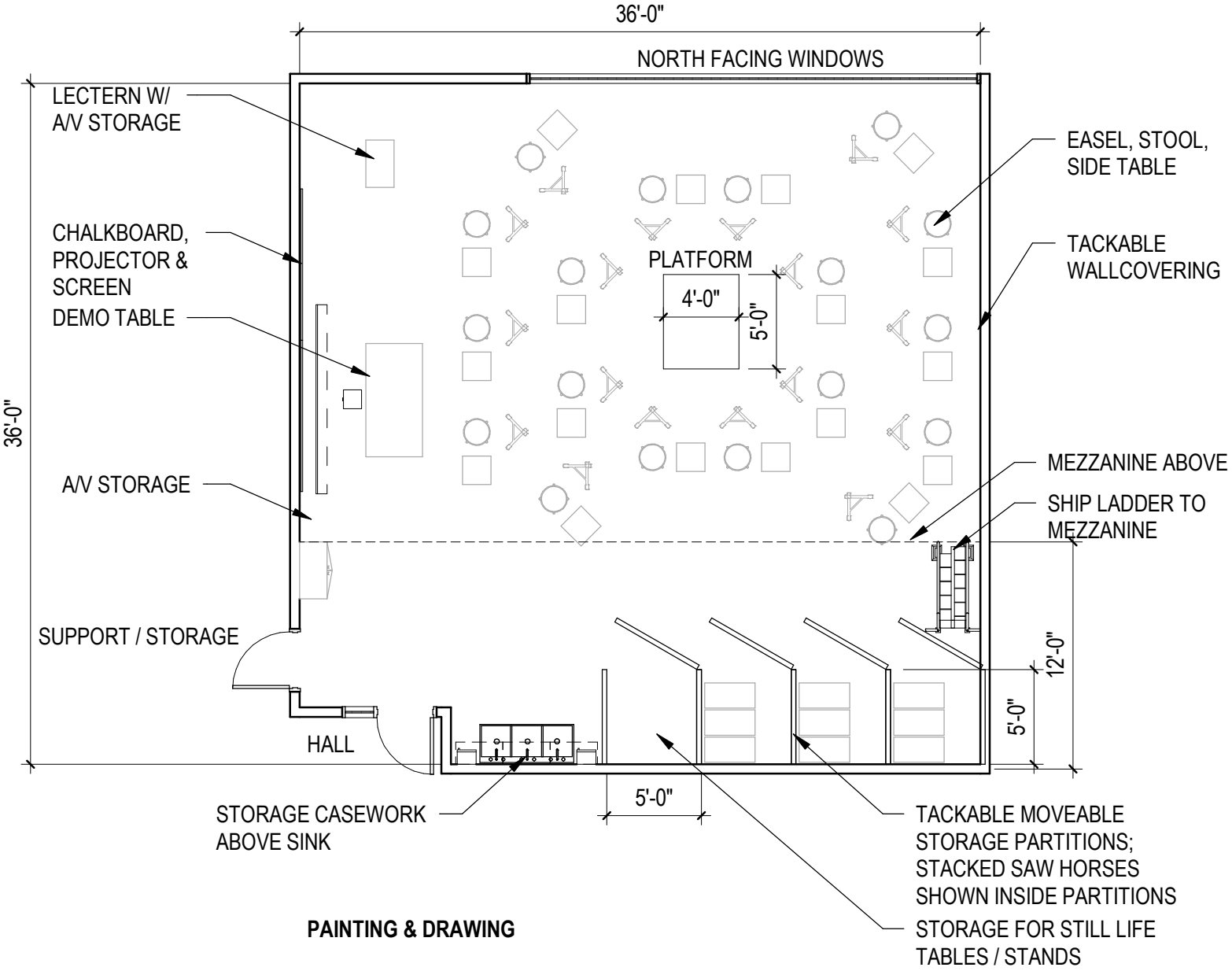
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	3 part
Floor Drain	
Paint / Plaster Trap	X
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	X
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1. Rag bin.
2. Adjustable lighting and spot lights for still life.
3. Utilize horses, easels, and folding drawing tables that will all move to the new
4. Dressing area for figure drawing model to change in prep and storage area.
5. Unistrut ceiling grid for adjustable lighting and suspended elements.
6. Chalkboard
7. Quartz Countertop
8.
9.



PAINTING & DRAWING



SCALE : 1/8" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.5
SPACE NAME:	Art Classroom	NET SF:	1,000 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	35		

Describe the function of the space:
Art Classroom for lecture of multiple classes, including 2D Design Studio.

This space should be located adjacent to or in proximity to which other spaces:
Studio Support & Storage, Painting and Drawing

UTILIZATION

hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	2.

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

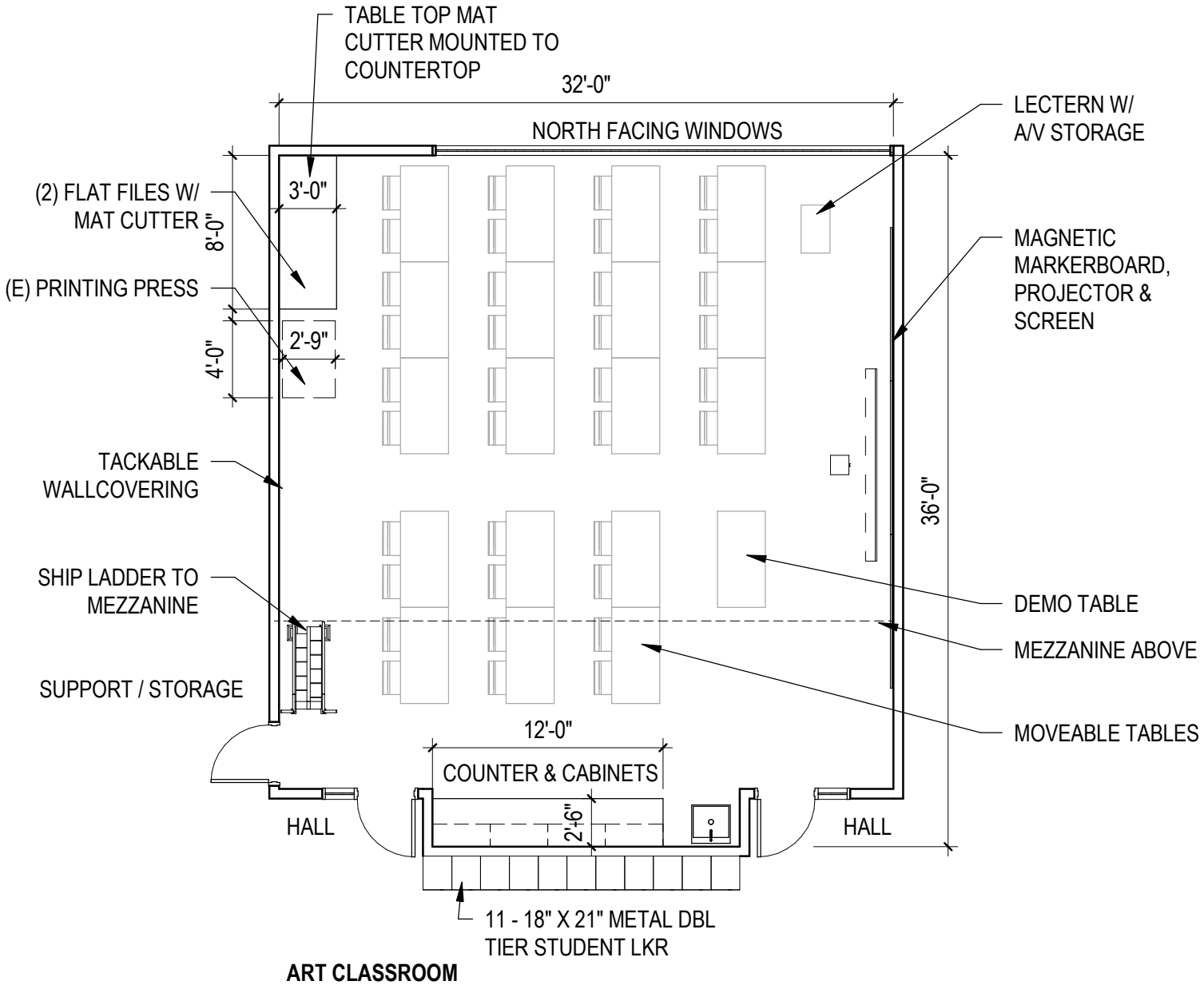
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	
Paint / Plaster Trap	X
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1. Chalkboard
2. Quartz Countertop
3.
4.
5.
6.
7.
8.
9.



ART CLASSROOM

0 2 4 8 16 24

SCALE : 1/8" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.6
SPACE NAME:	Studio Support & Storage	NET SF:	450 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Shared storage and prep space for studios and classrooms.

This space should be located adjacent to or in proximity to which other spaces:
Painting and Drawing - Art Classroom

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	X
Mirrored	
Other	

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	1.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

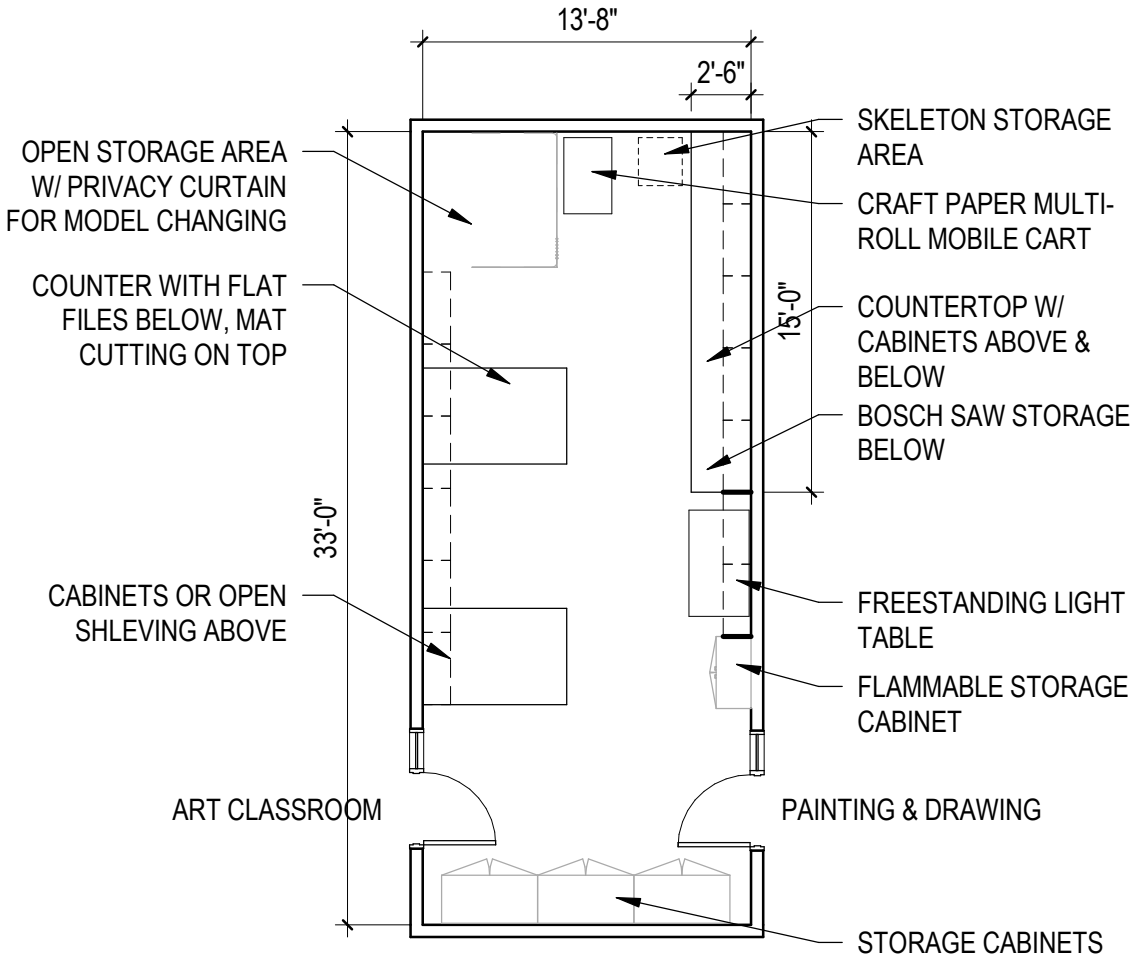
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	X

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Quartz Countertop
2. Include a model changing area.
3. Flammable storage cabinet.
4.
5.
6.
7.
8.
9.



STUDIO SUPPORT / MODEL CHANGING



SCALE : 1/8" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.7
SPACE NAME:	3D Studio	NET SF:	1,000 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	18		

Describe the function of the space:
Studio for class work in 3D mediums.

This space should be located adjacent to or in proximity to which other spaces:
Adjacent to Wood Shop

UTILIZATION

hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	6.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	7.

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	5.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

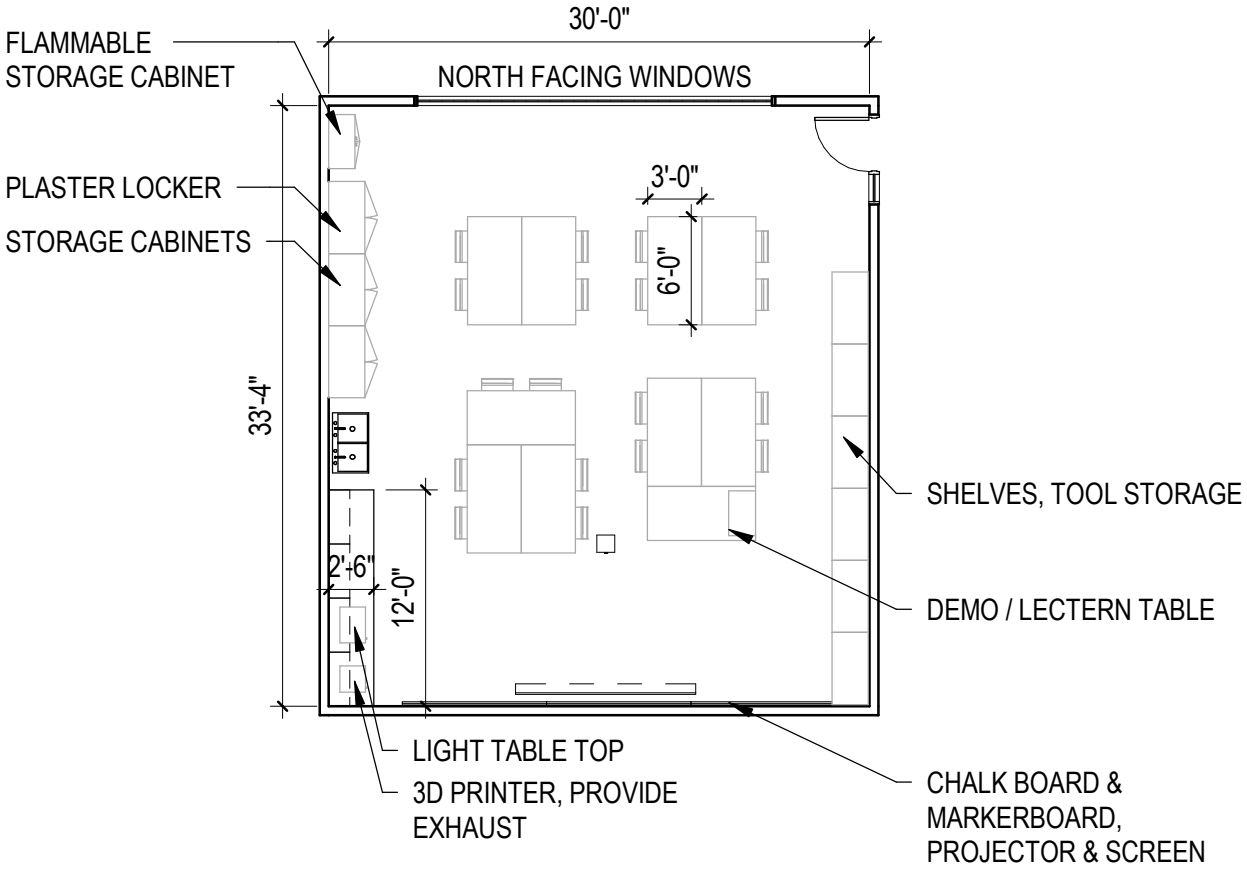
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	
Paint / Plaster Trap	X
Eyewash	X
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	X
Floor Boxes	
Task Lighting	X
Card Reader	
CAT Cable	
High CRI Lighting	X
Digital Projection	X
Recording / Playback	
Audio Reinforcement	

NOTES

1. Print press should be located in this space (confirm dimensions).
2. Space for light tables and paper and mat cutting stations.
3. Table groupings of 4 students is desired.
4. Chalk boards are necessary - no dry erase marker boards.
5. Unistrut ceiling grid for lights and suspended elements.
6. Glass markerboard
7. Quartz Countertops
8.
9.



