



Eastern
Washington
University

CAPITAL PROJECT REVIEW

1999 -2014



“The Business and Finance Division proudly serves Eastern’s students, staff and faculty by providing excellent facilities, fiscal stewardship and the management of physical and human resources to benefit current and future students.”

Mary Voves, Vice-President for Business and Finance

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Since 1999, Eastern Washington University has invested over \$340 million in campus renewal, renovation and expansion. Driven by enrollment growth and demand for new programs, campus facilities have grown dramatically, blending the classic historic district with modern buildings which meet the needs of our 21st century students. Eastern Washington University facilities provide a high-quality and safe environment for students to learn, live, work and play.

The University’s *Comprehensive Master Plan* is used to guide the long-range physical development of the campus in support of the University’s mission and strategic plan. The recently updated (2013) Master Plan was developed through guidance from the Board of Trustees, senior leadership, with the assistance of professional consultants, input from various campus groups and citizen stakeholder surveys. The executive summary of the *Comprehensive Master Plan* can be found at http://access.ewu.edu/Documents/Facilities-Planning/PEC_Executive%20Summary_9_27_13revision1-single.pdf

Funding for these projects include the state capital budget (state funds, EWU building fees, income from trust lands), EWU issued revenue bonds backed by student fees or system revenues, and donations from the EWU Foundation. This report provides details of these investments, grouped by biennia.

Renovations, Expansions, and New Buildings

Since 1999, the University has renovated and expanded four buildings: Senior Hall, Monroe Hall, Hargreaves Hall, and most recently Patterson Hall. In addition, other buildings and facilities such as Tawanka Commons, Rozell Power Plant, Childcare Center, Woodward Field Stadium and Roos Field Turf have benefited from additions and renewal to the existing footprints. The University has continued expansion of the campus by constructing four new buildings: Computing and Engineering Building, University Recreation Center, snyamncut Hall, and the Visitor Center.

Infrastructure, Preservation, and Technology

The University receives state capital appropriations in broad categories to invest in the campus infrastructure and preservation of facilities. To a large degree, this funding is received each biennium. Rather than listing the categories of funding and specific minor projects each biennium, these broad categories and examples of the types of projects are presented in this section of the report. The typical biennial capital appropriations for these types of projects has ranged from \$10 million to \$36 million depending on funding availability.

Commitment to Enhanced Classrooms

Starting in 2002 and continuing each biennium thereafter the university has dedicated capital funds to the programming, development and construction of Enhance Classrooms for instruction. Each biennium additional traditional classrooms are converted to enhanced classrooms. This includes a variety of levels of technology enhancements including but not limited to: Electronic media presentation, data cameras, sound enhancement, room lighting and automated controls.

Classroom Renewal

Each biennium, as funding allows, the university updates traditional and enhanced classroom spaces to ensure students have the highest quality instructional environment. Typical classroom enhancement projects include seating, lighting sound distribution, electronic media delivery, flooring, and other classroom amenities.

Infrastructure Preservation Projects

The upgrade and replacement of utility and infrastructure distribution systems is critical to long term university success. Investment in campus infrastructure allows for increasing the lifecycle of specific major distribution system while improving efficiency and cost effectiveness.

Infrastructure preservation projects include: steam line replacement, utility tunnel replacement/expansion, water system preservation, sanitary/storm sewer preservation, primary and secondary electrical upgrades, exterior lighting upgrades, meter replacement/expansion.

Facilities Preservation Projects

These projects maintain and preserve existing state facilities and do not significantly change the programmed use of a facility. Projects include unanticipated needs or critical repairs for occupant/building risk reduction or compliance with codes. Minor repair and system replacement projects needed to sustain/return buildings or system to current acceptable performance. Facilities Preservation is specifically assigned to renovation and restoration building systems so as to lengthen the lifecycle of those systems. This allows for reduction of backlog maintenance, increases the efficiency of the system and reduces maintenance costs as well as reducing utility costs to operate the systems.

