




**Shawn King**  
Associate Vice President

MEMORANDUM

To: Darrell Jennings, Capital Budget Analyst, Office of Financial Management  
From: Shawn King, Associate Vice President for Facilities and Planning   
Date: August 14, 2020  
Re: Major Capital Project Proposal – Eagles Recreational Facility – Replacement 40000103

Eastern Washington University's major project proposal for OFM project number 40000103 Eagles Recreational Facility in the Replacement Category, in accordance with requirements of the Office of Financial Management's 2021-2023 Capital Project Evaluation System.

An electronic copy of this project proposal can be found at the link below:

<https://ewueagles.sharepoint.com/:f/s/cpstorageprime/EsMSy3rEng1ImBv7T54dxAUBe5Ey6i3DaPlaX19B49RrOQ>

If you have any questions or issues with the link provided, please let me know.

Best Regards,

**2020 PROJECT PROPOSAL CHECKLIST**  
2021-23 Biennium Four-year Higher Education Scoring Process

<b>INSTITUTION</b>	<b>CAMPUS LOCATION</b>
370 - Eastern Washington University	Cheney, WA
<b>PROJECT TITLE</b>	<b>FPMT UNIQUE FACILITY ID # (OR NA)</b>
Eagles Recreational Facility	40000103
<b>PROJECT CATEGORY</b>	<b>PROJECT SUBCATEGORY</b>
Replacement	Standalone
<b>PROPOSAL IS</b>	
New or Updated Proposal (for scoring)	Resubmitted Proposal (retain prior score)
<input checked="" type="checkbox"/> New proposal <input type="checkbox"/> Resubmittal to be scored (more than 2 biennia old or significantly changed)	<input type="checkbox"/> Resubmittal from 2017-19 biennium <input type="checkbox"/> Resubmittal from 2019-21 biennium
<b>CONTACT</b>	<b>PHONE NUMBER</b>
Jim Moeller	509-359-6565

**PROPOSAL CONTENT**

- Project Proposal Checklist: this form; one for each proposal
- Project Proposal Form: Specific to category/subcategory (10-page limit)
- Appendices: templates, forms, exhibits and supporting/supplemental documentation for scoring.

**INSTITUTIONAL PRIORITY**

- Institutional Priority Form. Sent separately (not in this packet) to: [Darrell Jennings](#).

**Check the corresponding boxes below if the proposed project meets the minimum threshold or if the item listed is provided in the proposal submittal.**

**MINIMUM THRESHOLDS**

- Project is not an exclusive enterprise function such as a bookstore, dormitory or contract food service.
- Project meets LEED Silver Standard requirements.
- Institution has a greenhouse gas emissions reduction policy in place in accordance with RCW 70.235.070 and vehicle emissions reduction policy in place per RCW 47.01.440 or RCW 43.160.020 as applicable.
- Design proposals: A complete predesign study was submitted to OFM by July 1, 2020.
- Growth proposals: Based on solid enrollment projections and is more cost-effectively providing enrollment access than alternatives such as university centers and distance learning.
- Renovation proposals: Project should cost between 60 – 80% of current replacement value and extend the useful life of the facility by at least 25 years.
- Acquisition proposals: Land acquisition is not related to a current facility funding request.
- Infrastructure proposals: Project is not a facility repair project.
- Stand-alone, infrastructure and acquisition proposals: is a single project requesting funds for one biennium.

**2020 PROJECT PROPOSAL CHECKLIST**  
2021-23 Biennium Four-year Higher Education Scoring Process

**REQUIRED APPENDICES**

- Capital Project Report CBS 002
- Project cost estimate:
  - CBS 003 for projects between \$2 million and \$5 million
  - Excel C-100 for projects greater than \$5 million
- Degree Totals and Targets template to indicate the number of Bachelors, High Demand and Advanced degrees expected to be awarded in 2021. (Required for Overarching Criteria scoring criteria for Major Growth, Renovation, Replacement and Research proposals).
- Availability of Space/Campus Utilization template for the campus where the project is located. (Required for all categories/subcategories except Infrastructure and Acquisition proposals).
- Assignable Square Feet template to indicate program-related space allocation. (Required for Growth, Renovation and Replacement proposals, all categories/subcategories).

**OPTIONAL APPENDICES**

Attach supplemental and supporting project documentation, *limit to materials directly related to and needed for the evaluation criteria*, such as:

- Degree and enrollment growth projections
- Selected excerpts from institutional plans
- Data on instructional and/or research space utilization
- Additional documentation for selected cost comparables (acquisition)
- Selected materials on facility conditions
- Selected materials on code compliance
- Tables supporting calculation of program space allocations, weighted average facility age, etc.
- Evidence of consistency of proposed research projects with state, regional, or local economic development plans
- Evidence of availability of non-state matching funds
- Selected documentation of prior facility failures, high cost maintenance, and/or system unreliability for infrastructure projects
- Documentation of professional assessment of costs for land acquisition, land cleanup, and infrastructure projects
- Selected documentation of engineering studies, site survey and recommendations, or opinion letters for infrastructure and land cleanup projects
- Other: Click or tap here to enter text.

