Cost Analysis - Sequence A

**SEQUENCE A**

<table>
<thead>
<tr>
<th>Category</th>
<th>Base SF</th>
<th>Escalation / Sequencing</th>
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<tbody>
<tr>
<td>Phase 1</td>
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<tr>
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**Total Hard Cost:** $12,000,000

**Soft Costs:** $8,000,000

- Conceptual cost estimate of other project costs including construction contingency, sales tax, A/E services, permits, furnishings & equipment.
- Approx. 40% of total project costs.

**Total Project Conceptual Cost Estimate of Sequence A:** $20,000,000

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Cost Analysis - Sequence B

**SEQUENCE B**

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<th>Category</th>
<th>Base SF</th>
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<td>Phase 1</td>
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<td>Phase 4 - Powerhouse</td>
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**Total Sequence B:** $9,773,090

**Hard Cost:** $11,400,000

**Soft Costs:** $7,600,000

- Conceptual cost estimate of other project costs including construction contingency, sales tax, A/E services, permits, furnishings & equipment.
- Approx. 40% of total project costs.

**Total Project Conceptual Cost Estimate of Sequence B:** $19,000,000
Learning Commons Alternative - Snoqualmie Level 2

LEGEND:
- CENTER FOR EQUITY AND INCLUSION
- NAVIGATION SPINE
- LIBRARY
- OFFICE OF RESEARCH
- POWERHOUSE
- SHARED SPACE
- TEACHING AND LEARNING CENTER
- TECHNOLOGY
- UWT WELCOME
- VETERANS
- NEW CONSTRUCTION
- EXISTING
- DEFAD

KEY:
- CIRC: CIRCULATION
- ELEC: ELECTRICAL ROOM
- ELEV: ELEVATOR
- IDF/MDF: NETWORK ROOM
- LAC: LACTATION ROOM
- MACH: MACHINE
- MECH: MECHANICAL ROOM
- PO: PRIVATE OFFICE
- STOR: STORAGE ROOM
- SYNC: SYNCHRONOUS TUTORING
- RS: RESERVABLE STUDY
- WS: WORK STATION

UW Tacoma Learning Commons & Engineering Renovation, UW Project No. 206734
RFQ Attachment No. 5.2.b
Learning Commons Alternative - Tioga Library Building Ground Level
Learning Commons Alternative - Tioga Library Building & Tioga Building Level 1
Learning Commons Alternative - Tioga Library Building Level 2

LEGEND:
- CENTER FOR EQUITY AND INCLUSION
- NAVIGATION SPINE
- LIBRARY
- OFFICE OF RESEARCH
- POWERHOUSE
- SHARED SPACE
- TEACHING AND LEARNING CENTER
- TECHNOLOGY
- UWT WELCOME
- VETERANS
- NEW CONSTRUCTION
- EXISTING
- DEMO

KEY:
- CIRC: CIRCULATION
- ELEC: ELECTRICAL ROOM
- ELEV: ELEVATOR
- IDR/IPD: NETWORK ROOM
- LAC: LACTATION ROOM
- MACH: MACHINE
- MECH: MECHANICAL ROOM
- PO: PRIVATE OFFICE
- STOR: STORAGE ROOM
- SYNC: SYNCHRONOUS TUTORING
- RS: RESERVABLE STUDY
- WS: WORK STATION

UW Tacoma Learning Commons & Engineering Renovation, UW Project No. 206734
RFQ Attachment No. 5.2.b

UWT SNO/TLB/TIO RENOVATION
3.0 PROJECT ANALYSIS
Learning Commons Alternative - Tioga Library Building Level 3
**Sequence A**

**PHASE 1A**
- SNO2 Center for Equity and Inclusion
- TLC Faculty Office Hours Area
- Reservable Meeting Rooms

**PHASE 1B**
- SNO1 TLC Quantitative Center
- Small Media Lab
- Reservable Meeting Rooms
- TLB-G Microfilm Stations
- TLB1 Library Circulation Desk & Reserves
- Book Processing Area
- Children’s Collection & Area
- Popular Browsing Collection & Soft-seating Area
- TIO 1 Active Learning Classroom & Collaboration Space