Facilities preservation projects include: heating ventilation air conditioning upgrades, building automation/energy management upgrades, roof replacements, access controls upgrades, landscape improvement, major renovations, sidewalk replacements, exterior building improvements.

Preventative Maintenance and Repairs

This appropriation was created by the legislature to offset operational budget cuts for facilities maintenance and backlog reduction. Although funded from capital resources work completed with these resources is operations and maintenance (O&M) in nature.

Heating, Ventilation, and Air Conditioning Upgrades

Upgrades and renovation to building HVAC systems that maintain, preserve and extend the effective lifecycle of equipment and whole (or parts) of systems. Programming is developed that also provides more energy efficient equipment to the systems to reduce overall maintenance and operating costs.

Programmatic Projects

These projects primarily achieve a programmatic goal, such as changing or improving an existing space to meet new program requirements or creating a new facility or asset through construction, lease or purchase. This category is less concerned with life extension of a facility, and includes projects ranging from building new facilities to significant renovation of existing facilities. Programmatic projects may also improve conditions or accommodate changes in services. These projects are tied to the University's strategic plan by identifying the goals, strategies, and activities supported by the project.

Programmatic projects include the following: classroom renewal, enhanced classrooms, facilities network upgrades, general building improvements, and ADA improvements.

Health Code Compliance Investments

The health and safety of campus users is the number one priority of leadership. This category is used for a variety of health, code and compliance issues that arise continually on the university campus. Some initiatives may be due to older and deteriorating system with other related to new hazards or changes governmental code that require action from the university.

Investments in Auxiliary Enterprises

The university's capital investments extend beyond those facilities funded by the state capital budget. The Housing and Dining System, University Recreation Center, and the Pence Union Building enterprises allocate funds each biennium to invest in deferred maintenance, enhancement, and improvement projects. As an example, the Housing and Dining Fund typically invests at least \$500,000 annually for these types of projects.

In 2006, the University issued revenue bonds to construct a 100,000sf University Recreation Center (URC). The URC opened in May 2008. The revenue bonds are collateralized by a mandatory student fee.

In April 2012, the University issued revenue bonds to construct Snyamncut Hall which opened in September 2013. The bonds are collateralized by the revenues of the University's Housing and Dining System.

Project Details: Reported in the biennium in which funding was initially received.

1999-2001 Biennium

Project	Funding	1999-2001 Biennial Total
		29,089,438
Monroe Hall Renovation	11,000,000	
Senior Hall Pre Design	100,000	
Rozell Boiler Plant Expansion	6,725,000	
Network and Cabling	1,000,000	
Preservation Projects	4,229,808	
Program Projects	2,215,630	
Classroom Renewal	1,500,000	
Childcare Center	1,139,000	
Water System	880,000	
Computing and Engineering Building Pre-Design	300,000	

Monroe Hall Renovation and Expansion

The Monroe Hall renovation and expansion project was completed in 1999.

Originally constructed in 1916 and listed on the National Register of Historic Places, Monroe Hall is one of six campus buildings included in the university's historic district. The project primarily consisted of renovating the existing 25,500sf 3-story masonry building, as well as constructing an approximate 26,300sf building addition that includes a new underground mechanical room. These significant improvements provided programmatic space and also extended the campus utility tunnel system to the building and site improvements such as landscaping, walkways and exterior lighting.

The historic design of Monroe (a U-Shaped floor plan) lent to expanding the building square footage by infilling the interior courtyard space. This core infill was critical when bringing the building up to current seismic standards and allowed for expansion of usage square feet to support expanding academic programs.

Senior Hall Pre Design

The Senior Hall renovation project began in 1999 with pre design funding and was completed in 2006.

Located in the university's historic district and included in the National Register of Historic Places, Senior Hall was originally constructed in 1920 as an approximate 28,000sf three story, wood-framed, masonry veneer residence hall. The building later became the home for the School of Social Work and Human Services and the Criminal Justice Department. Since occupying Senior, these academic programs have operated in antiquated spaces originally designed as dormitory rooms equipped with inadequate electrical and mechanical systems among other building deficiencies.