3D STUDIO



SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.8
SPACE NAME:	Wood Shop	NET SF:	600 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	Varies		

Describe the function of the space:
Space for wood working tools and equipment to be utilized.

This space should be located adjacent to or in proximity to which other spaces:
2D / 3D Studio

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	X
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

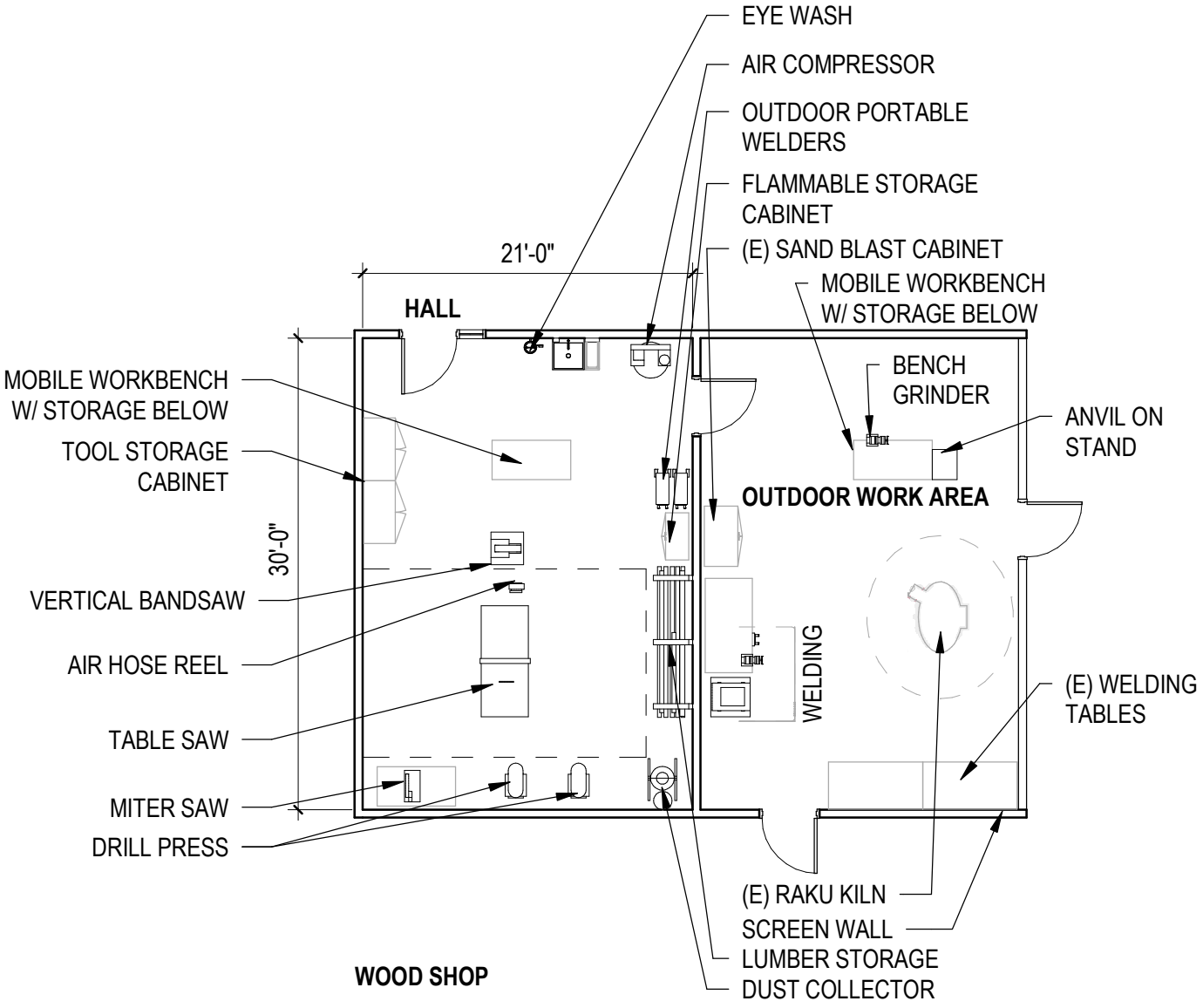
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	X
Eyewash	X
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	X
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Dust collection system.
2. Flammable storage cabinet.
3.
4.
5.
6.
7.
8.
9.



0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	4.9 / 4.10
SPACE NAME:	Ceramics Studio / Throwing / Storage	NET SF:	1, 200 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	18		

Describe the function of the space:
Room for throwing wheels, storage and classwork.

This space should be located adjacent to or in proximity to which other spaces:
2d / 3d Studio, critique space, and Outdoor Work Area.

UTILIZATION	
hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL	
floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	
base	
Rubber	X
Tile	
Other	
wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	
casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	X
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	
doors & frame type	
Interior Glazing Systems	
Increased Door Opening	X
Roll-Up Door	
Sidelight	X
Other	
daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	
acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP	
mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	X
Eyewash	?
Slot Hood / Spray Booth	
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	X
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES	
1.	Include project storage on metal shelves
2.	Dust collection system.
3.	
4.	
5.	
6.	
7.	
8.	
9.	

ROOM NO.:		SPACE ID NO:	4.11
SPACE NAME:	Clay Mixing	NET SF:	150 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Room for mixing clay to be thrown on wheels.

This space should be located adjacent to or in proximity to which other spaces:
Ceramics Studio

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	X
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	X
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	X
Eyewash	X
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1.
2.
3.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	4.12
SPACE NAME:	Glaze Mixing	NET SF:	100 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Room for glazing and dipping of ceramics to be fired.

This space should be located adjacent to or in proximity to which other spaces:
Ceramics Studio

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	X
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	X
Eyewash	X
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1.
2.
3.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	4.13
SPACE NAME:	Kilns	NET SF:	300 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Room separate from main throwing area to house kilns.

This space should be located adjacent to or in proximity to which other spaces:
Ceramics Studio

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

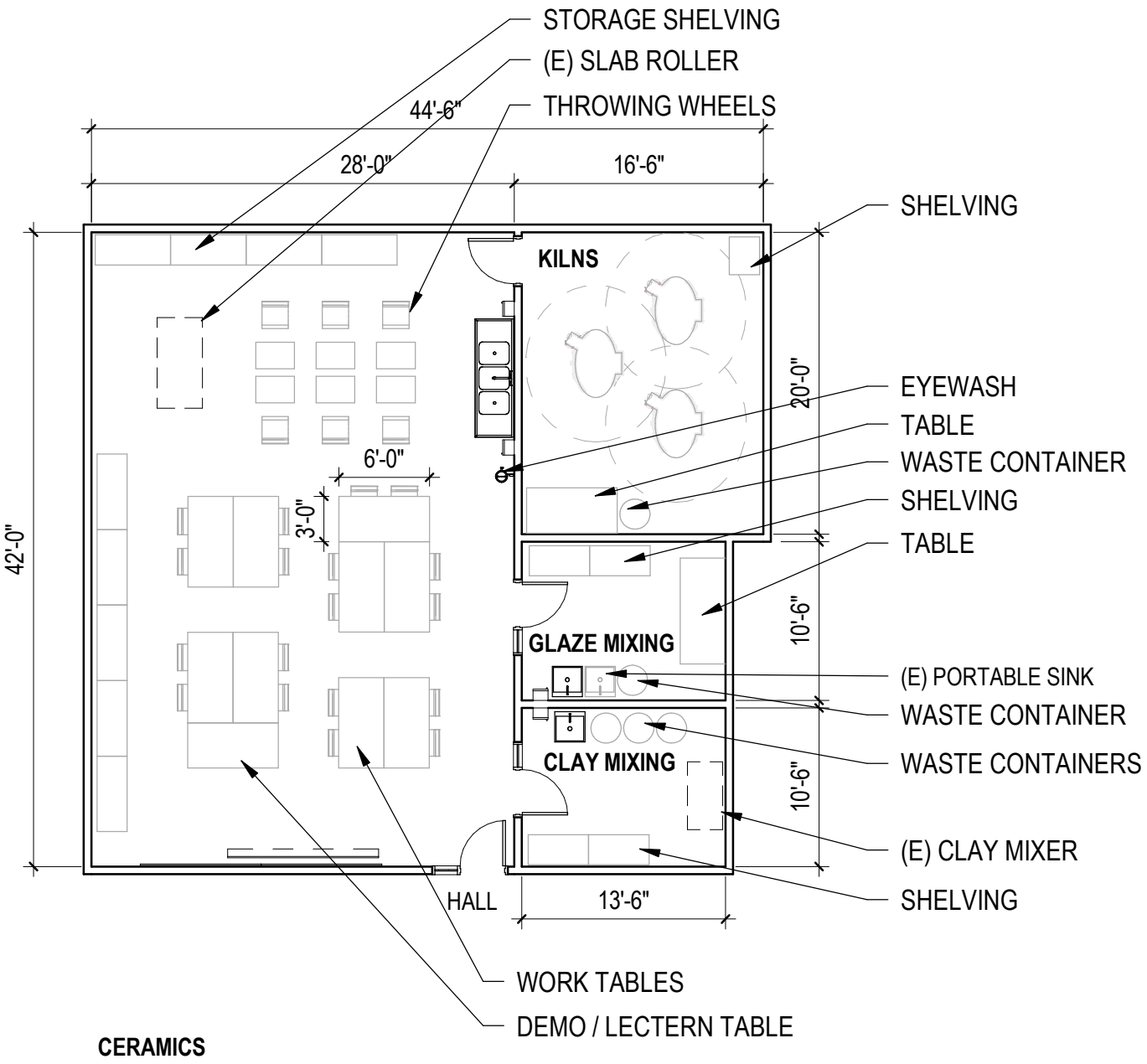
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1.
2.
3.
4.
5.
6.
7.
8.
9.



CERAMICS

0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

SHARED / COMMON AREAS

CBC Performing Arts Building Replacement
Pasco, Washington

ROOM NO.:		SPACE ID NO:	5.1
SPACE NAME:	Shared Multi - Use Classroom	NET SF:	1,250 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	36		

Describe the function of the space:
Flexible classroom to support lecture, presentation, workshops, and group work.

This space should be located adjacent to or in proximity to which other spaces:
n/a

UTILIZATION

hours of use	
Days	5/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	X
Liquid Marker Board	X
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	X
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	2.

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	X
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	X
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

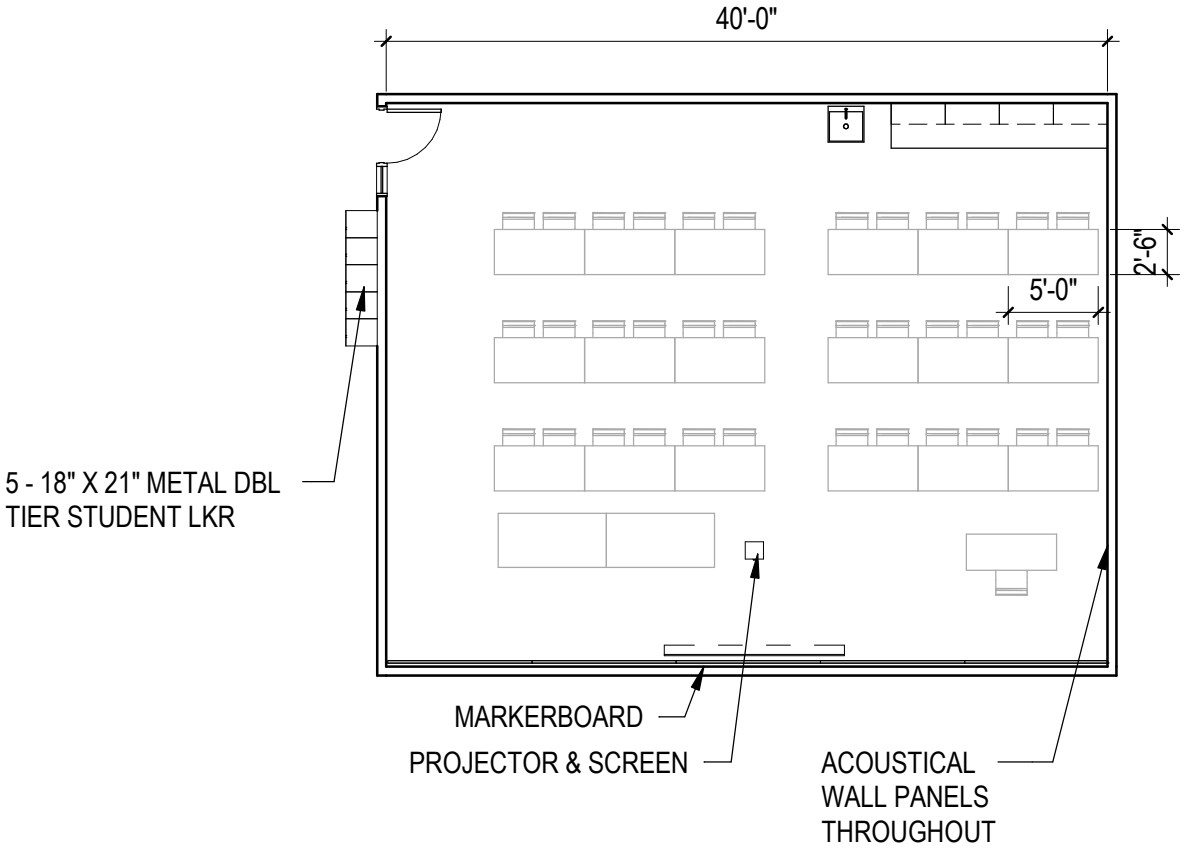
MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	X
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	X
Recording / Playback	
Audio Reinforcement	X

NOTES

1. Provide glass markerboard
2. Quartz Countertop
3. Could be used as 2D Studio location option, no carpet
4. Unistrut ceiling grid at portions for lighting and photography demo
5.
6.
7.
8.
9.