**PHASE 2A**
- TLB4 East Main Collection (I-Z)
- Silent Study Areas

**PHASE 2B**
- TLB2 East Writing and Research Help Center

**PHASE 2C**
- TLB4 West Grad Student Study Room
- Reservable Meeting Rooms
- TIO1 Veteran & Military Resource Center

**PHASE 3**
- TLB2 West Library Offices
- TLB3 West Scholar Lab
- Office of Research
- Reservable Meeting Rooms

**PHASE 4**
- PH Powerhouse

* Denotes a move-in date in schedule.
### Sequence B

#### PHASE 1Aa
- **TLB3 East**: Main Collection (A-H)
- Quiet Reading Room
- Library Circulation Desk & Reserves
- Book Processing Area
- Children’s Collection & Area
- Popular Browsing Collection & Soft-seating Area
- Active Learning Classroom & Collaboration Space

#### PHASE 1Ab
- **TLB1**: Library Circulation Desk & Reserves
- Book Processing Area
- Children’s Collection & Area
- Popular Browsing Collection & Soft-seating Area
- Active Learning Classroom & Collaboration Space

#### PHASE 1B
- **TLB2 East**: Writing and Research Help Center
- **TLB-G**: Microfilm Stations
- **TIO1**: Technology Staging Area

#### PHASE 2
- **SNO1**: TLC Quantitative Center
- Small Media Lab
- Reservable Meeting Rooms
- Center for Equity and Inclusion
- TLC Faculty Office Hours Area
- Reservable Meeting Rooms

#### PHASE 3
- **TLB3 West**: Library Offices
- **TLB3 West**: Scholar Lab
- **TIO**: Office of Research
- Reservable Meeting Rooms
- Veteran and Military Resource Center

#### PHASE 4
- **PH**: Powerhouse

* Denotes a move-in date in schedule.

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**Predesign Selection**

**Design-Build Sequence**

**UWT Academic Calendar**
Analysis of Preferred Phase 1

The Master Plan Test-Fit, sequences and estimates are an exploration of what the Learning Commons at UWT could be. The Preferred Phase 1 applies the same concepts from the Master Plan and reconfigures them into a different layout. In the Master Plan Test-Fit, phase 1 of Sequence A initiated the transformation into a Learning Commons and developed space for the new CEI. This Sequence A, Phase 1 was estimated at $8.4M in total project costs. The original CEI Refresh budget was $800,000. During the Master Plan Test-Fit exercise, it became clear that an initial phase must fall within a more conservative budget and include space for a new CEI as well as fulfill a portion of the goals towards a Learning Commons.

The Preferred Phase 1 illustrates this reconfigured phase 1 with limited renovation of SNO1, SNO2 and TLB1, minor work on TLB2 and TLB4, and furniture solutions throughout the buildings. The conceptual estimate of this initial phase is $4M in total project costs.

This new Preferred Phase 1 does not give a comprehensive look at future phases for the remainder of the floors in Tioga Library Building, nor does it determine which programs might constitute interim measures in the Learning Commons that may need to be reconfigured as the project goes forward.

Project Opportunities in the Preferred Phase 1

Welcoming Hub and Navigation

- Locate a UWT Welcome Desk in Snoqualmie as an entry point to the campus.
- Prominent service points IT Help, TLC, and the Library.
- Demolish the wall in Tioga Library Building Level 1 to create a dedicated entry.
- Clear pathways and sightlines to some services from main entries.
- Visibility of the main spine on SNO1, SNO2 and TLB1 connecting the buildings.

Renovation Area Summary

Spaces to be Renovated (GSF)

- Snoqualmie Library Building Level 1: 7,130
- Snoqualmie Level 1: 10,820
- Snoqualmie Level 2: 8,120
- Total Preferred Phase 1*: 26,070

*Plus minor upgrades for security and acoustics on TLB 2nd and 4th floors, and furniture solutions on additional floors.

High Quality Integrated Services

- Colocate Writing and Research Help.
- Identify and Destination
  - Provide focal points through galleries for each program to show off their unique identity.
- Space Utilization
  - Variety of study areas, soft seating, and volume controlled areas to accommodate all student study needs.
  - Carve out space for a small media lab with high tech equipment and support.
  - Share meeting rooms and classrooms as reservable space by student or units.
- Security
  - Create a new security bubble at Tioga Library Building.

Prominent service points IT Help, TLC, and the Library.

- Demolish the wall in Tioga Library Building Level 1 to create a dedicated entry.
- Clear pathways and sightlines to some services from main entries.
- Visibility of the main spine on SNO1, SNO2 and TLB1 connecting the buildings.

