

Appendix C- Project Concept

Quality and Feasability of the Project Concept

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WILBURTON TOD SITE RFP

Building Massing



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VIEW FROM SIDEWALK



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VIEW FROM CROSSWALK LOOKING EAST



BELLWETHER
HOUSING

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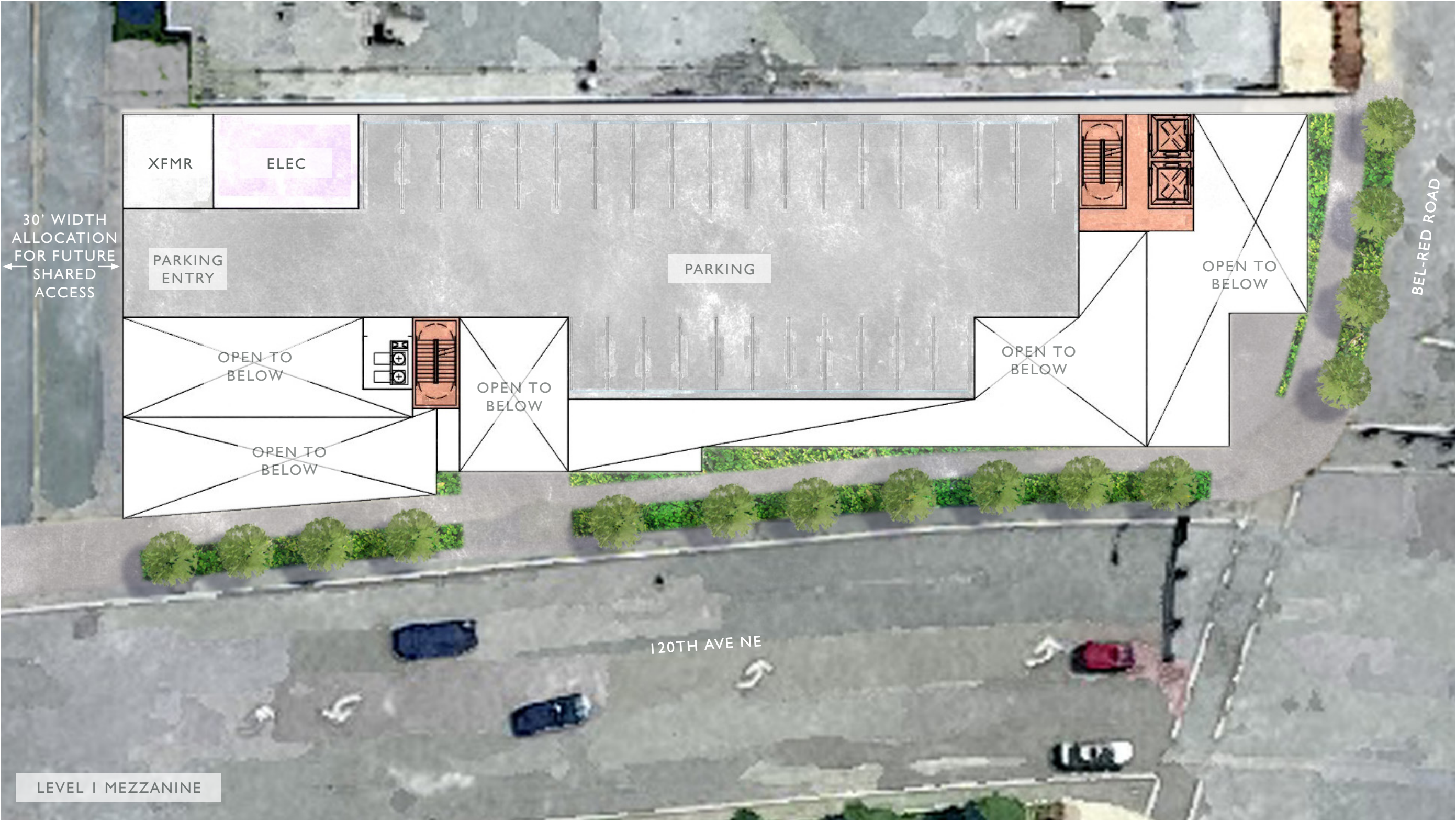
Building Plans