SHARED MULTI-USE / CLASSROOM LECTURE

0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	5.2
SPACE NAME:	Lobby	NET SF:	1,500 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	1
# OF OCCUPANTS:	Varies		

Describe the function of the space:
The lobby serves as a dynamic transitional gateway that functions as a social gathering hub, a ticketing and circulation point, and an immersive pre-function space for audiences entering and exiting the performance venues.

This space should be located adjacent to or in proximity to which other spaces:
Theatre, Recital Hall, Gallery, and Administrative Office.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	
Tile	X
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	1.

doors & frame type	
Interior Glazing Systems	X
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	X
Overhead Power / Reels	
Floor Boxes	X
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Provide acoustic treatment on ceiling and walls as necessary
2. Some amount of wood wall finish is expected.
3. Informational screens for program events.
4. Some amount of wayfinding and experiential graphics are expected.
5.
6.
7.
8.
9.

SUPPORT / CIRCULATION

CBC Performing Arts Building Replacement
Pasco, Washington

DETAILED SPACE REQUIREMENTS

CBC Performing Arts Building Replacement — Pasco, Washington

ROOM NO.:		SPACE ID NO:	6.1
SPACE NAME:	Men's Restroom	NET SF:	600 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	2
# OF OCCUPANTS:	Varies		

Describe the function of the space:
Multi stall restrooms for men use.

This space should be located adjacent to or in proximity to which other spaces:
Near lobby on main floor and upper level.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	X
Other	

base	
Rubber	
Tile	X
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	
Other	2.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Wall tile floor to ceiling
2. Semi gloss gypsum ceiling
3. Provide baby changing station.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	6.1
SPACE NAME:	Women's Restroom	NET SF:	600 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	2
# OF OCCUPANTS:	Varies		

Describe the function of the space:
Multi stall restrooms for women use.

This space should be located adjacent to or in proximity to which other spaces:
Near lobby on main floor and upper level.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	X
Other	

base	
Rubber	
Tile	X
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	1.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	
Other	2.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Wall tile floor to ceiling
2. Semi gloss gypsum ceiling
3. Provide baby changing station.
4.
5.
6.
7.
8.
9.

ROOM NO.:		SPACE ID NO:	6.2
SPACE NAME:	Toilet	NET SF:	800 SF
# OF FACULTY / STAFF:	Varies	# OF SPACES:	12 +/-
# OF OCCUPANTS:	1		

Describe the function of the space:
Single user toilet room.

This space should be located adjacent to or in proximity to which other spaces:
Reception, Offices, Work Room, Break Room, and Dressing room / Theatre BOH.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	X
Other	

base	
Rubber	
Tile	X
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	3.

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	
Other	4.

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

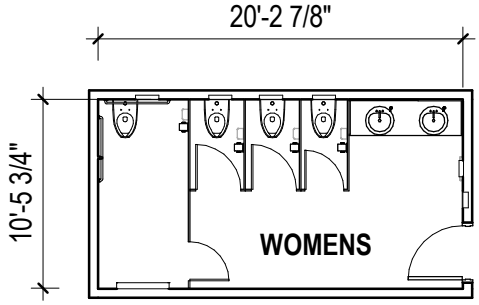
MEP

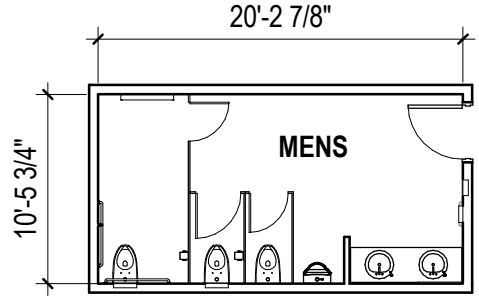
mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

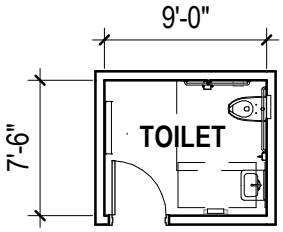
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. No shower needed.
2. Provide baby changing station.
3. Wall tile floor to ceiling
4. Semi gloss gypsum ceiling
6.
7.
8.
9.
10.







0 2 4 6 8 16 32

SCALE : 3/32" = 1'-0"

ROOM NO.:		SPACE ID NO:	6.3
SPACE NAME:	MDF Room	NET SF:	240 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Main Distribution room of data for the building

This space should be located adjacent to or in proximity to which other spaces:
Corridor

UTILIZATION	
hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL	
floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	
base	
Rubber	X
Tile	
Other	
wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	
casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	
doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	
daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	
acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP	
mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	
power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES
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9.

ROOM NO.:		SPACE ID NO:	6.4
SPACE NAME:	Mechanical Room	NET SF:	2,000 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Mechanical Room that serves the building

This space should be located adjacent to or in proximity to which other spaces:
Corridor

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	X
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

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9.

ROOM NO.:		SPACE ID NO:	6.5
SPACE NAME:	Electrical / Data	NET SF:	1400 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Electrical and Data rooms for the building.

This space should be located adjacent to or in proximity to which other spaces:
Corridors

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	
Other	

base	
Rubber	X
Tile	
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	X
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	X
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	
Floor Drain	
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

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7.
8.
9.

ROOM NO.:		SPACE ID NO:	6.6
SPACE NAME:	Janitorial	NET SF:	300 SF
# OF FACULTY / STAFF:	1	# OF SPACES:	1
# OF OCCUPANTS:	1		

Describe the function of the space:
Janitorial and cleaning storage.

This space should be located adjacent to or in proximity to which other spaces:
Near building core on main floor of building.

UTILIZATION

hours of use	
Days	7/week
Hours	Varies

ARCHITECTURAL

floor covering	
Resilient	
Resilient Performance	
Concrete	X
Carpet Tile	
Static Dissipative Tile	
Porcelain Tile	X
Other	

base	
Rubber	
Tile	X
Other	

wall surface	
Dry Erase Wall Covering	
Sound Absorbing Panels	
Tackable Wall Cover	
Liquid Marker Board	
Mirrored	
Other	X

casework finishes	
Plastic Laminate	
Wood Casework	
Metal Casework	
Epoxy Countertop	
Plastic Laminate	
Steel Countertop	
Other	

ceiling finish	
Open to structure	
Acoustic Tile	
Other	

doors & frame type	
Interior Glazing Systems	
Increased Door Opening	
Roll-Up Door	
Sidelight	
Other	

daylight control	
Louvered Blinds	
Blackout Shades	
Translucent Glazing/Film	
Sun Shades	
No Daylight	
Other	

acoustic	
Standard room acoustics will be incorporated.	
Adjustable	
Other	

MEP

mechanical & plumbing	
Standard building heating, ventilation & air conditioning will be provided.	
Sink	X
Floor Drain	X
Paint / Plaster Trap	
Eyewash	
Slot Hood / Spray Booth	

power, lighting, a/v & security	
Standard electrical, telecom, wifi, & network will be provided. Lighting will meet required light levels.	
Additional Power Outlets	
Overhead Power / Reels	
Floor Boxes	
Task Lighting	
Card Reader	
CAT Cable	
High CRI Lighting	
Digital Projection	
Recording / Playback	
Audio Reinforcement	

NOTES

1. Mop Sink
2. FRP Wall Paneling
3.
4.
5.
6.
7.
8.
9.

Section 6.3

COMPLETED LIFE CYCLE COST MODEL

Project and Existing Facility Information Sheet

* ***Requires a user input*** | *Green Cell* = *Value can be entered by user.* | *Yellow Cell* = *Calculated value.*

*	**Agency**	699 - Columbia Basin College
*	**Project Title**	Performing Arts Building Replacement

*	**Date of Analysis:**	**5/14/2026**

	Analysis Period	
*	Years of Analysis (If not 30 or 50)	

Existing Facility Description	

	Existing Lease Information	**Lease 1**	**Lease 2**	**Lease 3**	**Lease 4**	**Lease 5**	**Lease 6**	**Total**
	Existing Square Feet							-
	Lease Start Date / Last Lease Increase							
	Lease End Date							
	Lease Rate per Month							$ -
	Lease Rate per SF per Year at End Date							
	Additional Operating Costs per Month	$ -						$ -
	Total Lease Costs per Month							$ -
*	Persons Relocating							-
	SF per Person Calculated							
	Estimated Lease Renewal Rate - 5 Year							$ -

Lease Option 1 Information Sheet

* ***Requires a user input*** | *Green Cell* = *Value can be entered by user.* | *Yellow Cell* = *Calculated value.*

* **New Lease Option 1 Description**	

	New Lease Information		
*	Lease Location		Market Area:
*	Lease Square Feet Type		
*	New Facility Square Feet		
*	New Lease Start Date		
	SF per Person Calculated		

	New Lease Costs	Years of Term	Rate / SF / Year	Rate / Month	Adjusted to FS Rate	Total FS Rate / Month	Estimated FSG Market Rate	Estimated FSG Rate / Month	Real Estate Transaction Fees for Term
*	Year				$ -	$ -	$ -		
	Years				$ -	$ -			
	Years				$ -	$ -			
	Years				$ -	$ -			
	Years				$ -	$ -			
	Total Length of Lease	0							$ -
	Transaction Fee for first 5 Years	2.50%	*of total rent for first 5 years of term*						
	Transaction Fee for Additional Years	1.25%	*of total rent for term beyond 5 years*						

Note: Real estate transaction fees calculated on base lease - not full service rate including added services and utilities.

Added Services	New Lease Operating Costs (Starting in current year)	Known Cost / SF / Year	Estimated Cost / SF / Year	Total Cost / Year	Cost / Month	*Escalated to lease start date*
☐	Energy (Electricity, Natural Gas)		$ -	$ -	$ -	
☐	Janitorial Services	$ -	$ -	$ -	$ -	
☐	Utilities (Water, Sewer, & Garbage)	$ -	$ -	$ -	$ -	
☐	Grounds	$ -	$ -	$ -	$ -	
☐	Pest Control	$ -	$ -	$ -	$ -	
☐	Security	$ -	$ -	$ -	$ -	
☐	Maintenance and Repair	$ -	$ -	$ -	$ -	
☐	Management	$ -	$ -	$ -	$ -	
☐	Road Clearance	$ -	$ -	$ -	$ -	
☐	Telecom	$ -	$ -	$ -	$ -	
	Additional Parking	$ -	$ -	$ -	$ -	
	Other	$ -	$ -	$ -	$ -	
	Total Operating Costs	**$ -**	**$ -**	**$ -**	**$ -**	

	New Lease One Time Costs	Current Estimate	Calculated (for reference)	
	⚠ **Important:** Calculated (yellow) values are for reference only. To include costs in results, you must enter values in the green cells. Yellow values are not included in results unless they are re-entered into the green cells under the **Current Estimate** column.			
*	Real Estate Transaction Fees		$ -	*Per Std %*
*	Tenant Improvements		$ -	*$150 per SF*
*	IT Infrastructure		$ -	*$1500 per Person*
*	Furniture Costs		$ -	*$7000 per Person*
*	Building Security and Access Systems			*$450 per person*
*	Moving Vendor and Supplies		$ -	*$300 per Person*
	Other / Incentive			
	Total	$ -	$ -	

Biennium Budget Impacts for New Lease	Biennium Time Period Start	Finish	Existing Lease Option	New Lease Option 1	Biennium Impact:
27-29 Biennium Lease Expenditure	7/1/2027	6/30/2029	$ -	$ -	$ -
29-31 Biennium Lease Expenditure	7/1/2029	6/30/2031	$ -	$ -	$ -
31-33 Biennium Lease Expenditure	7/1/2031	6/30/2033	$ -	$ -	$ -
33-35 Biennium Lease Expenditure	7/1/2033	6/30/2035	$ -	$ -	$ -
35-37 Biennium Lease Expenditure	7/1/2035	6/30/2037	$ -	$ -	$ -

Lease Option 2 Information Sheet

* ***Requires a user input*** | *Green Cell* = *Value can be entered by user.* | *Yellow Cell* = *Calculated value.*

*	New Lease Option 2 Description	

New Lease Information		
Lease Location		Market Area:
Lease Square Feet Type		
New Facility Square Feet		
New Lease Start Date		
SF per Person Calculated		

New Lease Costs	Years of Term	Rate / SF / Year	Rate / Month	Adjusted to FS Rate	Total FS Rate / Month	Estimated FSG Market Rate	Estimated FSG Rate / Month	Real Estate Transaction Fees for Term
Year				$ -	$ -	$ -		
Years				$ -	$ -			
Years				$ -	$ -			
Years				$ -	$ -			
Years				$ -	$ -			
Total Length of Lease	0							$ -
Transaction Fee for first 5 Years	2.50%	*of total rent for first 5 years of term*						
Transaction Fee for Additional Years	1.25%	*of total rent for term beyond 5 years*						

Note: Real estate transaction fees calculated on base lease - not including added services and utilities.