The project's overall goal was to transform Senior Hall into a modern classroom and academic office building complying with governmental building codes, ADA access regulations, and seismic design

requirements meeting the level of standards expected of higher education facilities. This transformation achieved the university's mission of providing an excellent student-centered learning environment while maintaining the historic character of the existing building.

To realize the stated goal, the project renovated the existing building, added construction of an approximate 22,000sf. The project also included the exterior restoration of the existing building, a new entrance plaza to the existing building, and an extension of the campus utility tunnel system for servicing the existing building and addition, and site improvements including landscaping, walkways, and exterior lighting.

Senior Hall, like Monroe hall was originally designed in a U-Shaped floor plan, with a substantial amount of space in a little used courtyard at the center. To meet current seismic codes and increase the usable space in the building, an expansion in the courtyard was part of the programming. This provided the building with an updated structural frame to support the existing building. This design also allowed for a portion of the exterior of the original building to be visible in the open atrium space internally. This design brings the outside in and allows the original historic facade to be a part of the internal design concept.

Rozell Boiler Plant Renovation/Expansion

Rozell Power Plant houses the university's steam boilers and chillers. The upgrade and renovation of this infrastructure function was developed due to the need to increase steam production capacity for future campus expansion. Programming goals for this project included increased automation of boiler and chiller controls, which brings greater efficiency and effectiveness of the plant. This project installed one new boiler, installed new automated boiler controls and expanded the office space that supported Plant Operations.

The Rozell Boiler Plant Renovation and Expansion project was completed in 2002.

Network and Fiber Cabling

This project upgraded campus wide fiber optic cable installation to improve communication to the most current technology.

Childcare Center

As demand for childcare services for faculty, staff and students increased, the university outgrew the childcare facility that was located in Martin Hall. This project renovated an existing 14,530sf facility with the amenities needed provide quality childcare for the campus. This project was completed in 2002.

Energy Savings Performance Contracting (ESPC) Initiative

In 2001, the University entered into an agreement with the state of Washington to define, develop and implement an energy conservation and building upgrade project ESPC. Each successive biennium, EWU has taken the opportunity to use capital resources, through the ESPC process, to increase the efficiency of our campus facilities and infrastructure as well as replace old and deteriorating building systems. Projects included: energy management systems, interior and exterior lighting, boiler replacement and repairs of steam distribution systems, high efficiency hvac systems and other energy conservation and sustainability initiatives.

2001-2003 Biennium

Project	Funding	2001-03 Biennial Total
		32,975,001
Senior Hall Design	1,211,000	
Computing and Engineering Building Design	3,600,000	
Hargreaves Hall Pre Design	75,000	
Property Acquisition	650,000	
Roof Replacement	2,619,000	
Tawanka Commons Renewal	2,500,000	
Preservation Projects	10,000,001	
Programmatic Projects	2,218,000	
Classroom Renewal	2,366,000	
Campus Network Upgrade	2,500,000	
Water System	2,236,000	
HVAC Systems Upgrade	3,000,000	

Senior Hall Design

The Senior Hall renovation project began in 1999 with pre design funding and was completed in 2006.

Located in the University's historic district and included in the National Register of Historic Places, Senior Hall was originally constructed in 1920 as an approximate 28,000sf, three story, wood-framed, masonry veneer residence hall.

The project's overall goal was to transform Senior Hall into a modern classroom and academic office building complying with governmental life safety code, ADA access regulations, and seismic design requirements meeting the level of standards expected of higher education facilities. This transformation achieved the university's mission of providing an excellent student-centered learning environment while maintaining the historic character of the existing building.

Computing and Engineering Building Design

The Computing and Engineering Building project was awarded design funding in the 2001-03 biennium and construction was completed in 2005.