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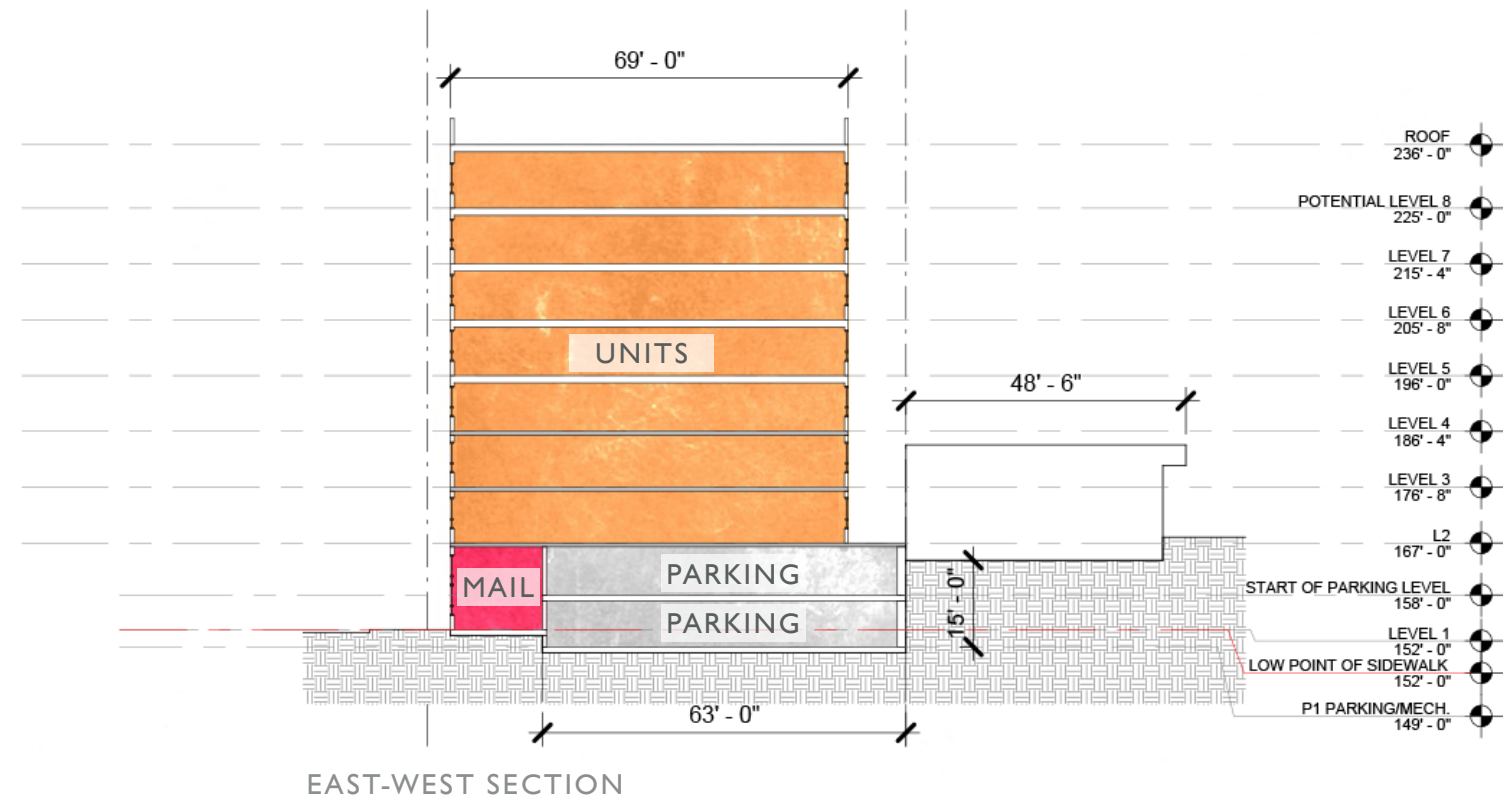
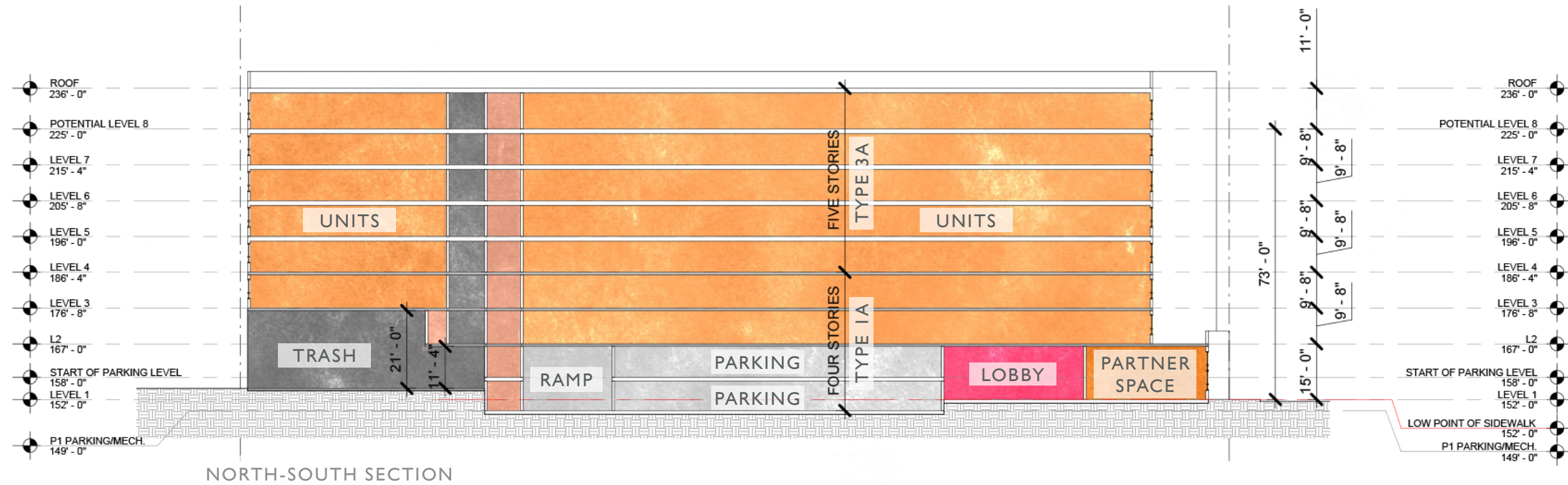
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Building Sections