Added Services	New Lease Operating Costs (Starting in current year)	Known Cost / SF / Year	Estimated Cost / SF / Year	Total Cost / Year	Cost / Month
☐	Energy (Electricity, Natural Gas)	$ -	$ -	$ -	$ -
☑	Janitorial Services	$ -	$ -	$ -	$ -
☑	Utilities (Water, Sewer, & Garbage)	$ -	$ -	$ -	$ -
☐	Grounds	$ -	$ -	$ -	$ -
☐	Pest Control	$ -	$ -	$ -	$ -
☐	Security	$ -	$ -	$ -	$ -
☐	Maintenance and Repair	$ -	$ -	$ -	$ -
☐	Management	$ -	$ -	$ -	$ -
☐	Road Clearance	$ -	$ -	$ -	$ -
☐	Telecom	$ -	$ -	$ -	$ -
	Additional Parking	$ -	$ -	$ -	$ -
	Other	$ -	$ -	$ -	$ -
	Total Operating Costs	**$ -**	**$ -**	**$ -**	**$ -**

Escalated to lease start date

New Lease One Time Costs	Current Estimate	Calculated (for reference)	
⚠ **Important:** Calculated (yellow) values are for reference only. To include costs in results, you must enter values in the green cells. Yellow values are not included in results unless they are re-entered into the green cells under the **Current Estimate** column.			
Real Estate Transaction Fees		$ -	*Per Std %*
Tenant Improvements		$ -	*$150 / RSF*
IT Infrastructure		$ -	*$1500 / Person*
Furniture Costs		$ -	*$7000 / Person*
Building Security and Access Systems			*$450 / Person*
Moving Vendor and Supplies		$ -	*$300 / Person*
Other / Incentive			
Total	$ -	$ -	

Biennium Budget Impacts for New Lease	Biennium Time Period Start	Finish	Existing Lease Option	New Lease Option 2	Biennium Impact:
27-29 Biennium Lease Expenditure	7/1/2027	6/30/2029	$ -	$ -	$ -
29-31 Biennium Lease Expenditure	7/1/2029	6/30/2031	$ -	$ -	$ -
31-33 Biennium Lease Expenditure	7/1/2031	6/30/2033	$ -	$ -	$ -
33-35 Biennium Lease Expenditure	7/1/2033	6/30/2035	$ -	$ -	$ -
35-37 Biennium Lease Expenditure	7/1/2035	6/30/2037	$ -	$ -	$ -

Ownership Option 1 Information Sheet

* ***Requires a user input*** | *Green Cell* = *Value can be entered by user.* | *Yellow Cell* = *Calculated value.*

*	**Project Description**	CBC Performing Arts Building Replacement - Pivot
*	**Construction or Purchase/Remodel**	Construction
*	**Project Location**	Pasco — Market Area = Tri-Cities and Yakima

	Statistics	
*	Gross Sq Ft	53,562
*	Usable Sq Ft	31,540
	Space Efficiency	59%
	Estimated Acres Needed	3.00
	OFM Proxy Cost per Sq Ft	$678.02
	Estimated Total Project Costs per Sq Ft	$1,052.60
	Escalated OFM Proxy Cost per Sq Ft	$741.98
	Escalated Total Project Costs per Sq Ft	$1,151.90

*	**Move In Date**	12/1/2029

Interim Lease Information	**Start Date**
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced ($/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)			
	Known Costs	Estimated Costs	Cost to Use
Acquisition Costs Total	$ -	$ -	$ -
Consultant Services			
A & E Fee Percentage (if services not specified)	0.00%	6.35% Std	6.35%
Pre-Schematic Design services	$ 383,969		
Construction Documents	$ 2,170,595		
Extra Services	$ 1,566,034		
Other Services	$ 1,865,896		
Design Services Contingency	$ 933,294		
Consultant Services Total	$ 6,919,788	$ 2,323,511	$ 6,919,788
Construction Contracts			
Site Work	$ 1,824,677		
Related Project Costs	$ 1,717,243		
Facility Construction	$ 32,774,250		
OFM Proxy SubTotal	$ 36,316,170	$ 36,475,722	$ 36,316,170
Construction Contingency (5% default)	$ 3,628,460	$ 1,815,809	$ 3,628,460
Non Taxable Items	$ 3,113,495		$ 3,113,495
Sales Tax	$ 3,431,070		$ 3,431,070
Construction Additional Items Total	$ 10,173,025	$ 1,815,809	$ 10,173,025
Equipment			
Equipment	$ 1,989,015		
Non Taxable Items	$ -		
Sales Tax	$ 177,022		
Equipment Total	$ 2,166,037		$ 2,166,037
Art Work Total	$ 271,282	$ 181,581	$ 271,282
Other Costs			
Historical and Archeological Mitigation	$ 286,755		
Other Costs Total	$ 286,755		$ 286,755
Project Management Total	$ 246,310		$ 246,310
Grand Total Project Cost	**$ 56,379,367**	**$ 40,796,622**	**$ 56,379,367**

A & E

OFM Pro

Construction One Time Project Costs			
One Time Costs	**Estimate**	**Calculated**	
Moving Vendor and Supplies		$ -	*$300 / Person in FY24*
Other (not covered in construction)			
Total	$ -	$ -	

	Ongoing Building Costs				
Added Services	New Building Operating Costs	Known Cost /GSF/ 2029	Estimated Cost /GSF/ 2029	Total Cost / Year	Cost / Month
☑	Energy (Electricity. Natural Gas)	$ 1.36	$ 1.67	$ 72,844	$ 6,070
☑	Janitorial Services	$ -	$ 2.00	$ 106,913	$ 8,909
☑	Utilities (Water, Sewer, & Garbage)	$ -	$ 0.27	$ 14,497	$ 1,208
☑	Grounds	$ -	$ 0.09	$ 4,832	$ 403
☑	Pest Control	$ -	$ 0.15	$ 7,852	$ 654
☑	Security	$ -	$ 0.12	$ 6,644	$ 554
☑	Maintenance and Repair	$ -	$ 7.77	$ 416,177	$ 34,681
☑	Management	$ -	$ 1.16	$ 62,215	$ 5,185
☑	Road Clearance	$ -	$ 0.19	$ 10,269	$ 856
☑	Telecom	$ -	$ -	$ -	$ -
	Additional Parking	$ -	$ -	$ -	$ -
	Other	$ -	$ -	$ -	$ -
	Total Operating Costs	**$ 1.36**	**$ 13.42**	**$ 702,244**	**$ 58,520**

Ownership Option 2 Information Sheet

* ***Requires a user input*** | *Green Cell* = *Value can be entered by user.* | *Yellow Cell* = *Calculated value.*

*	**Project Description**	CBC Performing Arts Building Replacement - Frame (Perferred)
*	**Construction or Purchase/Remodel**	Construction
*	**Project Location**	Pasco — Market Area = Tri-Cities and Yakima

	Statistics	
*	Gross Sq Ft	51,285
*	Usable Sq Ft	31,540
	Space Efficiency	61%
	Estimated Acres Needed	3.00
	OFM Proxy Cost per Sq Ft	$680.96
	Estimated Total Project Costs per Sq Ft	$1,072.17
	Escalated OFM Proxy Cost per Sq Ft	$745.20
	Escalated Total Project Costs per Sq Ft	$1,173.31

*	**Move In Date**	12/1/2029

Interim Lease Information	**Start Date**
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced ($/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)			
	Known Costs	**Estimated Costs**	**Cost to Use**
Acquisition Costs Total	$ -	$ -	$ -
Consultant Services			
A & E Fee Percentage (if services not specified)	0.00%	6.4% Std	6.40%
Pre-Schematic Design services	$ 383,969		
Construction Documents	$ 2,170,595		
Extra Services	$ 1,566,034		
Other Services	$ 1,865,896		
Design Services Contingency	$ 933,294		
Consultant Services Total	$ 6,919,788	$ 2,234,369	$ 6,919,788
Construction Contracts			
Site Work	$ 1,824,677		
Related Project Costs	$ 1,717,243		
Facility Construction	$ 31,380,968		
OFM Proxy SubTotal	$ 34,922,888	$ 34,925,085	$ 34,922,888
Construction Contingency (5% default)	$ 3,628,460	$ 3,628,460	$ 3,628,460
Non Taxable Items	$ 3,113,495		$ 3,113,495
Sales Tax	$ 3,431,070		$ 3,431,070
Construction Additional Items Total	$ 10,173,025	$ 10,173,025	$ 10,173,025
Equipment			
Equipment	$ 1,989,015		
Non Taxable Items	$ -		
Sales Tax	$ 177,022		
Equipment Total	$ 2,166,037		$ 2,166,037
Art Work Total	$ 271,282	$ 174,614	$ 271,282
Other Costs			
Historical and Archeological Mitigation	$ 286,755		
Other Costs Total	$ 286,755		$ 286,755
Project Management Total	$ 246,310		$ 246,310
Grand Total Project Cost		**$ 47,507,093**	**$ 54,986,085**

A & E

OFM Pro

Construction One Time Project Costs			
One Time Costs	Estimate	Calculated	
Moving Vendor and Supplies		$ -	*$300 / Person in FY24*
Other (not covered in construction)			
Total	$ -	$ -	

	Ongoing Building Costs				
Added Services	New Building Operating Costs	Known Cost /GSF/ 2029	Estimated Cost /GSF/ 2029	Total Cost / Year	Cost / Month
☑	**Energy (Electricity. Natural Gas)**	$ 1.40	$ 1.67	$ 71,799	$ 5,983
☑	**Janitorial Services**	$ -	$ 2.00	$ 102,368	$ 8,531
☑	**Utilities (Water, Sewer, & Garbage)**	$ -	$ 0.27	$ 13,880	$ 1,157
☑	**Grounds**	$ -	$ 0.09	$ 4,627	$ 386
☑	**Pest Control**	$ -	$ 0.15	$ 7,519	$ 627
☑	**Security**	$ -	$ 0.12	$ 6,362	$ 530
☑	**Maintenance and Repair**	$ -	$ 7.77	$ 398,484	$ 33,207
☑	**Management**	$ -	$ 1.16	$ 59,570	$ 4,964
☑	**Road Clearance**	$ -	$ 0.19	$ 9,832	$ 819
☑	**Telecom**	$ -	$ -	$ -	$ -
	Additional Parking	$ -	$ -	$ -	$ -
	Other	$ -	$ -	$ -	$ -
	Total Operating Costs	**$ 1.40**	**$ 13.42**	**$ 674,442**	**$ 56,203**

Ownership Option 3 Information Sheet

* ***Requires a user input*** | *Green Cell* = *Value can be entered by user.* | *Yellow Cell* = *Calculated value.*

*	**Project Description**	CBC Performing Arts Building Replacement - Axis
*	**Construction or Purchase/Remodel**	Construction
*	**Project Location**	Pasco — Market Area = Tri-Cities and Yakima

	Statistics	
*	Gross Sq Ft	55,745
*	Usable Sq Ft	31,540
	Space Efficiency	57%
	Estimated Acres Needed	3.00
	OFM Proxy Cost per Sq Ft	$675.43
	Estimated Total Project Costs per Sq Ft	$1,035.34
	Escalated OFM Proxy Cost per Sq Ft	$739.15
	Escalated Total Project Costs per Sq Ft	$1,133.01

*	**Move In Date**	12/1/2029

Interim Lease Information	**Start Date**
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced ($/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)			
	Known Costs	**Estimated Costs**	**Cost to Use**
Acquisition Costs Total		$ -	$ -
Consultant Services			
A & E Fee Percentage (if services not specified)	0.00%	6.31% Std	6.31%
Pre-Schematic Design services	$ 383,969		
Construction Documents	$ 2,170,595		
Extra Services	$ 1,566,034		
Other Services	$ 1,865,896		
Design Services Contingency	$ 933,294		
Consultant Services Total	$ 6,919,788	$ 2,375,737	$ 6,919,788
Construction Contracts			
Site Work	$ 1,824,677		
Related Project Costs	$ 1,717,243		
Facility Construction	$ 34,110,014		
OFM Proxy SubTotal	$ 37,651,934	$ 37,962,345	$ 37,651,934
Construction Contingency (5% default)	$ 3,628,460	$ 3,628,460	$ 3,628,460
Non Taxable Items	$ 3,113,495		$ 3,113,495
Sales Tax	$ 3,431,070		$ 3,431,070
Construction Additional Items Total	$ 10,173,025	$ 10,173,025	$ 10,173,025
Equipment			
Equipment	$ 1,989,015		
Non Taxable Items	$ -		
Sales Tax	$ 177,022		
Equipment Total	$ 2,166,037		$ 2,166,037
Art Work Total	$ 271,282	$ 188,260	$ 271,282
Other Costs			
Historical and Archeological Mitigation	$ 286,755		
Other Costs Total	$ 286,755		$ 286,755
Project Management Total	$ 246,310		$ 246,310
Grand Total Project Cost		**$ 50,699,367**	**$ 57,715,131**

Construction One Time Project Costs			
One Time Costs	Estimate	Calculated	
Moving Vendor and Supplies		$ -	*$300 / Person in FY24*
Other (not covered in construction)			
Total	$ -	$ -	

	Ongoing Building Costs				
Added Services	New Building Operating Costs	Known Cost /GSF/ 2029	Estimated Cost /GSF/ 2029	Total Cost / Year	Cost / Month
☑	**Energy (Electricity. Natural Gas)**	$ 1.34	$ 1.67	$ 74,698	$ 6,225
☑	**Janitorial Services**	$ -	$ 2.00	$ 111,271	$ 9,273
☑	**Utilities (Water, Sewer, & Garbage)**	$ -	$ 0.27	$ 15,088	$ 1,257
☑	**Grounds**	$ -	$ 0.09	$ 5,029	$ 419
☑	**Pest Control**	$ -	$ 0.15	$ 8,172	$ 681
☑	**Security**	$ -	$ 0.12	$ 6,915	$ 576
☑	**Maintenance and Repair**	$ -	$ 7.77	$ 433,139	$ 36,095
☑	**Management**	$ -	$ 1.16	$ 64,751	$ 5,396
☑	**Road Clearance**	$ -	$ 0.19	$ 10,687	$ 891
☑	**Telecom**	$ -	$ -	$ -	$ -
	Additional Parking	$ -	$ -	$ -	$ -
	Other	$ -	$ -	$ -	$ -
	Total Operating Costs	**$ 1.34**	**$ 13.42**	**$ 729,750**	**$ 60,812**

Life Cycle Cost Analysis - Project Summary

⚠ **Important Note:** This tool compares costs based on the inputs and assumptions provided. Results do not include factors such as space utilization, hybrid work, program needs, budget limits, or project risks. These must be considered separately when making decisions.

Agency	699 - Columbia Basin College
Project Title	Performing Arts Building Replacement

Existing Description	

Lease Option 1 Description	

Lease Option 2 Description	

Ownership Option 1 Description	CBC Performing Arts Building Replacement - Pivot

Ownership Option 2 Description	CBC Performing Arts Building Replacement - Frame (Perferred)

Ownership Option 3 Description	CBC Performing Arts Building Replacement - Axis

Lease Options Information	**Existing Lease**	**Lease Option 1**	**Lease Option 2**
Total Rentable Square Feet	-	-	-
Annual Lease Cost (Initial Term of Lease)	$ -	$ -	$ -
Full Service Cost/SF (Initial Term of Lease)	$ -	$ -	$ -
Occupancy Date	n/a		
Project Initial Costs	n/a	$ -	$ -
Persons Relocating	-	-	-
RSF/Person Calculated			

Ownership Information	**Ownership 1**	**Ownership 2**	**Ownership 3**
Total Gross Square Feet	53,562	51,285	55,745
Total Rentable Square Feet	31,540	31,540	31,540
Occupancy Date	12/1/2029	12/1/2029	12/1/2029
Initial Project Costs	$ -	$ -	$ -
Est Construction TPC ($/GSF)	$ 1,152	$ 1,173	$ 1,133
RSF/Person Calculated	-	-	-