The new Computing and Engineering Building was designed to provide space, infrastructure, equipment, and systems or technology for the rapidly growing computing and engineering sciences programs. This facility provided an enhanced learning experience for students, stronger partnerships with industry and a much needed boost for high technology development in the Inland Northwest.

The space requirements for the building are many and varied. They include classrooms, computer labs, technology labs, distance education, conference rooms, work areas and faculty offices. Site

development included underground utilities and connection to the campus steam tunnel system, parking for 130 cars proximate to the main entry, lighting, walks and landscape.

Hargreaves Hall Pre Design

The Hargreaves Hall renovation project was awarded pre design funding in the 2001-03 biennium and renovation was completed in 2008.

Hargreaves Hall, originally constructed 1940, was Eastern Washington University's first library. It remained in use until John F. Kennedy Library was completed in 1968. Since then, various programs and instructional classrooms have used the space. The renovation of Hargreaves Hall is a pivotal piece in Eastern's Strategic Plan with regard to integrating general education with career preparation.

The finished project resulted in a unified sustainable design solution that integrates a new addition and interior spaces with the historic elements of the original 1940 design and restores the existing exterior shell.

Property Acquisition

The University purchased property adjacent to Showalter Hall and Sutton Hall to provide space for the Visitor's Center Building and expansion of the walkway to the edge of the campus.

Water System Upgrade

Eastern owns and operates a Class A water system that provides domestic water as well as fire protection service to the entire campus. This project provided design and construction for the replacement of portions of the campus water distribution system, including mains, valves, fire hydrants, booster pumps and other connection to university facilities.

Roof Replacements

Due to deterioration of roofs on major campus buildings, several projects were bundled together to respond to the condition and backlog on university's roofs. These projects included installation of new roofs, flashings and coating as required.

Tawanka Commons Renovation

Tawanka Commons is the original primary dining services venue for Eastern Washington University. In 2003 the State of Washington, in response to the need to stimulate job creation through construction projects, allocated \$2,500,000 for the renovation of Tawanka. The University's decision was to update administrative support, office and conference areas on the first and second floor. An additional \$2,500,000 of capital resources was infused into the project to renovate the building's Heating Ventilation and Air Conditioning system through General Administrations Energy Services Company process (ESPC). The end result was a renovation and expansion of Tawanka that provides mixed use functions for student affairs, EWU mail services, Dining and Event Planning Services and parking.

This project was completed in 2004.

Classroom Renewal

This Minor Works project is on-going from biennium to biennium and used to update traditional and enhanced classroom spaces so that students have the highest quality instructional environment.

Enhancements include seating, lighting sound distribution, electronic media delivery, flooring, and other classroom amenities.

2003-05 Biennium

Project	Funding	2003-05 Biennial Total
		41,217,808
Senior Hall Renovation	6,000,000	
Computing and Engineering Sciences Building Construction	19,000,482	
Visitor Center and Formal Entry	975,000	
Woodward Field Stadium Improvements	2,000,000	
Deferred Maintenance and Repairs	5,976,000	
Preservation Projects	1,550,001	
Programmatic Projects	650,000	
Classroom Renewal	691,325	
Network Upgrade	3,875,000	
Health Safety and Code Compliance	500,000	

Senior Hall Renovation

The Senior Hall renovation project began in 1999 with pre design funding and was completed in 2006.

Located in the University's historic district and included in the National Register of Historic Places, Senior Hall was originally constructed in 1920 as an approximate 28,000sf three story, wood-framed, masonry veneer residence hall.

The project's overall goal was to transform Senior Hall into a modern classroom and academic office building complying with life-safety code, ADA access regulations, and seismic design requirements meeting the level of standards expected of higher education facilities. This transformation achieved the University's mission of providing an excellent student-centered learning environment while maintaining the historic character of the existing building.

Computing and Engineering Building Construction

The Computing and Engineering Building was completed in 2005.