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Date: May 7th, 2025

Wilburton TOD RFP

Project Address: 12000 NE Bel Red Rd, Bellevue Wa, 98005

ROM Estimate

Owner: Bellwether Housing

Owner's Rep: Chris Buchanan

Architect: Weber Thompson



Prepared By: Jered Cottell

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Project: Wilburton TOD RFP



Client: Bellwether Housing

DATE: May 7, 2025

RAF N		Notes on	TOTALS
Section	DESCRIPTION	Assumptions and Clarifications	Total
1.0	General Requirements		\$ 2,378,245
2.0	Demolition		\$ 208,989
3.0	Concrete Work		\$ 4,643,481
4.0	Masonry Work	No Work Anticipated	\$ -
5.0	Metals Work		\$ 637,559
6.1	Rough Carpentry Work		\$ 4,945,729
6.2	Finish Carpentry Work		\$ 126,200
7.0	Thermal and Moisture Protection		\$ 4,169,606
8.0	Doors and Windows		\$ 1,817,153
9.0	Finishes		\$ 5,259,306
10.0	Miscellaneous Specialties		\$ 196,543
11.0	Equipment		\$ 625,600
12.0	Furnishings		\$ 980,420
13.0	Special Construction - NOT USED	NOT USED	\$ -
14.0	Conveying Systems		\$ 636,000
21.0	Fire Suppression		\$ 453,484
22.0	Plumbing		\$ 3,509,625
23.0	HVAC		\$ 1,075,859
26.0	Electrical Systems		\$ 4,409,468
30	Site Work		\$ 3,190,267
49.0	Street Use and Project Related Support		\$ 490,109
49005	Estimating Contingency @ 6.00%		\$2,508,698
49006	Escalation @ 0.00%	No Escalation is included in this estimate	\$0

SUBTOTAL CONSTRUCTION COST		\$42,262,342
Business Tax @ 0.690%		\$ 316,038
PL & PD Insurance @ 1.25%		\$ 572,533
Builder's Risk Insurance @ 0.00%	NIC - BY OWNER	\$ -
Design Contingency @ 0.00%	NIC - BY OWNER	\$ -
Contractor's Contingency @ 1.50%	During Construction	\$ 647,264
Overhead & Profit @ 3.75%		\$ 1,642,432
Washington State Sales Tax @ 0.00%	NIC - BY OWNER	\$ -
Performance Bond @ 0.79%	Calculated including WSST	\$ 362,023
		\$ 45,802,631

Cost Per Unit \$ 360,651

Cost Per SF \$ 342.91



Wilburton Site TOD RFP - Assumptions and Clarifications

Thank you for the opportunity to provide this preliminary estimate for the BelRed Wilburton TOD RFP. This estimate is informed by our recent experience constructing the 204-unit AMLI Spring District building, located one block north of the proposed site, as well as our extensive history of delivering successful affordable multifamily projects throughout the region. The insights gained from these projects—particularly in relation to site logistics, groundwater mitigation, geotechnical strategies, and project sequencing—will be invaluable to the successful execution of the Wilburton TOD project.