Financial Analysis of Options

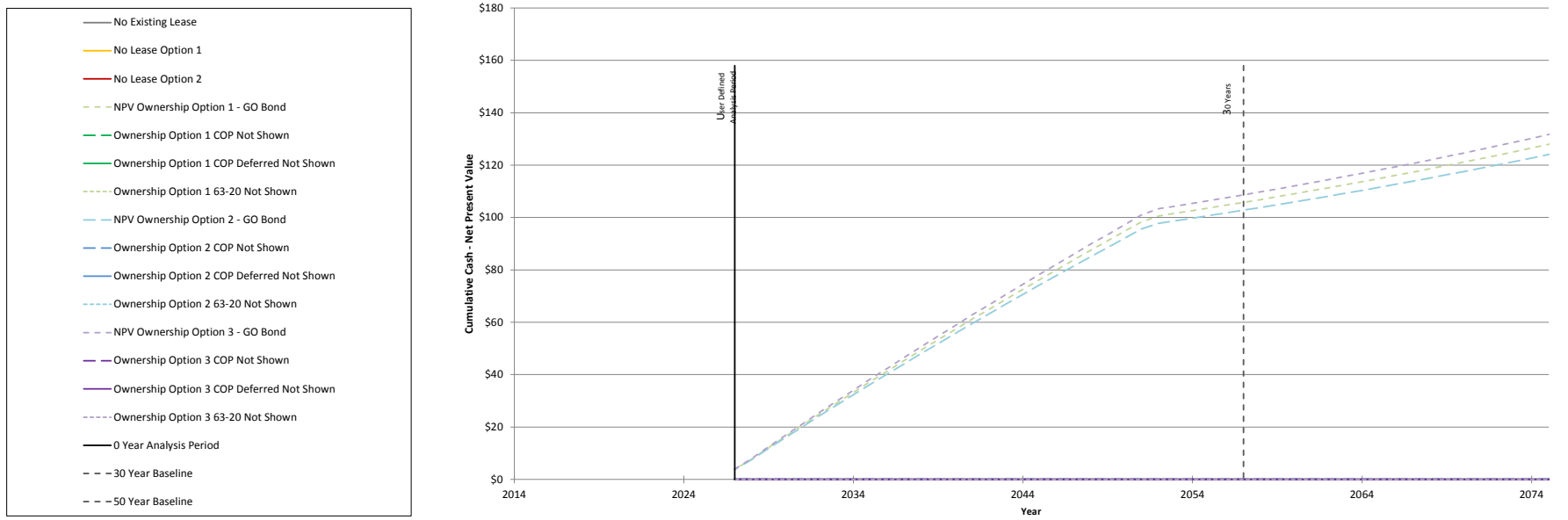
	Display Option?	Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	No	Yes	No	No	No
	Financial Comparisons	**Existing Lease**	**Lease 1**	**Lease 2**	**Ownership 1**				**Ownership 2**				**Ownership 3**			
Years	**Financing Means**	**Current**	**Current**	**Current**	**GO Bond**	**COP**	**COP Deferred ***	**63-20**	**GO Bond**	**COP**	**COP Deferred**	**63-20**	**GO Bond**	**COP**	**COP Deferred**	**63-20**
0	0 Year Cumulative Cash	$ -	$ -	$ -	$ -				$ -				$ -			
	0 Year Net Present Value	$ -	$ -	$ -	$ -				$ -				$ -			
	Lowest Cost Option (Analysis Period)															

	Financial Comparisons	**Existing Lease**	**Lease 1**	**Lease 2**	**Ownership 1**				**Ownership 2**				**Ownership 3**			
Years	**Financing Means**	**Current**	**Current**	**Current**	**GO Bond**	**COP**	**COP Deferred ***	**63-20**	**GO Bond**	**COP**	**COP Deferred**	**63-20**	**GO Bond**	**COP**	**COP Deferred**	**63-20**
30	30 Year Cumulative Cash	$ -	$ -	$ -	$ 128,461,567				$ 124,820,626				$ 131,990,222			
	30 Year Net Present Value	$ -	$ -	$ -	$ 104,613,459				$ 101,668,587				$ 107,466,079			
	Lowest Cost Option (30 Years)				**2**				**1**				**3**			

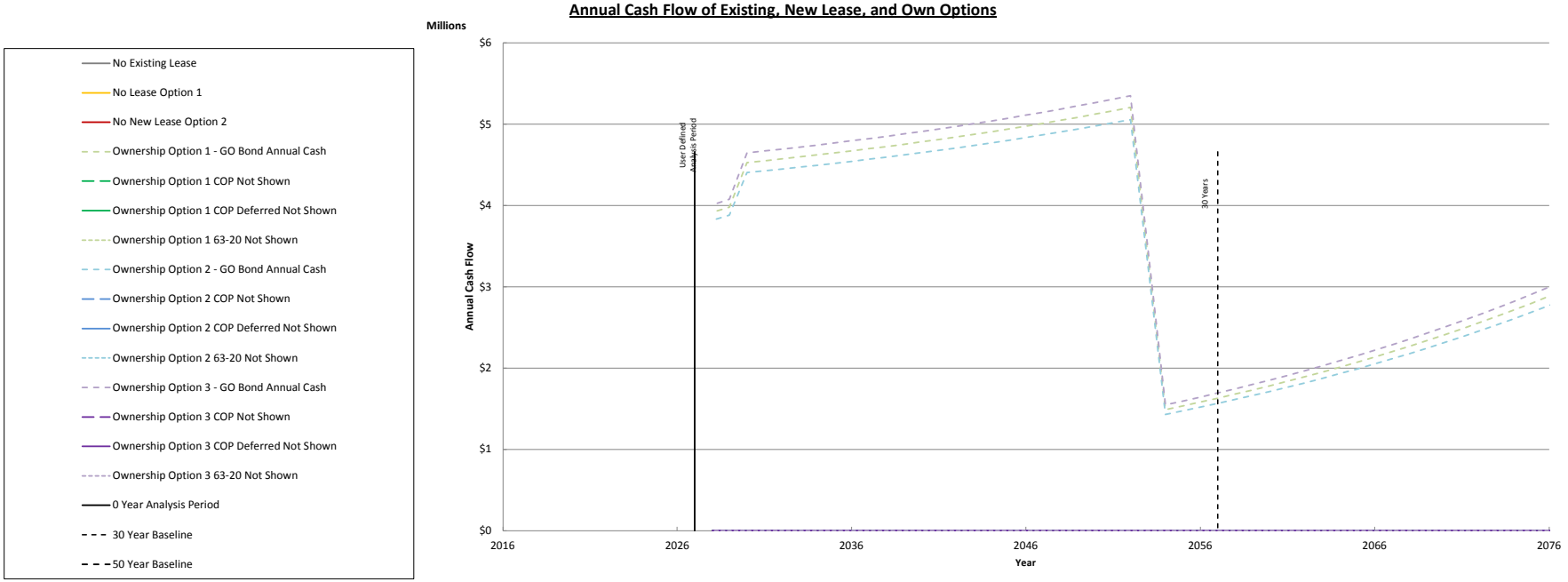
	Financial Comparisons	**Existing Lease**	**Lease 1**	**Lease 2**	**Ownership 1**				**Ownership 2**				**Ownership 3**			
Years	**Financing Means**	**Current**	**Current**	**Current**	**GO Bond**	**COP**	**COP Deferred ***	**63-20**	**GO Bond**	**COP**	**COP Deferred**	**63-20**	**GO Bond**	**COP**	**COP Deferred**	**63-20**
50	50 Year Cumulative Cash	$ -	$ -	$ -	$ 173,687,545				$ 168,256,094				$ 178,987,650			
	50 Year Net Present Value	$ -	$ -	$ -	$ 129,198,084				$ 125,279,899				$ 133,013,656			
	Lowest Cost Option (50 Years)				**2**				**1**				**3**			

** - Defers payment on principle for 2 years while the building is being constructed. See instructions on Capitalized Interest.*

Cumulative Cash - NPV of Exist, Lease, and Own Options



Annual Cash Flow of Existing, New Lease, and Own Options



Section 6.4

COST ESTIMATE REPORT

ThomasConsulting

Todays Date= 4/21/26

SUMMARY Page

CBC-PAC

Pasco, WA GSF 51,285

PD1 Final

DIV	Desc of Work	SEC TOTAL	Cost/SF Bldg	% Total Cost	Compare w Previous	Variance	Notes
A10	Foundations	1,794,559	34.99	4.1%		1,794,559	
A20	Basement Construction	-	0.00	0.0%		-	
B10	Superstructure	4,655,985	90.79	10.6%		4,655,985	
B20	Exterior Enclosure	4,549,473	88.71	10.4%		4,549,473	
B30	Roofing	1,025,223	19.99	2.3%		1,025,223	
C10	Interior Construction	1,982,699	38.66	4.5%		1,982,699	
C20	Stairs	451,100	8.80	1.0%		451,100	
C30	Interior Finishes	2,590,205	50.51	5.9%		2,590,205	
D10	Conveying Systems	130,000	2.53	0.3%		130,000	
D20	Plumbing	1,510,278	29.45	3.4%		1,510,278	
D30	HVAC	5,522,555	107.68	12.6%		5,522,555	
D40	Fire Protection	307,710	6.00	0.7%		307,710	
D50	Electrical	4,047,152	78.91	9.2%		4,047,152	
E10	Equipment	3,109,900	60.64	7.1%		3,109,900	
E20	Casework & Furnishings	400,195	7.80	0.9%		400,195	
F10	Special Construction	-	0.00	0.0%		-	
F20	Selective Demolition	-	0.00	0.0%		-	
Z10	General Requirements	1,434,785	27.98	3.3%		1,434,785	
	Sub-total Building	**33,511,819**	**653**	**0.76**	**-**	**33,511,819**	
G10	Site Preparation	555,439	10.83	1.3%		555,439	
G20	Site Improvements	636,510	12.41	1.5%		636,510	
G30	Site Mechanical Utilities	186,368	3.63	0.4%		186,368	
G40	Site Electrical Utilities	345,150	6.73	0.8%		345,150	
G50	Other Site Construction	-	0.00	0.0%		-	
	Sub-total Site	**1,723,466**	**34**	**0**	**-**	**1,723,466**	
	Sub-total	**35,235,285**	**687**	**1**	**-**	**35,235,285**	
	Front-End Costs	8,601,834	168	0	-	8,601,834	
13.08%	Design Contingency	4,608,551	89.86	10.5%		4,608,551	
10.02%	Escalation *(Midpoint Feb '29)*	3,993,283	77.86	9.1%		3,993,283	
	Sub-total	**43,837,119**	**854.77** /SF		**-**	43,837,119	
						-	
						-	
	Opinion of Cost w/o Sales Tax	**43,837,119**	**854.77** /SF		**-**	43,837,119	

$43,837,119 DBMACC - $125,000 (Utility Service Fee shifts to Owner Paid Budget) = $43,712,119