The new Computing and Engineering Building was designed to provide space, infrastructure, equipment, and systems or technology for the rapidly growing computing and engineering sciences programs. This facility provided an enhanced learning experience for students, stronger partnerships with industry and a much needed boost for high technology development in the Inland Northwest.

Visitor's Center

The Visitor's Center project was developed to create a centralized, unified entrance to campus. The Center provides information and assistance to visitors and is where prospective students and their families begin tours of campus.

Woodward Field Press Box Suites

This project replaced the old one story cinderblock press box at Woodward Field. Through the Eastern Washington University Foundation, private donations were solicited to fund this \$2,000,000 project. This multi-story building has a 3,484sf second floor that houses 9 donor suites and a catering center. The third floor, 2,785sf has a full media floor containing announcers suites as well as coaches boxes and a second catering center. Total project costs were \$2,000,000 and the facility was complete in late summer of 2004.

2005-07 Biennium

Project	Funding	2005-07 Biennial Total
		40,510,452
Cheney Hall	2,002,000	
Hargreaves Hall	1,414,000	
Martin Williamson Hall Pre Design	200,000	
Patterson Hall Pre Design	200,000	
Preventative Maintenance and Repairs	2,217,000	
Preservation Projects	13,177,452	
Programmatic Projects	15,600,000	
Health Safety and Code Compliance	5,700,000	

Cheney Hall Renovation

The project renovated the 1st floor of Cheney Hall for the Electrical Engineering academic program. Cheney Hall space houses the electrical laboratory space and support classrooms for the power lab and the electronics lab.

Hargreaves Hall Renovation

The Hargreaves Hall renovation project was awarded pre design funding in the 2001-03 biennium and renovation was completed in 2008.

Hargreaves Hall, originally constructed 1940, was Eastern Washington University's first library. It remained in use until John F. Kennedy Library was completed in 1968. Since then, various programs and instructional classrooms have used the space. The renovation of Hargreaves Hall is a pivotal piece in Eastern's Strategic Plan with regard to integrating general education with career preparation.

The finished project resulted in a unified sustainable design solution that integrates a new addition and interior spaces with the historic elements of the original 1940 design and to restore the existing exterior shell.

Martin/Williamson Hall Pre Design

The Martin Williamson facility is one of Eastern's largest academic buildings, with over 89,000sf, an instructional seating capacity of 1,280 seats, and the laboratory seating capacity of 172. With an important location on the main quad, Martin Williamson Hall also provides a strong facade for the pedestrian mall that connects the heart of campus.

Patterson Hall Renovation Pre Design

Patterson Hall is the largest academic building on Eastern's campus, containing 125 offices and 40 classrooms. Originally constructed in two phase from 1968 to 1971, it currently serves the majority of departments that are part of the College of Arts, Letters and Education, and the College of Social & Behavioral Sciences and Social Work. Patterson Hall is located adjacent to the central mall of campus. It has one of the greatest exposures and is considered the most visited building on campus by students.

A major upgrade of the building has not taken place since its original construction. Deficient building systems included the building exterior, elevators, primary and secondary electrical services, the heating ventilation system, plumbing, fire protection and fire detection/reporting systems, fixed equipment, interior finishes, and access and security systems. The building also was originally constructed using many materials considered as hazardous health threats including asbestos fireproofing and thermal insulation, lead paint, and electrical components containing PCB's. Eastern Washington University's Academic Strategic Plan and the Capital Master Plan focus on the development of university space in the support of the University's academic programs, increasing the efficient use of assignable space, improving access to technology, upgrading required code deficiencies, addressing energy conservation practices, and the reduction of operational costs. This project addressed all of these critical issues through a comprehensive remodel.

This project spans multiple biennia and was completed in December 2013.