This phase would open up the 1st floor of TLB to create a grand entry celebrating the Library and mitigating many of the navigational difficulties that currently exist. From both the skybridge and Jefferson Avenue, one would enter directly into Library space with circulation desk service point in view. Low shelving and seating areas open up the space to provide a more accessible Library space.

The Library would also activate the 4th floor with new and existing furniture to create a fully silent reading room and the main collection relocated from the 1st floor. A storefront wall would complete the acoustical separation between this floor and the 3rd floor atrium.

In this initial phase, the TLC’s Writing Center would commence a partnership with the Library’s Research Help services on the 1st floor of TLB. This 1st floor location would be highly visible and accessible, however it might quickly be at capacity while sharing the floor with the Library’s main circulation desk. Future phases may need to relocate these services.

Office of Research

The current OR is located on the 3rd floor of the Tioga Library Building with open cubicles and two small conference rooms. The space dedicated to the OR is currently larger than their capacity. The Preferred Phase 1 shows half of the space reallocated for to the Library for a Graduate Student Work Area providing graduate researchers more space and two enclosed, reservable rooms. This reallocation would use existing furniture.

Teaching and Learning Center

The TLC Quantitative Center would remain on the 2nd floor of Snoqualmie Building. However, as the TLC is currently at capacity in this space, the partnership of the Writing and Research Center in the Library will provide much needed relief by moving the Writing Center. The 2nd floor space remains for the Quantitative Center and a dedicated faculty office hours floor.

The expansion of the TLC in the Snoqualmie and Tioga Library Buildings showcases scholarship throughout the complex and provides various spaces for students to access services. It is one of the main moves that pivot the buildings towards a Learning Commons in the first phase.
Technology/Media Lab

In this option, the media lab, technology staging, reservable media collections and the IT Help Desk are located at the main entry to Snoqualmie just after the UWT Welcome desk. This space immediately shows the Learning Commons as a high-tech, future forward university. It would be a highly-active and much needed space where students could access media help and repair services, media collections, and a 24/7 computer lab.

Locating technology cohesively with the media collection, computer lab, IT desk and staging area while still maintaining other tech services throughout the buildings will allow technology space to establish a considerable presence in the Learning Commons. This solution for technology services may be a better option than seen in the Master Plan Test-Fit.

Benefits of the Preferred Phase 1

- UWT Welcome desk located at the main entry to Snoqualmie for student orientation and navigation.
- Within budget, higher quality materials and finishes can be utilized to create the main navigation spine on SNO1, SNO2 and TLB1.
- Each renovated floor will have small reservable rooms, and there will be more enclosed, reservable spaces than are currently available.
- The CEI is located on the first floor as is their preference with proximity to the main entry and to the existing all gender restrooms.
- Technology is located as a cohesive unit with a small media lab, IT desk, tech staging area, and the media collections all together as a keystone of the Learning Commons.
- Powerhouse will be loud and not completely acoustically separate from the rest of Snoqualmie.
- To keep under budget, the SNO2 TLC demolition might need to happen in a future phase. This would reduce the services by three reservable rooms and the faculty office hours area.
- TLB1 contains many different services. This floor might be very busy and difficult to maintain over time.
- Small and large reservable rooms on the 1st floor of TLB would be dedicated to synchronous and e-tutoring at times during Writing and Research Center hours reducing the space for study rooms or spontaneous meeting areas.
- Book Processing in TLB is does not have adjacent librarian offices for program oversight.
- The library Offices on the 2nd floor of TLB remain as is unless funding allows for 3/4 height cubicles with doors for new work stations.
- The main collection is disjointed-located on the 2nd and 4th floors of TLB.
- The VMRC remains largely as is with no upgrades.

Challenges of the Preferred Phase 1

- Signage and graphics for the main circulation spine would need to be done through a different budget or perhaps through student work.
- Tioga Library Building opens up with the demolition of the interior wall and both entrances from the skybridge and Jefferson avenue have security gates.
- A soft seating area and popular browsing collection with low shelving provides a vibrant entry to the library on the 1st floor of TLB.
- The Writing and Research Center join the TLC Writing Center and the Library’s Research Help beginning a partnership that will be beneficial to both.
- The 4th floor view is dedicated to a light-filled, silent reading room.

Cost Estimate - Preferred Phase 1

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<th>Preferred Phase 1</th>
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<td>Snoqualmie Level 2</td>
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Soft Costs

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<td>Estimated Soft Costs</td>
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Total project conceptual cost estimate of Preferred Phase 1: $4,000,000