The following assumptions have been made in preparing this estimate:

- Labor rates are based on current L&I residential prevailing wages.
- A Payment and Performance Bond is included.
- A solar array is included, in accordance with C406.5 requirements.
- A central heat pump hot water system is included.
- In-unit air conditioning systems are not included.
- Intermittent use of the right-of-way (ROW) sidewalk is assumed for construction deliveries and staging.
- A 6% estimating contingency is included to account for design refinement and regulatory impacts during the design phase.
- Based on the geotechnical report, we assume the use of either geo-piers or auger cast piles for ground improvement.
- Due to constrained site logistics, the wood framing could be panelized to minimize public impact and accelerate the construction schedule.
- Shoring on the north, east, and south sides of the project is anticipated to consist of a timber lagging and H-pile system with soil nail tiebacks. This assumes a shoring easement will be in place with the eastern property owner.
- The triangular lot south of NE Bel-Red Road is anticipated to be used for project management facilities to reduce impact to areas in the ROW spaces.
- Includes allowance for off site parking plan and worker shuttles to and from the job site to reduce construction impacts to local transportation.



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Evergreen Standard v4.1 Checklist

INSTRUCTIONS: Do not leave any cells blank.

For Mandatory Criteria:

- Indicate with a capital "X" all criteria that apply to your project in the Points column.
- Select "N/A" if the criterion does not apply to your project.

For Optional Criteria:

- New Construction projects must achieve 50 points; Rehab projects must achieve 40.
- Enter the appropriate number of optional points you are claiming in the Points column, or 0 if no points are selected.

Evergreen Sustainable Development Standard v4.1 Checklist**Project Name:** Wilburton RFP**Site Name:** Bellevue Wilburton**Site Region:** Urban**Site Activity:** New Construction**Project Type:** Rental**Design Element: Integrative Process**

#	Title	Requirement Type/Optional Points	Points
1.01 a	Integrative Process Planning	Mandatory	
b	Integrative Design: Documentation	Mandatory	
c	Integrative Design: Construction Management	Mandatory	
d	Integrative Design: Post Occupancy Evaluation	Optional 6 Points	
1.02	Advanced Tools	Optional up to 13 Points	
1.03	Beyond ADA: Universal Design	Optional 8 Points	
1.04	Healing-Centered Design	Optional 8 Points	
1.05	Active Design: Promoting Physical Activity	Optional 8 Points	8
Section 1 SUBTOTAL			8

Design Element: Location & Neighborhood Fabric

#	Criterion Title	Requirement Type/Optional Points	Points
2.01	Appropriate Project Siting	Mandatory	
2.02 a	Connections to Existing Development & Infrastructure	Mandatory for Urban New Construction	
b	Connections to Existing Development & Infrastructure		
2.03 a	Compact Development	Mandatory for New Construction	
b	Compact Development: Higher Density	Optional 5 Points for New Construction	
2.04 a	Access to Services	Mandatory for New Construction	
b	Enhanced Access to Services	Optional 5 Points	5
2.05 a	Access to Transit	Mandatory for New Construction	
b	Enhanced Access to Transit	Optional 2, 6, or 8 Points	8
2.06 a	Preservation of and Access to Open Space		
b	Preservation of and Access to Urban Open Space	Optional for Urban 2 or 4 Points	2
2.07	Walkable Neighborhoods - Sidewalks & Pathways	Mandatory Except for Tribal	
2.08	Reducing Private Automobile Use	Optional Up to 5 Points	3
2.09	Greyfield, Brownfield, or Adaptive Reuse Site	Optional 5 or 7 Points	
2.10	Access to Fresh, Local Foods	Optional 3 Points	3
2.11	Locating in Certified Communities	Optional 8 Points	
2.12 a	Access to Broadband: Broadband Ready	Mandatory	
b	Access to Broadband: Connectivity	Optional 6 Points	6
Section 2 SUBTOTAL			27

Design Element: Site Improvements

#	Criterion Title	Requirement Type/Optional Points	Points
3.01	Environmental Remediation	Mandatory	
3.02 a	Landscaping	Mandatory	
b	Advanced Landscaping	Optional 5 Points	
c	Landscaping: Significant Trees	Optional up to 5 Points	
3.03	Efficient Irrigation	Mandatory	
3.04	Storm Drain Labels	Mandatory	
Section 3 SUBTOTAL			0