2007-09 Biennium

Project	Funding	2007-09 Biennial Total
		60,838,001
Hargreaves Hall	10,821,000	
Patterson Hall Design	2,000,000	
Preventative Maintenance and Repairs	2,217,000	
Preservation Projects	8,000,001	
Programmatic Projects	11,000,000	
Health Safety and Code Compliance	4,000,000	
University Recreation Center	22,800,000	

Hargreaves Hall Renovation

Hargreaves Hall, originally constructed 1940, was Eastern Washington University's first library. It remained in use until John F. Kennedy Library was completed in 1968. Since then, various programs and instructional classrooms have used the space.

Hargreaves Hall resides in Eastern's Historic District was being treated as a project that not only upgrades the facility to be current with today's program and building performance standards, but also preserves our heritage and links to our past.

The intent of this project was to improve the capacity and utilization of instructional spaces within the existing building footprint. Another goal of Eastern is to restore the building historically, returning it to its original state. The pre design study concluded that both were possible if a 9,000sf addition was made to the back side of the original building.

Patterson Hall Renovation Design

The Patterson Hall project was funded for the design phase in the 2007-09 biennium.

Patterson Hall is the largest academic building on Eastern's campus, containing 125 offices and 40 classrooms. Originally constructed in two phases from 1968 to 1971, it currently serves the College of Arts, Letters and Education, and the College of Social & Behavioral Sciences and Social Work. Patterson Hall is located adjacent to the central mall of campus. It has one of the greatest exposures and is considered the most visited building on campus by students. This project was for design of the remodel expansion of Patterson Hall.

A major upgrade of the building has not taken place since its original construction. Deficient building systems include the building exterior, elevators, primary and secondary electrical services, the heating ventilation system, plumbing, fire protection and fire detection/reporting systems, fixed equipment, interior finishes, and access and security systems. The building also was originally constructed using many materials considered as hazardous health threats including asbestos fireproofing and thermal insulation, lead paint, and electrical components containing PCB's.

Eastern Washington University's Academic Strategic Plan and the Capital Master Plan focus on the development of university space in the support of the University's academic programs, increasing the efficient use of assignable space, improving access to technology, upgrading required code deficiencies, addressing energy conservation practices, and the reduction of operational costs.

University Recreation Center

The LEED gold University Recreation Center (URC) was opened in the spring on 2008. The 107,000sf facility includes an ice/multi-purpose arena with spectator seating, fitness facility, indoor running track, gymnasium, climbing wall and houses the student outdoor recreation program Epic Adventures. The URC also contains the dining facility The Roost, with a display cooking open air kitchen. Construction cost for the URC was \$22,800,000.

Maximus (CMMS) Software Project

In 2007-2008 the university began the implementation of a new Computerized Maintenance Management System (CMMS) call Maximus. This software package was specifically chosen to be able to integrate into the University's Centralized Software package (Banner). Maximus was implemented to be

the database of record for Facilities and Planning including: Work Order Administration, Capital Planning and project management, University Space inventory and a variety of other facilities functions. This product provides the necessary tool for better visibility and control of university facilities assets, cost and planning.

Energy Savings Performance Contracting (ESPC) Initiative

In 2001 Eastern Washington University entered into an agreement with General Administration to define, develop and implement an energy conservation and building upgrade project ESPC. Over each biennium since this agreement has been in place EWU has taken the opportunity to use capital resources, through the ESPC process to increase the efficiency of our campus facilities and infrastructure as well as replace old and deteriorating building systems as they apply to the program.

ESPC is a cost effective process for completing building energy upgrades. It is a defined partnership between Washington State General Administration and ESCO Contractor (McKinstry Company) and Eastern Washington University. Projects include: Energy Management Systems, Interior and Exterior Lighting, Boiler replacement and repairs of steam distribution systems, High Efficiency HVAC systems and other energy conservation and sustainability initiatives.