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
A10	**Foundations**				**34.99**	**$ 1,794,559**
	Excavate and Backfill for Foundation	6,605	CY	40.00	264,200	
	Perimeter Foundation Drain	1,025	LF	35.00	35,875	
	Cont. Ftgs	-			-	
	Footings 12" x 3'-0"	1,476	LF	65.00	95,940	
	Footings 12" x 4'-0"	628	LF	75.00	47,100	
	Thk Edge at Outdoor Work Area	30	LF	40.00	1,200	
	Pad Ftgs	-			-	
	Pad Ftgs - 5'-0" x 5'-0" x 1'-0"	9	EA	850.00	7,650	
	Pad Ftgs - 6'-0" x 6'-0" x 1'-6"	44	EA	2000.00	88,000	
	Foundation Walls	-			-	
	Found Wall - 12"	7,878	SF	50.00	393,900	
	Grade Beams	-			-	
	Grade Beams 2' D x 6' W - allowance	200	LF	450.00	90,000	
	Piers				-	
	Piers at Columns 1'-6" x 1'-6"	48	LF	300.00	14,400	
	SOG	-			-	
	Slab-On-Grade, 4"	31,208	SF	10.00	312,080	
	Sand/Gravel Under Slab 6"	751	CY	50.00	37,565	
	Slab Rebar (#4@18"oc)	30,999	SF	1.50	46,499	
	Vapor Barrier, Stego Wrap	32,144	SF	1.00	32,144	
	Pour Back Columns	33	EA	60.00	1,980	
	Depress	2,000	SF	2.00	4,000	
	Misc. Concrete	-			-	
	Damproofing - Allow	1,389	SF	7.00	9,723	
	Perim Insul - Allow	7,305	SF	4.50	32,873	
	Waterproofing	5,916	SF	14.00	82,824	
	Sack Finish Exposed Fnd	1,970	SF	2.00	3,939	
	Set Column Anchor Bolts	53	SET	250.00	13,250	
	Pump Concrete	1,722	CY	45.00	77,490	
	Housekeeping Pads	1,000	SF	25.00	25,000	
	Other Conc. - Allow	51,285	SF	1.50	76,928	
		-			-	
A20	**Basement Construction**				**-**	**$ -**
	None	-			-	
		-			-	
B10	**Superstructure**				**90.79**	**$ 4,655,985**
	Structural CMU and Masonry	-			-	
	12" CMU at Recital, Theater	23,093	SF	$ 42.00	969,906	
	8" CMU Elevator Shaft	1,334	SF	$ 35.00	46,690	
	Rebar at Masonry	24,427	SF	$ 1.75	42,747	
	Brace High Walls	1	LS	$ 50,000.00	50,000	
	Structural Steel	-			-	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
	Roof Structure (includes 15% for connections)	-			-	
	Structural Steel Columns	54,932	LBS	$ 3.50	192,262	
	Structural Steel Beams	606,972	LBS	$ 3.50	2,124,402	
	Brace Frame Allowance	10	EA	$ 15,000.00	150,000	
	Metal Decking	-			-	
	Floor Deck 1.5"	23,504	SF	$ 8.00	188,032	
	Roof Decking - 1.5"	35,298	SF	$ 7.50	264,735	
	Miscellaneous	81,941	LBS	$ 3.50	286,794	
	Supports for Catwalks allowance	13,650	LBS	$ 3.50	47,775	
	Concrete	-			-	
	Slab on Deck 3.5" over 2"	19,703	SF	$ 8.00	157,624	
	Slab on Deck Sloped	1,882	SF	$ 9.00	16,938	
	Form and Pour Seating Risers in Recital	648	LFN	150.00	97,200	
	Steps at Recital Seating	200	LFN	90.00	18,000	
	Steps at Recital Platform	32	LFN	90.00	2,880	
	Wood Structure	-			-	
	Glulam Beams and Girders	-	BF		-	
	CLT Roof Deck	-	SF		-	
	Rough Hardware and Misc Hangers	-	SF		-	
	Fireproofing	-			-	
	Structural Steel Fireproofing	-			-	
	Sprayed Cementitious Fireproofing	-			-	
	Intumescent Paint to Tube Steel	-			-	
	Firestopping - See Interior Partitions	-			-	
		-			-	
B20	**Exterior Enclosure**				**88.71**	**$ 4,549,473**
	Exterior Wall Construction	-			-	
	Exterior Wall - Framed	30,242	SF	12.00	362,904	
	WRB	40,545	SF	4.50	182,453	
	Furring Channel	40,545	SF	3.50	141,908	
	Rigid Insulation	40,545	SF	4.00	162,180	
	Glass Mat Sheathing	30,242	SF	5.00	151,210	
	Batt Insulation	30,242	SF	4.00	120,968	
	Vapor Barrier	30,242	SF	1.00	30,242	
	5/8" Gyp	30,242	SF	5.00	151,210	
	Exterior Wall Finish	-			-	
	Brick Veneer	22,705	SF	48.00	1,089,840	
	Metal Siding	8,056	SF	50.00	402,800	
	Exposed Fastener Siding in Mechanical Well	8,394	SF	20.00	167,880	
	Screen Wall and Gate at Outdoor Work Area	360	SF	90.00	32,400	
	Exterior Soffits	-			-	
	Metal Soffit on Furring with Insulation	1,724	SF	35.00	60,340	
	Exterior Windows	-			-	
	Storefront/Windows, Clear Anodized	6286	SF	120.00	754,320	
	Curtain Wall, Clear Anodized	2084	SF	170.00	354,280	
	Sun Screens - horizontal	-	None		-	
	Louvers	-			-	
	Pre-Finished Metal Louver - allowance	300	SF	85.00	25,500	
	Expansion/Seismic Joints	-			-	
	Roof Joints	-	None		-	
	Floor Joints - Level 2 N Side Lobby	150	LF	150.00	22,500	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
	Exterior Wall Joints	-	None		-	
	Exterior Doors	-			-	
	Storefront Entry Doors, Hardware, per leaf	13	EA	5500.00	71,500	
	Push Button ADA Auto Operators	2	EA	7500.00	15,000	
	Standard HM Dr, HM Frame, Hdwe, Single	16	EA	4500.00	72,000	
	Exit Devices	18	EA	1200.00	21,600	
	Sectional Overhead Door 12W x 8H	1	EA	15000.00	15,000	
	Misc Hardware	1	LS	50000.00	50,000	
	Exterior Paint and Sealants	-			-	
	Masonry Water Repellants - Brick Veneer	22,705	SF	3.00	68,115	
	Paint to HM Doors and Frames	14	EA	150.00	2,100	
	Exterior - Caulking and Joint Sealants	31,121	SF	0.20	6,224	
	Building Graphics	-			-	
	Allowance for Building Signage	1	LS	15000	15,000	
		-			-	
B30	**Roofing**				**19.99**	**1,025,223**
		-			-	
	Mech Attached Membrane / WRB / 1/4" Cover Board / R-38 Rigid / Air Barrier / 5/8" Cover Board	37,673	SF	22.00	828,806	
	Membrane on Parapet Walls	5,199	SF	6.00	31,194	
	Walk Pads - Allow	1,200	SF	8.00	9,600	
	Flashing, Fascia / Rake	593	LF	25.00	14,825	
	Coping Cap	753	LF	32.00	24,096	
	Coping Cap - Wide	380	LF	35.00	13,300	
	Reglet at Wall	281	LF	20.00	5,620	
	Fall Protection Tie Off Points	16	EA	1200.00	19,200	
	Roof Hatch / Alternating Tread Stairs	2	EA	12500.00	25,000	
	Misc Blocking and Flashing	5.00%	of	971641.00	48,582	
	Roof Accessories, Other - Allow	1	LS	5000.00	5,000	
		-			-	
C10	**Interior Construction**				**38.66**	**1,982,699**
	Interior Partitions	-			-	
	Interior Wall - Framed	36,720	SF	5.50	201,960	
	Interior Wall - Furr at CMU / Concrete Walls	7,350	SF	4.00	29,400	
	Interior Wall - Isolate Sound - Framed	2,417	SF	6.50	15,711	
	GWB, 5/8 Finish No Texture	85,624	SF	5.25	449,526	
	Add for Tile Board (half of wet walls)	1,201	SF	5.00	6,005	
	Add for MR Gyp	3,003	SF	0.50	1,502	
	Sound Seal (x2)	2,447	LF	5.00	12,235	
	Sound Batt,	39,137	SF	2.00	78,274	
	Wood Backing and Blocking	51,285	SF	1.00	51,285	
	Sealants	51,285	SF	0.25	12,821	
	Fire Caulking - Allowance	51,285	SF	0.25	12,821	
	Interior Glazing	-			-	
	Interior Storefront	1,130	SF	100.00	113,000	
	HM Relites / Sidelites	821	SF	85.00	69,785	
	Doors/Frames/Hardware	-			-	
	Int Drs/Frs, HMxWD, 3x7 +/-	67	EA	3800.00	254,600	
	Int Drs/Frs, HMxWD, 6x7	6	PR	7000.00	42,000	
	Int Drs/Frs, Pair 7x7 at Piano Upgrade	1	PR	12000.00	12,000	
	Int Alum 6x7	4	PR	10000.00	40,000	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
	Add for STC and Rated Doors	1	LS	50000.00	50,000	
	Add for Exit Device - Int.	9	EA	1000.00	9,000	
	Sidelites	23	EA	1050.00	24,150	
	OH Coiling Doors, 8'W x 10'H	1	EA	8000.00	8,000	
	Butt Glazed Wall at Conference	100	SF	100.00	10,000	
	Access Doors	51,285	SF	0.10	5,129	
	Transaction Window at Box Office	1	EA	3000.00	3,000	
	Control Booth Fixed Windows 14x6	84	SF	130.00	10,920	
	Control Booth Operable Window 14x6	84	SF	175.00	14,700	
	Interior Railing	-			-	
	Rail around Lobby Stair	71	LF	300.00	21,300	
	Railings in Recital Hall	125	LF	175.00	21,875	
	Railings at Mezzanines	70	LF	100.00	7,000	
	Fittings and Specialties	-			-	
	Toilet Acc/Spec, Single	2	EA	800.00	1,600	
	Toilet Acc/Spec, Multi	4	EA	2500.00	10,000	
	Janitor Rm Acc	1	EA	500.00	500	
	Baby Change	6	EA	1750.00	10,500	
	Toilet Partitions - Standard	10	EA	3000.00	30,000	
	Toilet Partitions - ADA	4	EA	3500.00	14,000	
	Sink Acc - Typ	10	EA	75.00	750	
	Wall Mirrors	760	SF	25.00	19,000	
	FXC - Semi Recessed - Allow	8	EA	425.00	3,400	
	Knox Box	1	EA	800.00	800	
	Lockers - Double per Frame	12	OPG	600.00	7,200	
	Signage - Interior	51,285	SF	0.75	38,464	
	Corner Guards, allow	40	EA	125.00	5,000	
	Markerboard, 4x8	13	EA	1200.00	15,600	
	Markerboard, 4x6	9	EA	750.00	6,750	
	Markerboard, 4x4	19	EA	500.00	9,500	
	Tackbd (TB) 4x4	19	EA	300.00	5,700	
	Chalkboards	5	EA	800.00	4,000	
	Cubicle Track/Curtain	28	LF	60.00	1,680	
	Acc./Spec., Other, Allow	51,285	SF	0.20	10,257	
	Misc	-			-	
	Scaffolf for Interior Work in Recital / Theater	1	LS	200000	200,000	
C20	**Stairs**				**8.80**	**451,100**
		-				
	Catwalk System	1,365	SF	140.00	191,100	
	Catwalk Rails	550	LF	200.00	110,000	
	Ladders at Catwalks	2	EA	2500.00	5,000	
	Ships Ladders at Mezzanines	2	EA	10000.00	20,000	
	Lobby Stair	1	LS	125000.00	125,000	
		-				
C30	**Interior Finishes**				**50.51**	**2,590,205**
					-	
	Wall Finishes				-	
	Paint to Walls, Doors, Frames and Misc	51,285	GSF	$ 5.00	256,425	
	Wall Tile	4,804	SF	$ 25.00	120,100	
	Acoustic Panels on Recital Walls	8,000	SF	$ 75.00	600,000	
	Acoustic Panels on Theater Walls - allow	2,250	SF	$ 35.00	78,750	
	Fabric Wall Panels - Allowance	3,000	SF	$ 30.00	90,000	
	Tackable Wall Covering - Allowance	1,500	SF	$ 12.00	18,000	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
	FRP - Fiberglass Reinforced Panel	322	SF	$ 15.00	4,830	
	Wood Feature Wall Allowance	-	None	$ -	-	
	Miscellaneous Finish Carpentry Allow	51,285	GSF	$ 0.50	25,643	
	Bases	-			-	
	Rubber Base	9,644	LF	$ 4.00	38,576	
	Tile Base	595	LF	$ 25.00	14,875	
	Floor Finishes	-			-	
	Carpet Tile	14,587	SF	$ 7.00	102,109	
	Ceramic Tile	2,140	SF	$ 24.00	51,360	
	Polished or Honed Concrete	7,009	SF	$ 8.00	56,072	
	Resilient Flooring	3,103	SF	$ 9.00	27,927	
	Resilient Performance	3,953	SF	$ 14.00	55,342	
	Sealed Concrete	18,131	SF	$ 2.00	36,262	
	Walk-Off Mat	362	SF	$ 12.00	4,344	
	Static Dissipative Tile	-	None	$ -	-	
	Built Up Floor in Voice / Instrumental…	3,500	SF	$ 30.00	105,000	
	Built-up Floor at Theater	2,030	SF	$ 35.00	71,050	
	Sprung Floor at Recital Platform	2,000	SF	$ 45.00	90,000	
	Floor Prep/Moisture Vapor Reducer	51,285	SF	$ 1.00	51,285	
	Ceiling Finishes	-			-	
	ACT Ceiling (2x4)	12,974	SF	$ 9.50	123,253	
	Grid in Vocal/Instrumental	2,198	SF	$ 4.00	8,792	
	50% Convex Acoustic Tiles	1,099	SF	$ 30.00	32,970	
	Black out Insul at Theater	2,002	SF	$ 8.00	16,016	
	Acoustic Clouds - Allowance	2,933	SF	$ 45.00	131,985	
	Ceiling Deflectors in Recital	1,670	SF	$ 100.00	167,000	
	GWB Ceiling, Painted	3,113	SF	$ 14.00	43,582	
	Suspended Wood Ceiling - Allowance	1,200	SF	$ 80.00	96,000	
	Sand and Finish CLT	-	SF	$ 3.50	-	
	Finish GLB's	-	LF	$ 20.00	-	
	Exposed Ceiling, Painted	29,063	SF	$ 2.50	72,658	
		-			-	
D10	**Conveying Systems**				**2.53**	**130,000**
	2 stop Elevator	1	EA	130000.00	130,000	
		-			-	
D20	**Plumbing**				**29.45**	**1,510,278**
	Plumbing Complete per MW	-			-	
	Plumbing Complete	51,285	LS	29.45	1510278	
		-			-	
D30	**HVAC**				**107.68**	**5,522,555**
					-	
	HVAC Complete per MW 2/25/26	-			-	
	HVAC Complete	51,285	LS	107.68	5522555	
		-			-	
D40	**Fire Protection**				**6.00**	**307,710**
					-	
	Fire Protection complete per MW 2/25/26	51,285	LS	6.00	307710	
					-	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
D50	**Electrical**				**78.91**	**4,047,152**
					-	
	Electrical complete per MW 2/25/26	-			-	
	Power	51,285	LS	36.00	1846260	
	Lighting & Controls	51,285	LS	18.25	935951	
	Telecom	51,285	LS	11.30	579521	
	Classroom AV	7	Rms	10000.00	70000	
	FA, Sec, DAS	51,285	LS	12.00	615420	
		-			-	
E10	**Equipment**				**60.64**	**3,109,900**
		-			-	
	Residential Equipment	-			-	
	Allowance	1	LS	$ 20,000.00	20,000	
	Projection Screen Equipment	-			-	
	Large Projector Screen	1	EA	$ 15,000.00	15,000	
	Projection Screen	9	EA	$ 6,000.00	54,000	
	Projector Mounts	10	EA	$ 1,500.00	15,000	
	TV Mounts -	2	EA	$ 250.00	500	
	Music Equipment	-			-	
	Instrument Storage	112	LF	$ 1,500.00	168,000	
	Studio Equipment	-			-	
	Moveable Gallery Partitions	4	EA	$ 3,000.00	12,000	
	Overhead Grid Rooms @ 120 sf	480	SF	$ 30.00	14,400	
	Display Rails in Computer Room	30	LF	$ 50.00	1,500	
	Tackable Movable Partitions -	38	LF	$ 250.00	9,500	
	Space Saver Storage Unit	1	LS	$ 100,000.00	100,000	
	Theater Equipment	-			-	
	Recital Hall	-			-	
	Production Rigging / Motorized Battens	-	LS	$ 80,000.00	-	
	Variable Acoustic Draperies	1	LS	$ 400,000.00	400,000	
	Production Lighting Control	1	LS	$ 300,000.00	300,000	
	Fixed Theater Seating	500	EA	$ 750.00	375,000	
	Production AV Systems	1	LS	$ 750,000.00	750,000	
	Streaming / Recording AV Systems	1	LS	$ 150,000.00	150,000	
	Black Box Theater	-			-	
	Production Rigging - Tension Grid	-	LS	$ 315,000.00	-	
	Production Rigging / Motorized Battens	-	LS	$ 80,000.00	-	
	Production Lighting Control	1	LS	$ 200,000.00	200,000	
	Platform Seating	100	EA	$ 1,200.00	120,000	
	AV Systems	1	LS	$ 300,000.00	300,000	
	Streaming / Recording AV Systems	-	LS	$ 100,000.00	-	
	Lobby / Commons Areas				-	
	AV Systems	3	EA	$ 5,000.00	15,000	
	Classroom / Computer Lab				-	
	AV Systems	-	EA	$ 50,000.00	-	
	Conference Room				-	
	AV Systems	-	EA	$ 25,000.00	-	
	Keyboard Lab				-	
	AV Systems	1	LS	$ 60,000.00	60,000	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
	Gallery				-	
	AV Systems	1	LS	$ 30,000.00	30,000	
					-	
	FF&E		None		-	
					-	
	Misc Equipment not shown	-			-	
	Hazardous Storage Cabinets		FF&E		-	
	Dust Collection Systems		FF&E		-	
	Lumber Storage Racks		FF&E		-	
		-			-	
E20	**Casework & Furnishings**				**7.80**	**400,195**
	Fixed Casework	-			-	
	Reception	-			-	
	Transaction Top	10	LF	350.00	3,500	
	Die Wall	5	LF	200.00	1,000	
	Quartz Counter Top	30	LF	300.00	9,000	
	Drawer Bank	4	LF	500.00	2,000	
	Base with Quartz Top	8	LF	600.00	4,800	
	Meeting	-			-	
	Base With Plam Top	5	LF	500.00	2,500	
	Break Room	-			-	
	Base With Plam Top	19	LF	500.00	9,500	
	Uppers	19	LF	400.00	7,600	
	Full Height Cabinet	8	LF	500.00	4,000	
	Scene Shop	-			-	
	Plam Counter and Brackets	9	LF	200.00	1,800	
	Costume Shop	-			-	
	Plam Counter and Brackets	8	LF	200.00	1,600	
	Dressing Room	-			-	
	Plam Counter and Brackets	36	LF	200.00	7,200	
	Control Booth (2 each)	-			-	
	Plam Counter and Brackets	32	LF	200.00	6,400	
	Instrumental	-			-	
	Base With Plam Top	11	LF	500.00	5,500	
	Gallery / Prep Storage	-			-	
	Plam Counter and Brackets	6	LF	200.00	1,200	
	Computer Lab	-			-	
	Base With Plam Top	11	LF	500.00	5,500	
	Flat Files With Plam Top	11	LF	550.00	6,050	
	Uppers	19	LF	400.00	7,600	
	Full Height Cabinet	8	LF	500.00	4,000	
	Painting and Drawing Classroom	-			-	
	Base With Plam Top	8	LF	500.00	4,000	
	Flat Files With Plam Top	4	LF	550.00	2,200	
	Uppers	8	LF	400.00	3,200	
	Art Classroom	-			-	
	Base With Plam Top	12	LF	500.00	6,000	
	Uppers	12	LF	400.00	4,800	
	Studio Support and Storage	-			-	
	Base With Plam Top	21	LF	500.00	10,500	
	Flat Files With Plam Top	12	LF	550.00	6,600	
	Uppers	39	LF	400.00	15,600	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
	3D Studio	-			-	
	Base With Plam Top	9	LF	500.00	4,500	
	Uppers	9	LF	400.00	3,600	
	Ceramics Studio	-			-	
	Stainless Top with Sinks	6	LF	400.00	2,400	
	Shared Multi-Use Classroom	-			-	
	Base With Plam Top	9	LF	500.00	4,500	
	Uppers	9	LF	400.00	3,600	
	Men's & Women's	-			-	
	Quartz Vanity Tops and Brackets	20	LF	375.00	7,500	
	Box Office				-	
	Quartz Counter Top	10	LF	300.00	3,000	
	Window Sill Allowance	200	LF	75.00	15,000	
	Misc Casework - Undefined	51,285	SF	1.00	51,285	
		-			-	
	Window Treatment	-			-	
	Roller Shades	6,358	SF	$ 20.00	127,160	
	Add for Power Operated at Clerestories	1	LS	25000.00	25,000	
	Blackout Shades	300	SF	30.00	9,000	
		-			-	
F10	**Special Construction**				**-**	**-**
	None	-			-	
		-			-	
F20	**Selective Demolition**				**-**	**-**
	Demolition				-	
	None					
	Hazardous Components Abatement				-	
	None				-	
					-	
Z10	**General Requirements**				**27.98**	**1,434,785**
	20 Month Duration	-			-	30.14
	Project Manager	-	MO	22000.00	-	
	Supervisiont (100%)	20	MO	16000.00	320,000	
	Travel/Truck	20	MO	1200.00	24,000	
	Assistant Superintendent	20	MO	15000.00	300,000	
	Laborer (100%)	20	MO	12000.00	240,000	
	Travel/Delivery to Jobsite	20	MO	500.00	10,000	
	Layout Building	1	LS	15000.00	15,000	
	Layout Sitework	1	LS	10000.00	10,000	
	Surveyor - Site/Bldg	1	LS	20000.00	20,000	
	Temp Roads	1	LS	2500.00	2,500	
	Temp Roads, Restore	-	SF	0.75	-	
	Temp Utility Hookup	1	LS	5000.00	5,000	
	Temporary Water	20	MO	500.00	10,000	
	Temp Power	20	MO	1000.00	20,000	
	Temp Telephone (3) Lines	20	MO	225.00	4,500	
	Temp Toilet/Wash Stn, (9) Ea	20	MO	1500.00	30,000	
	Temp Enclosures	1,000	SF	10.00	10,000	

Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
Temp Heat (1 Winter)	2	MO	5000.00	10,000	
Winter Protection	-	LS	5000.00	-	
Snow Removal	1	LS	5000.00	5,000	
Barricades & Barriers	-	LF	3.00	-	
Temp Fencing	1,000	LF	12.00	12,000	
Gates	4	EA	1000.00	4,000	
Security, Watchmen	-	MO	10000.00	-	
Field Office Rental	20	MO	1000.00	20,000	
Storage Trailer Rental (2)	20	MO	500.00	10,000	
Dust Control	20	MO	500.00	10,000	
Assist Testing Lab Service	1	LS	5000.00	5,000	
Small Tools	1	LS	16000.00	16,000	
Rental Equipment	20	MO	3000.00	60,000	
Crane Rental -by Subs	-	LS	10000.00	-	
Forklift Rental - by Subs	-	MO	4000.00	-	
Rough Hardware	1	LS	30000.00	30,000	
Daily Cleanup	333	HR	75.00	25,000	
Final Cleanup	51,285	SF	1.00	51,285	
Site Cleanup	1	LS	5000.00	5,000	
Safety	20	MO	2000.00	40,000	
As-Built Drawings/Maint Manuals	1	LS	10000.00	10,000	
Guarantee Period	1	LS	10000.00	10,000	
Punch List	1	LS	10000.00	10,000	
Job Sign	1	EA	1500.00	1,500	
Project Schedule	20	MO	1000.00	20,000	
Project Photographs	20	MO	200.00	4,000	
Waste Mgmt	20	MO	1000.00	20,000	
Envelope Test	1	LS	35000.00	35,000	
Commissioning - By Owner	-	LS	75000.00	-	
Obst. Permits/Traffic Revisions - see 1b	-	LS	2000.00	-	
				-	
				-	
				-	

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL	
G10	**Site Preparation**				**10.83**	**555,439**	
					-		
					-		
	Mobilization	1	LOT	87286.00	87,286		
	Site Demo	-			-		
	Clearing and Grubbing	2	AC	2600.00	5,200		
	Stormwater Pollution Prevention	7	AC	2000.00	14,000		
	Remove and Haul Away Asphalt	85,000	SF	1.30	110,500		
	Remove and Haul Away Concrete	15,000	SF	2.15	32,250		
	Remove and Haul Away Gravel	11,000	SF	0.10	1,100		
	Remove and Haul Away Curb and Gutter	2,600	LF	5.45	14,170		
	Remove and Haul Away Wall	500	LF	20.00	10,000		
	Remove and Haul Away Tree	12	EA	966.00	11,592		
	Remove and Haul Away Utilities	1	LS	50000.00	50,000		
	Remove and Haul Away Fence, Guardrails , Handrails	470	LF	4.98	2,341		
	Asphalt / Concrete Dump Fees	2,000	TON	25.00	50,000		
	Demo of Existing PAC - Allowance	-	ALT		-		
	Abatement Allowance	-	ALT		-		
	Earthwork	-			-		
	Dust Control	1	LOT	12000.00	12,000		
	Surveying and Staking	1	LOT	15000.00	15,000		
	New Building Over-excavation, stock pile on site	7,500	CY	7.70	57,750		
	Grading Balanced Site	5,000	CY	4.50	22,500		
	Compaction	12,500	CY	4.78	59,750		
		-			-		
G20	**Site Improvements**				**12.41**	**636,510**	
	Amphitheater Improvements	-			-		
	Concrete Walkways to Existing	1,050	SF	9.00	9,450		
	Handrails	450	LF	100.00	45,000		
	Steel Support	1	LS	25000.00	25,000		
		-			-		
	Site Improvements	-			-		
	Curn and Gutter	400	LF	36.00	14,400		
	Asphalt Patching	5,000	SF	7.00	35,000		
	4" Concrete Walk and 4" Base	18,000	SF	8.47	152,460		
	6" Concrete and 6" Base, Fire and Access Se	12,000	SF	11.45	137,400		
	Bollards	6	EA	800.00	4,800		
	Signage	1	LS	38000.00	38,000		
		-			-		
	Landscaping	-			-		
	Lawns and Planting Allowance	1	LS	100000.00	100,000	Plug	
	Irrigation Allowance	1	LS	75000.00	75,000	Plug	
		-			-		
					-		

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	51285 TOTAL
G30	**Site Mechanical Utilities**					**186,368**
					-	
	Water Supply	-			-	
	Domestic Water connection includes backflow device and service line. (property is master metered); fire water connection includes backflow device, service line, FDC, PIV; assuming relocation of part of private water main that may be under building; 2 new hydrants	1	LS	100000.00	100,000	
		-			-	
	Sanitary Sewer	-			-	
	Sewer connection to the south, manhole located to the north of the Student Rec Center parking lot.	1	LS	50000.00	50,000	
		-			-	
	Storm Sewer	-			-	
	Stormwater system and infrastructure, mostly above ground swales with some underground pipe	1	LS	30000.00	30,000	
	Utility Trenching	-			-	
	Trench, Backfill & Compaction - Gas	450	LF	14.15	6,368	
		-			-	
G40	**Site Electrical Utilities**				**6.73**	**345,150**
	Site Electrical	-			-	
	Electrical Distribution	-			-	
	Utilities	1	LS	215000.00	215,000	
	Electrical at Amphitheater	1	LS	20000.00	20,000	
	Site Lighting	1	LS	96000.00	96,000	
	Trench, Backfill & Compaction - Gas	1,000	LF	14.15	14,150	
		-			-	
G50	**Other Site Construction**				**-**	**-**
					-	
	Off-Site Improvements				-	
					-	

ThomasConsulting

Date 04/21/26
SF 51,285

SUMMARY Page - Options

CBC-PAC

Pasco, WA

PD1 Final

	NO	Desc of Work				Alt Amt	
						TOTAL	
	6	Add Demo and Abatement of Existing PAC			ADD	1,621,993	
		Total Options				-	**4,141,512**

	Description of Work	QTY	UNIT	UNIT PRICE	ITEM TOTAL	TOTAL
6	**Add Demo and Abatement of Existing PAC**					**$ 1,621,993**
	Demo of Existing PAC - Allowance	35,550	SF	25.00	888,750	
	Abatement Allowance	35,550	SF	8.00	284,400	
	Fill / Level / Seed / Irrigate Allowance	25,000	SF	4.00	100,000	
	Markup			1273150.00	$ 348,843	

Section 6.5

C-100

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2025

Agency	699 - Columbia Basin College
Project Name	Performing Arts Building Replacement
OFM Project Number	40000108

Contact Information	
Name	Darrell Jennings
Phone Number	9360) 704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	51,285	MACC per Gross Square Foot	$681
Usable Square Feet	31,540	Escalated MACC per Gross Square Foot	$747
Alt Gross Unit of Measure			
Space Efficiency	61.5%	A/E Fee Class	A
Construction Type	Theaters and similar faci	A/E Fee Percentage	8.16%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.16%	Higher Ed Institution	Yes
Sales Tax Rate %	8.90%	Location Used for Tax Rate	2600 N 20th Ave Pasco, WA 99301
Contingency Rate	5%		
Base Month (Estimate Date)	April-26	OFM UFI# (from FPMT, if available)	to demolish A08055 (P Building)
Project Administered By	DES		

Schedule			
Predesign Start	July-25	Predesign End	May-26
Design Start	February-27	Design End	April-28
Construction Start	June-28	Construction End	May-30
Construction Duration	23 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	$57,207,185	Total Project Escalated	$62,525,282
		Rounded Escalated Total	$62,525,000
Amount funded in Prior Biennia			**$0**
Amount in current Biennium			**$62,525,000**
Next Biennium			**$0**
Out Years			**$0**

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$383,969		
Design Phase Services	$2,170,595		
Extra Services	$1,566,034		
Other Services	$1,865,896		
Design Services Contingency	$933,294		
Consultant Services Subtotal	**$6,919,788**	**Consultant Services Subtotal Escalated**	**$7,370,127**

Construction			
Maximum Allowable Construction Cost (MACC)	$34,922,888	Maximum Allowable Construction Cost (MACC) Escalated	$38,300,774
DB-Progressive Risk Contingencies	$0		
DB-Progressive Management	$0		
Owner Construction Contingency	$3,628,460		$3,991,307
Non-Taxable Items	$3,113,495		$3,424,845
Sales Tax	$3,431,070	Sales Tax Escalated	$3,763,995
Construction Subtotal	**$45,095,914**	**Construction Subtotal Escalated**	**$49,480,921**

Equipment			
Equipment	$1,989,015		
Sales Tax	$177,022		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,166,037**	**Equipment Subtotal Escalated**	**$2,382,642**

Artwork			
Artwork Subtotal	**$271,382**	**Artwork Subtotal Escalated**	**$271,382**

Agency Project Administration			
Agency Project Administration Subtotal	$0		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$2,467,310		
Project Administration Subtotal	**$2,467,310**	**Project Administration Subtotal Escalated**	**$2,714,041**

Other Costs			
Other Costs Subtotal	**$286,755**	**Other Costs Subtotal Escalated**	**$306,169**

Project Cost Estimate

Total Project	**$57,207,185**	Total Project Escalated	**$62,525,282**
		Rounded Escalated Total	**$62,525,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2025-2027	2027-2029	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$7,370,127		$7,370,127		**$0**
Construction					
Construction Subtotal	$49,480,921		$49,480,921		**$0**
Equipment					
Equipment Subtotal	$2,382,642		$2,382,642		**$0**
Artwork					
Artwork Subtotal	$271,382		$271,382		**$0**
Agency Project Administration					
Project Administration Subtotal	$2,714,041		$2,714,041		**$0**
Other Costs					
Other Costs Subtotal	$306,169		$306,169		**$0**
Project Cost Estimate					
Total Project	**$62,525,282**	**$0**	**$62,525,282**	**$0**	**$0**
	$62,525,000	**$0**	**$62,525,000**	**$0**	**$0**
	Percentage requested as a new appropriation		**100%**		

What is planned for the requested new appropriation? (*Ex. Acquisition and design, phase 1 construction, etc.*)
The 25-27 Request funds all phases of the project, from predesign through construction
Insert Row Here

What has been completed or is underway with a previous appropriation?
This project has received an appropriation in the 25-27 biennium.
Insert Row Here

What is planned with a future appropriation?
No additional funding requests are anticipated for this project.
Insert Row Here

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				
Environmental Analysis				
Predesign Study	$383,969			
Other				
Insert Row Here				
Sub TOTAL	**$383,969**	**1.0244**	**$393,338**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$2,170,595			69% of A/E Basic Services
Insert Row Here				
Sub TOTAL	**$2,170,595**	**1.0431**	**$2,264,148**	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	$184,336			
Geotechnical Investigation	$25,289			
Commissioning	$22,187			Commisioning Support
Site Survey	$53,307			
Testing	$147,916			
LEED Services	$158,482			
Voice/Data Consultant	$102,485			
Value Engineering	$0			Part of PDB process
Constructability Review	$0			Part of PDB process
Environmental Mitigation (EIS)	$0			
Landscape Consultant	$92,976			
Acoustician	$105,654			
Theatre Consulting	$211,309			
Rendering Materials	$21,131			
ELCCA	$42,262			
SEPA	$25,565			
Record/Conformed Set	$36,979			
Early Design/Permit Packages	$52,827			
Rebate/Utility Assistance	$12,679			
Reimbursables	$79,241			
Enhanced Commissioning	$189,613			CBC Retained
Initial LEED Registration	$1,796			
Sub TOTAL	**$1,566,034**	**1.0431**	**$1,633,531**	Escalated to Mid-Design

4) Other Services				
Bid/Construction/Closeout	$975,195			31% of A/E Basic Services
HVAC Balancing	$68,680			
Staffing	$0			
Construction Permit	$190,191			CBC Purchased
Utility Fees/Transformer	$132,077			CBC Carried Cost
Sales Tax on Prof. Fees	$499,753			Sales tax for DB Contractor Design Services
Sub TOTAL	**$1,865,896**	**1.1000**	**$2,052,486**	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	$299,325			
Auditor	$211,323			Part of PDB Process
PDB Design Services Contingency	$422,646			DB Contingency
Sub TOTAL	**$933,294**	**1.1000**	**$1,026,624**	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	**$6,919,788**		**$7,370,127**	