Design Element: Water Conservation

#	Criterion Title	Requirement Type/Optional Points	Points
4.01 a	Water-Conserving Fixtures	Mandatory	
b	Advanced Water-Conserving Fixtures	Optional up to 6 Points	4
4.02 a	Leak Detection		
b	Leak Detection Pre-Acquisition		
4.03 a	Lead Service Lines in Existing Buildings		
b	Lead Service Lines in New Buildings	Optional 3 Points for New Construction with Demolition	
4.04 a	Water Metering - New Construction	Optional 2 Points for New Construction	2
b	Water Metering - Rehab		
4.05	Water Reuse	Optional up to 12 Points	
4.06	Efficient Plumbing Layout & Design	Optional 4 Points	
4.07	Access to Potable Water During Emergencies	Optional 8 Points	
Section 4 SUBTOTAL			6

Design Element: Energy Efficiency

#	Criterion Title	Requirement Type/Optional Points	Points
5.01 a	Building Performance – Commissioning	Mandatory for New Construction	
b	Building Performance – Weatherization		
5.02 a	Additional Efficiency	Optional 3-25 Points for New Construction	5
b	Additional Efficiency - Window Replacement		
5.03	ENERGY STAR Appliances	Mandatory	
5.04	Central Laundry	Optional 3 Points	
5.05	Electricity Metering		
5.06	Renewable Energy		
5.07 a	Photovoltaic Ready	Mandatory for New Construction	
b	Photovoltaic Ready - Upgrades		
5.08 a	Domestic Water Heating	Mandatory for New Construction	
b	Domestic Water Heating – Higher Efficiency		
5.09	Space Heating & Cooling Equipment Replacement		
Section 5 SUBTOTAL			5

Design Element: Materials

#	Criterion Title	Requirement Type/Optional Points	Points
6.01 a	Healthier Material Selection	Mandatory	
b	Healthier Material Selection - Advanced	Optional up to 15 Points	
c	Healthier Material Selection - Toxin-Free Recycled Content	Optional up to 3 Points	
6.02 a	Embodied Carbon Reduction - Materials	Optional up to 11 Points	
b	Embodied Carbon Reduction - Regional Sourcing	Optional up to 4 Points	
6.03	Construction Waste Management	Optional Up to 5 Points	5
6.04 a	Reduced Heat Island Effect: Roofing	Optional 2 Points	2
b	Reduced Heat-Island Effect: Paving	Optional 2 Points	
6.05	Socially Sustainable Products	Optional up to 3 Points	
Section 6 SUBTOTAL			7

Design Element: Healthy Living Environment

#	Criterion Title	Requirement Type/Optional Points	Points
7.01	Combustion Equipment	Mandatory	
7.02	Garage Isolation	Mandatory	
7.03	Integrated Pest Management	Mandatory	
7.04	Lead-Safe Work Practices	Mandatory for Rehab & New Construction with Demolition	
7.05 a	Smoke-Free Units and Common Areas	Mandatory	
b	Smoke-Free Property	Optional 7 Points	7
7.06	Exhaust Fans – Bathroom Upgrade		
7.07 a	Exhaust Fans – Kitchen	Mandatory for New Construction	
b	Exhaust Fans – Kitchen Upgrade		
7.08 a	Ventilation	Mandatory for New Construction (single family & ≤3 Stories)	
b	Ventilation Upgrades		
c	Ventilation - Outside Air Filtration	Optional 8 Points	
7.09	Clothes Dryer Exhaust	Mandatory	
7.10	Mold Prevention: Surfaces	Mandatory	
7.11	Mold Prevention: Tub & Shower Enclosures	Mandatory	
7.12	Vapor Barrier Protection Strategies	Mandatory for Projects with Foundation Work	
7.13	Enhanced Building Envelope Design	Optional up to 8 Points	
Section 7 SUBTOTAL			7

Design Element: Operations, Maintenance & Resident Management

#	Criterion Title	Requirement Type/Optional Points	Points
8.01 a	Building Maintenance Manual – Sustainability Supplement	Mandatory	
b	O&M Instructions for Maintenance Staff	Optional 7 Points	
8.02	Resident/Owners' Manual	Mandatory	
8.03	Walk-Throughs and Orientations to Property Operation	Mandatory	
8.04	Project Data Collection	Optional 5 Points	5
8.05	Educational Signage	Optional 1 Point	
8.06	ESDS Certification Plaque	Optional 2 Points	
Section 8 SUBTOTAL			5

Thresholds

In order to ensure that your project will pass the threshold for the Evergreen Sustainable Development Standard, we advise building in a "cushion" of 5-10 points above what is required.

New Construction projects must achieve 50 points
Rehab projects must achieve 40 points, unless otherwise approved

Section 1	8
Section 2	27
Section 3	0
Section 4	6
Section 5	5
Section 6	7
Section 7	7
Section 8	5
Overall Checklist Total	65