2009-11 Biennium

Project	Funding	2009-11 Biennial Total
		41,528,000
Patterson Hall Design	24,170,000	
Science Building I Pre Design	400,000	
Facility Maintenance and Repairs	4,409,000	
Preservation Projects	4,500,000	
Programmatic Projects	3,306,000	
Health Safety and Code Compliance	3,843,000	
Roos Field Red Turf	900,000	

Science Building I Pre Design

The existing Science Building is the only facility at EWU that contains laboratories capable of accommodating chemistry/biochemistry and physics teaching and research. Lower division chemistry/biochemistry courses are currently running at or beyond the capacity of the available teaching laboratories in Science Building. The limited research laboratory space in the existing Science Building is not capable of serving the research needs of science majors and faculty. Preparation space for teaching labs, space for scientific instruments, and specialized storage space for science equipment and reagents used in teaching and research are all lacking.

The existing Science Building has serious deficiencies that are at odds with the university's mission to provide an excellent student-centered learning environment and exceptional resources and facilities. Deficiencies in the Science Building include health and safety issues, accessibility violations, problematic

HVAC systems, technology deficiencies, lack of student spaces, high cost of maintenance and repairs, and very high energy costs.

A new Science building is necessary because of increasing demand for sciences at EWU, and lack of capacity in the current science facilities, and significant deficiencies in the existing Science Building.

Patterson Hall Renovation and Expansion Construction

During the 2009-11 biennium, the Patterson Hall renovation project was funded for Phase I construction.

In the implementation of Phase I and Phase II construction the decision was made to deliver the projects Phase II construction through the use of General Contractor/Construction Manager. The GCCM methodology saved the state of Washington millions on this project by compressing the construction timeline and a more seamless integration of phase I and phase II construction schedules.

The construction phase of this project began in April of 2010. The building sustainable new design is highlighted by a new glass façade that surrounds the 34,000sf added to the structure. The extra space includes abundant and comfortable lounge seating for students. The environmentally friendly construction and landscaping will meet the minimum standards for Leadership in Energy and Environmental Design (LEED) gold certification.

The new state-of-the-art building has 44 classrooms and 180 workstations for students, faculty and staff.

Roos Field Red Turf Installation

Using private donations, the university purchased and installed new field turf surface on the existing Woodward Field football stadium. The project includes the removal of the natural grass field, site preparation, purchase and installation of new “Red” field turf. This was all complete before Eastern’s run for the National Championship. The project was well promoted and the fields became a marketing advantage for the university as being the first red football field in the nation.

2011-13 Biennium

Project	Funding	2011-13 Biennial Total
		74,357,000
Patterson Hall	30,500,000	
Facility Maintenance and Repairs	2,217,000	
Preservation	16,640,000	
snyamncut Residence Hall	25,000,000	

Patterson Hall Renovation/Expansion Phase II Construction

Phase II of the Patterson Hall remodel was funded in the 2011-13 biennium. The project was completed in December 2013.

snyamncut Residence Hall

The university designed and built its first new residence hall since the mid 1950's. snyamncut Hall is a five story, 110,000sf and has 350 beds. The building also houses the Residential Life office. The residence hall opened in September 2013.

2013-15 Biennium

Project	Funding	2013-15 Biennial Total
		18,645,000
Science Building II Pre Design	350,000	
Facility Maintenance and Repairs	2,217,000	
Preservation	8,500,000	
Campus Water System Upgrade	7,278,000	
Pence Union Building Pre Design	300,000	

Patterson Hall Renovation/Expansion Completion

The University's largest classroom building, Patterson Hall, reached completion in December 2013. The building was open during the holiday break and ready for classes the first day of Winter Quarter 2014.

Located in the heart of the EWU campus, the \$57 million reconstruction project involved stripping the building to its foundation and adding office wings on three sides of the building. The modernization of the existing interior space allows students and faculty to benefit from the fully equipped and enhanced classrooms, including two computer labs and a forensic lab. High-tech collaboration stations can also be accessed with laptops, notebooks or tablets for group study sessions.

EWU Water System Improvements

The university owns and operates a class A water system that serves the campus potable (drinking water) and fire flow demands. Due to the age and efficiency of the production and distribution, the university is undertaking a substantial system improvement project. This includes: refurbishing of university well #2; realignment of water distribution to allow for better disinfection; water storage tank improvements; university/city intertie improvements; booster pumping station installation; replacement of aging fire hydrants and building service connections.