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Cost Estimate Details

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
G10 - Site Preparation	$586,902			
G20 - Site Improvements	$672,566			
G30 - Site Mechanical Utilities	$196,925			
G40 - Site Electrical Utilities	$368,284			
G60 - Other Site Construction	$0			
Other				
Insert Row Here				
Sub TOTAL	**$1,824,677**	**1.0677**	**$1,948,208**	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Demolition of Existing P Building	$1,717,243			
Sub TOTAL	**$1,717,243**	**1.0677**	**$1,833,501**	
3) Facility Construction				
A10 - Foundations	$1,896,156			
A20 - Basement Construction	$0			
B10 - Superstructure	$4,919,579			
B20 - Exterior Closure	$4,807,037			
B30 - Roofing	$1,083,265			
C10 - Interior Construction	$2,094,948			
C20 - Stairs	$476,639			
C30 - Interior Finishes	$2,736,847			
D10 - Conveying	$137,360			
D20 - Plumbing Systems	$1,595,781			
D30 - HVAC Systems	$583,837			
D40 - Fire Protection Systems	$325,131			
D50 - Electrical Systems	$4,276,278			
F10 - Special Construction	$0			
F20 - Selective Demolition	$0			
General Conditions	$1,516,014			
Design Contingency	$4,932,096			DB Contingency. Addresses that is a predesign level estimate but will become MACC as design progresses
Sub TOTAL	**$31,380,968**	**1.1000**	**$34,519,065**	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL	**$34,922,888**		**$38,300,774**	
	$681		*$747 per GSF*	
This Section is Intentionally Left Blank				
7) Owner Construction Contingency				
Allowance for Change Orders	$1,746,144			
Design Build Contingency	$1,882,316			
Sub TOTAL	**$3,628,460**	**1.1000**	**$3,991,307**	
8) Non-Taxable Items				
Honorarium	$25,234			
Get DBMACC from C100 MACC Converstion	$3,088,261			
Sub TOTAL	**$3,113,495**	**1.1000**	**$3,424,845**	
9) Sales Tax				
Sub TOTAL	**$3,431,070**		**$3,763,995**	
CONSTRUCTION CONTRACTS TOTAL	**$45,095,914**		**$49,480,921**	

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
E10 - Equipment					
E20 - Furnishings	$1,882,541				
F10 - Special Construction	$0				
FF&E Consultant	$106,474				CBC Retained
Insert Row Here					
Sub TOTAL	**$1,989,015**		**1.1000**	**$2,187,917**	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	**$0**		**1.1000**	**$0**	
3) Sales Tax					
Sub TOTAL	**$177,022**			**$194,725**	
EQUIPMENT TOTAL	**$2,166,037**			**$2,382,642**	

Green cells must be filled in by user

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	$311,270				0.5% of total project cost for new and renewal construction
Adjustment to hold art excluding local funding	-$39,888				$271,382
Insert Row Here					
ARTWORK TOTAL	**$271,382**		**NA**	**$271,382**	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$0				
Additional Services					
Design Builders Fee (Price Factor)	$1,930,449				Part of PDB Process
DB Phase 1 Validation (Precon)	$536,861				Part of PDB Process
Subtotal of Other	*$2,467,310*				
PROJECT MANAGEMENT TOTAL	**$2,467,310**		**1.1000**	**$2,714,041**	

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	$286,755				
Insert Row Here					
OTHER COSTS TOTAL	**$286,755**		**1.0677**	**$306,169**	

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C-100 (2026)
Additional Notes

Tab A. Acquisition
Insert Row Here

Tab B. Consultant Services
Insert Row Here

Tab C. Construction Contracts
Insert Row Here

Tab D. Equipment
Insert Row Here

Tab E. Artwork
Insert Row Here

Tab F. Project Management
Insert Row Here

Tab G. Other Costs
Insert Row Here

Section 6.6

DAHP & TRIBAL NOTIFICATION LETTERS

CBC | Columbia Basin College
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February 27, 2026

Jessica Lally, Lead Archaeologist
Casey Barney, Program Manager Cultural Resources
Confederated Tribes and Bands of the Yakama Nation
PO Box 150
Nespelem, WA 99155

RE: Invitation to Comment on 25-771 Columbia Basin College's Performing Arts Building Replacement

Dear Confederated Tribes and Bands of the Yakama Nation,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Columbia Basin College's intent to construct a New Performing Arts Building on the western side of our Pasco, Washington campus. The college intends to submit a predesign for state review/approval of the project in April of 2026. Construction is targeted to start in August of 2027.

The project is proposed as a replacement of the existing P-Building just to the North of the existing building site. The new building is proposed as a two-story structure embedded in the grade totaling 54,000 gross square feet and will house the Theater, Music, and Arts Departments.
We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project and are not anticipating any cultural resource impacts with the stipulation for an unanticipated find plan. In response we have developed an Inadvertent Discovery Plan for the project.

In compliance with state law, Columbia Basin College is committed to an immediate halt in work if any archaeological resources are discovered during construction.
We hope that the study and our commitment to halting all work if any archaeological artifacts are uncovered will alleviate your concerns. We respectfully request, due to the quick pace of this project, that you contact us within 30 days of this letter if you have any concerns or need additional information. You can contact me at 509.542.4408, or erodriguez@columbiabasin.edu.

Sincerely,

Eduardo Rodriguez
Vice President for Administrative Services
(p) 509.542.4408 | erodriguez@columbiabasin.edu

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February 27, 2026

The Honorable Jarred-Michael Erickson, Chair
John Sirois, Traditional Territories
Guy Moura, THPO
Amelia Stanger, Deputy THPO
Confederated Tribes of the Colville Reservation
PO Box 150
Nespelem, WA 99155

RE: Invitation to Comment on 25-771 Columbia Basin College's Performing Arts Building Replacement

Dear Confederated Tribes of the Colville Reservation,
Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Columbia Basin College's intent to construct a New Performing Arts Building on the western side of our Pasco, Washington campus. The college intends to submit a predesign for state review/approval of the project in April of 2026. Construction is targeted to start in August of 2027.

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Sincerely,

Eduardo Rodriguez
Vice President for Administrative Services
(p) 509.542.4408 | erodriguez@columbiabasin.edu

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February 27, 2026

Ashley Morton, Archaeologist/SEPA
Bambi Rodriguez, Assistant Program Manager
Confederated Tribes of the Umatilla Indian Reservation
46411 Timíne Way
Pendleton, OR 97801

RE: Invitation to Comment on 25-771 Columbia Basin College's Performing Arts Building Replacement

Dear Confederated Tribes of the Umatilla Indian Reservation,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Columbia Basin College's intent to construct a New Performing Arts Building on the western side of our Pasco, Washington campus. The college intends to submit a predesign for state review/approval of the project in April of 2026. Construction is targeted to start in August of 2027.

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Sincerely,

Eduardo Rodriguez
Vice President for Administrative Services
(p) 509.542.4408 | erodriguez@columbiabasin.edu

CBC | Columbia Basin College
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February 27, 2026

Aaron Miles, Sr. Acting Director Cultural Resources Program
Keith "Pat" Baird, THPO & Tribal Archaeologist
Nez Perce Tribe
PO Box 365
Lapwai, ID 83540

RE: Invitation to Comment on 25-771 Columbia Basin College's Performing Arts Building Replacement

Dear Nez Perce Tribe,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Columbia Basin College's intent to construct a New Performing Arts Building on the western side of our Pasco, Washington campus. The college intends to submit a predesign for state review/approval of the project in April of 2026. Construction is targeted to start in August of 2027.

The project is proposed as a replacement of the existing P-Building just to the North of the existing building site. The new building is proposed as a two-story structure embedded in the grade totaling 54,000 gross square feet and will house the Theater, Music, and Arts Departments.
We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project and are not anticipating any cultural resource impacts with the stipulation for an unanticipated find plan. In response we have developed an Inadvertent Discovery Plan for the project.

In compliance with state law, Columbia Basin College is committed to an immediate halt in work if any archaeological resources are discovered during construction.
We hope that the study and our commitment to halting all work if any archaeological artifacts are uncovered will alleviate your concerns. We respectfully request, due to the quick pace of this project, that you contact us within 30 days of this letter if you have any concerns or need additional information. You can contact me at 509.542.4408, or erodriguez@columbiabasin.edu.

Sincerely,

Eduardo Rodriguez
Vice President for Administrative Services
(p) 509.542.4408 | erodriguez@columbiabasin.edu

CBC | Columbia Basin College
We All Soar Together

February 27, 2026

Alyssa Buck, Interface Support
Wanapum Tribe
PO Box 275
Beverly, WA 99321-0164

RE: Invitation to Comment on 25-771 Columbia Basin College's Performing Arts Building Replacement

Dear Alyssa Buck,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Columbia Basin College's intent to construct a New Performing Arts Building on the western side of our Pasco, Washington campus. The college intends to submit a predesign for state review/approval of the project in April of 2026. Construction is targeted to start in August of 2027.

The project is proposed as a replacement of the existing P-Building just to the North of the existing building site. The new building is proposed as a two-story structure embedded in the grade totaling 54,000 gross square feet and will house the Theater, Music, and Arts Departments.
We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project and are not anticipating any cultural resource impacts with the stipulation for an unanticipated find plan. In response we have developed an Inadvertent Discovery Plan for the project.

In compliance with state law, Columbia Basin College is committed to an immediate halt in work if any archaeological resources are discovered during construction.
We hope that the study and our commitment to halting all work if any archaeological artifacts are uncovered will alleviate your concerns. We respectfully request, due to the quick pace of this project, that you contact us within 30 days of this letter if you have any concerns or need additional information. You can contact me at 509.542.4408, or erodriguez@columbiabasin.edu.

Sincerely,

Eduardo Rodriguez
Vice President for Administrative Services
(p) 509.542.4408 | erodriguez@columbiabasin.edu

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 9, 2026

Brian Dexter
Columbia Basin College

In future correspondence please refer to:
Project Tracking Code: 2026-03-01732
Property: Columbia Basin College - Performing Arts Building Replacement
Re: Adverse Impact

Dear Brian Dexter:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above-referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. Our review is based upon documentation provided in your submittal.

First, it is our opinion that Property ID: 16820, the Arts, Music, Drama Complex - Columbia Basin College at 20th Ave, Pasco, WA remains eligible for listing in the National Register of Historic Places. It is also our opinion that the project as proposed will have an adverse impact on resources listed in, or eligible for listing in, the National Register of Historic Places.

Given our adverse impact determination, we look forward to developing and evaluating project revisions to avoid or minimize the adverse impact. If no such revisions are feasible, we will work to mitigate the adverse impact through the development of a Memorandum of Understanding (MOU).

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult for this project. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in conformance with Executive Order 21-02.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,



Maddie Levesque, M.A
Architectural Historian
(360) 819-7203
Maddie.Levesque@dahp.wa.gov

Section 6.7

LEED CHECKLIST

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: CBC Performing Arts Center (Pre-Design)

Date: Mar-26

Y	?	N			
1			Credit	Integrative Process	1

5	4	23	Location and Transportation		16
		16	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1		1	Credit	High Priority Site	2
2	1	2	Credit	Surrounding Density and Diverse Uses	5
	1	4	Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1

10	0	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

3	0	8	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
1		5	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

11	8	14	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	2	1	Credit	Enhanced Commissioning	6
5	3	10	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	1	1	Credit	Demand Response	2
1	2		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
		2	Credit	Green Power and Carbon Offsets	2

9	3	1	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
2	2	1	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

8	7	1	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1		1	Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
	3		Credit	Daylight	3
	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1

3	3	1	Innovation		6
2	3	1	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

4	0	0	Regional Priority		4
1			Credit	Regional Priority: S BPDO - EPD	1
1			Credit	Regional Priority: S BPDO - Sourcing of Raw Materials	1
1			Credit	Regional Priority: S Construction IAQ Management Plan	1
1			Credit	Regional Priority: S Renewable Energy Production	1

54	25	48	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Section 6.8

CAM ANALYSIS

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

Comparison of CAM before and after project for Predesign

College: Columbia Basin
Project Title: Performing Arts Building
Project # 40000108

DirectLine inventory data: 2/18/2026

TYPE OF SPACE	FAE CODING	FTE TYPE	CURRENT SPACE AVAILABLE	CAM ALLOWANCE	CURRENT SPACE VARIANCE FROM CAM UNDER TARGET	CURRENT SPACE VARIANCE FROM CAM OVER TARGET	SPACE AFTER PROJECT	SPACE AFTER PROJECT VARIANCE FROM CAM UNDER TARGET	SPACE AFTER PROJECT VARIANCE FROM CAM OVER TARGET	RESULTS DUE TO PROJECT	
GEN. CLASSROOM	A1	1	99,831	35,105	-	64,726	99,831	-	64,726	0	No change
BASIC SKILLS LABS (open)	A2	2	1,190	15,649	14,459	-	1,190	14,459	-	0	No change
SCIENCE LABS	B1	1	30,891	20,644	-	10,248	30,891	-	10,248	0	No change
COMPUTER LABS (open)	B2,B4,B5	2	20,993	38,294	17,301	-	20,993	17,301	-	0	No change
ART	C1	2	5,809	6,000	191	-	9,200	-	3,200	3,391	Moves further from CAM allowance.
MUSIC	C2	2	3,116	4,000	884	-	4,099	-	99	983	Improves alignment to CAM
DRAMA	C3	2	11,984	5,000	-	6,984	11,574	-	6,574	-410	Improves alignment to CAM
Subtotal Instruction			**173,814**	**124,692**	**32,836**	**81,957**	**177,778**	**-**	**53,086**	**3,964**	Moves further from CAM allowance.
AUDITORIUM	C4	2	7,045	9,000	1,955	-	9,690	-	690	2,645	Improves alignment to CAM
LIBRARY/LRC	E1	2	20,023	74,797	54,774	-	20,023	54,774	-	0	No change
PHYS. EDUCATION	H3	2	63,957	47,890	-	16,067	63,957	-	16,067	0	No change
FACULTY OFFICE	F1	2	69,652	55,663	-	13,989	69,880	-	14,217	228	Moves further from CAM allowance.
Subtotal Instructional Support			**160,677**	**187,350**	**56,729**	**30,056**	**163,550**	**23,800**	**-**	**2,873**	Improves alignment to CAM
Total Instructional Space			**334,491**	**312,042**	**89,564**	**112,013**	**341,328**	**-**	**29,286**	**6,837**	Moves further from CAM allowance.
ADMIN./STU.SERV.	G1,G2	2	43,581	42,166	-	1,415	43,581	-	1,415	0	No change
STU.CTR.& RELATED	H1,H2	2	36,963	63,555	26,592	-	39,326	24,229	-	2,363	Improves alignment to CAM
C.STORES/MAINT.	I1	2	27,624	29,873	2,249	-	27,624	2,249	-	0	No change
CHILD CARE	H4	2	2,589	21,396	18,807	-	2,589	18,807	-	0	No change
Subtotal Student Service/Other			**110,757**	**156,990**	**47,648**	**1,415**	**113,120**	**45,285**	**1,415**	**2,363**	**Improves alignment to CAM**
TOTAL CAM SPACE			**445,248**	**469,032**	**137,212**	**113,428**	**454,448**	**14,584**	**-**	**9,200**	**Improves alignment to CAM**

TOTAL ASSIGNED	925,790
CAM/TOT. ASSIGN.	48%

Section 6.9

TITLE REPORT

The project site is owned by Columbia Basin College and is within the confines of the existing campus boundary. No acquisition or change of ownership is needed. The title report appendix applies only to projects involving acquisition and is therefore not included.