Science II Pre Design

In this biennium the second phase of the Science Center will be pre design. Science II will house the university's Biology department. Current planning levels show the building to be approximately 106,500sf with total project budget of \$76.6 million. The university's intention is to have the building designed to LEED Gold standard. It will include new laboratory and teaching lab spaces as well as faculty offices.

Pedagogy Classroom Renewal

This project responds to a variety of classroom issues to improve instructional delivery to students. Rooms have been reconfigured and the electronic equipment replaced and enhanced to meet the university's goal of student success.

Concession Stand at Roos Field

This building houses Dining Service and Bookstore operations for football game day.

Huston Hall Electrical Upgrade

Huston Hall is the primary location for university computing on campus. The building infrastructure electrical and cooling, has not kept pace with the increasing demands of the computing center. This \$1,000,000 investment will upsize the building electrical capacity and increase the cooling equipment required for the computing environment. Additional back up emergency generators are also being added to accommodate the additional equipment needs.

EWU Recycling Center Phase I

Phase I of the recycling center included the underground utilities and infrastructure for the recycling center building. The project also includes parking for approximately 600 vehicles and lighting for the parking lot. This parking will be used for Roos field and Reese Court event parking as well as meeting the additional parking needs for the campus.

EWU Recycling Center Phase II

Phase II of the Recycling Center project is to construct a 7,500sf building that will house recycling and surplus property for the campus. This project will allow the university to continue to grow its recycling program as well as reduce solid waste costs.

Energy Savings Performance Contracting (ESPC) Initiative

To support the continuing investment in energy conservation and a sustainable campus we implemented three projects that update old and inefficient equipment in the boiler plant and other facilities. As part of this initiative, new water pumps and piping were added to the Rozell Power Plant. All new equipment has high efficiency motors. Secondly, the Staefa Energy Management System was retrofitted with a new and current campus standard system in several buildings. Finally, the utility metering project is continuing which will place utility meters in campus building that are currently not metered. This project will allow the university to better manage utility costs on individual buildings.

Art Building, Theater Building and Showalter Hall Code Compliance

This project resolved a variety of code compliance items in the stated buildings. These included fire rated draperies, staging, theatrical scaffolding, rigging electric wiring and stage safety issues.

Steam System Upgrades

Much of the equipment associated with our steam generation and distribution system has reached its end of lifecycle. This biennium, preservation projects are planned to upgrade and replace this equipment.

ADA Compliance Items

A variety of small ADA compliance projects have been completed or are underway this biennium. New ADA Hardware on doors has been installed in Kingston Hall and Showalter Hall. Design is underway for single use ADA restrooms in Williamson Hall to be complete before Fall Quarter 2014.

Emergent Needs

Emergent needs encompasses a broad range of smaller preservation, program and safety projects that are required each biennium to provide a safe and quality campus experience for students, staff and visitors.

Pence Union Building (PUB) Pre Design

This renovation project will modernize the student union building. This project has not been approved to move into the design phase.

Campus Storm Water Retention for Irrigation

Leadership in Environmental and Engineering Design (LEED) credits are given for new building for capturing and retaining storm water from buildings to be used for irrigation. We have in place a schematic design for three major storage tanks on campus that could capture and store enough storm water to irrigate the entire campus. One tank was completed on the Patterson Hall project. The other two are waiting future funding to implement. This is a sustainable project that will decrease the university's use of potable water for irrigation.

Heated Sidewalk Building Entries

These projects use rejected heat from the steam condensate process to heat coils under the sidewalks at building entries. This process uses free energy to melt ice and snow on these entries. This reduces labor to clear the walkways and reduces the need for chemical deice and traction sand. This is an efficiency measure will also reduce labor cost to clean interior surfaces from chemical and sands and makes our campus safer for pedestrians.



BUSINESS AND FINANCE

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