I certify that the above checked items indicate either that the proposed project meets the minimum thresholds or the corresponding items have been included in this submittal.

Name: Shawn King Title: AVP, Facilities and Planning

Signature:  Date: August 14, 2020

# Eagles Recreational Facility



Replacement – Stand Alone Project



2021 – 2023 Capital Budget

REPLACEMENT – STANDALONE PROJECT  
2020 Higher Education Project Proposal Form

2021-23 Biennium Project

INSTITUTION	CAMPUS
Eastern Washington University	Cheney, Washington
PROJECT TITLE	
Eagles Recreational Facility   Replacement	

### SUMMARY NARRATIVE

- **Problem statement** (short description of the project – the needs and the benefits)
- **History of the project or facility**
- **University programs addressed or encompassed by the project**

Eastern Washington University is a four-year regional institution of higher education that offers students a broad and diverse college experience that goes beyond the classroom. In addition to the many diverse programs tailored to specific groups of students based on racial and ethnic backgrounds, personal interests, and academic pursuits, the programs that bring all students together are centered on recreation. EWU has a strong and active student recreation program that receives a broad base of support from a large percentage of its students.

Because of the limitations of our financial resources, student recreation facilities must be shared with other programs including physical education, athletics, clubs, University-sponsored events, and community outreach. The facility that could be considered the most multi-purpose venue on our campus would be the track and the support facilities associated with it.

The current condition of the track is not good, having been patched and repaired numerous times over several decades. Support facilities are aging and in constant need of repair as well. In looking ahead to the future, the university's needs would be best served if the facility were in a different location, more approximate to the PE program and other recreation facilities and more detached from athletic facilities.

A 2013 study was performed to determine a long-range plan for recreational facilities on our campus. The resulting recommendation was for a multi-use facility that included in all-weather track, artificial turf in field, bleacher seating for 2000 spectators with time-keepers booth and announcer's box, lighting for night use, and toilet facilities. This request is not including all recommendations made in the study with the notable omissions include parking, additional seating, and concessions.

### GENERAL CATEGORY SCORING CRITERIA

#### 1. Age of building since last major remodel

*Identify the number of years since the last substantial renovation of the facility or portion proposed for renovation. If only one portion of a building is to be remodeled, provide the age of that portion only. If the project involves multiple wings of a*

*building that were constructed or renovated at different times, calculate and provide a weighted average facility age, based upon the gross square feet and age of each wing.*

The current facility was constructed in the early 1960s as part of a complex serving physical education, student recreation and intercollegiate athletics. It is gone through several minor remodel and improvement projects to support and ancillary facilities, mostly for the benefit of football. The track itself, however, has never been replaced and only re-surfaced one time in the past 60 years. The last repair was performed in 2015 to correct selected areas of failure, only to be faced with an even greater number of repairs of the same type only 5-6 years later.

## 2. Condition of building

*Provide the facility's condition score (1 superior – 5 marginal functionality) from the 2016 Comparable Framework study, and summarize the major structural and systems conditions that resulted in that score. Provide selected supporting documentation in appendix, and reference them in the body of the proposal.*

Because this facility falls outside the norm of a typical building project, it was not included in the 2016 comparable framework study but using its criteria to assess its condition, we would place it somewhere between 3 and 4. Because of the nature of this facility and its exposure to the elements, together with the amount of use it receives for multiple uses, we believe that it is deteriorating to the point of needing complete replacement.

A recent inspection of the facility has shown that there are numerous areas where the top surface is fading, showing signs of ultraviolet degradation and breakdown of the base material itself, and in some areas delaminating from its subbase. The nearby restroom facilities are inadequate to meet current code standards and are in constant need of repair, most recently the buried water and waste lines.

## 3. Significant health, safety and code issues

*It is understood that all projects that obtain a building permit will have to comply with current building codes. Identify whether the project is needed to bring the facility within current life safety (including seismic and ADA) or energy code requirements. Clearly identify the applicable standard or code, and describe how the project will improve consistency with it. Provide selected supporting documentation in appendix, and reference them in the body of the proposal.*

The deficiencies are mainly to the support facilities. The toilet facilities do not meet any ADA standards and because of the nature of its existing CMU construction, is not easily adapted or modified. For similar reasons, it is not feasible to make corrections that would meet the State's energy code requirements as well.

## 4. Reasonableness of cost

*Provide as much detailed cost information as possible, including baseline comparison of costs per square foot (SF) with the cost data provided in Chapter 5 of the scoring process instructions and a completed [OFM C-100 form](#). Also, describe the construction methodology that will be used for the proposed project.*

*If applicable, provide Life Cycle Cost Analysis results demonstrating significant projected savings for selected system alternates (Uniformat Level II) over 50 years, in terms of net present savings.*

The 2013 Recreational Facilities Master Plan Estimated the total cost of the project of over \$5,000,000 with some exclusions. This proposal would modify the scope such that some of those exclusions would be

included such as field lighting and artificial turf, and other inclusions would be excluded such as concessions and parking. In a study performed in 2019 for the expansion of the football stadium, the cost of a new track facility was estimated at \$3,000,000 which did include artificial turf in field but not lighting or toilet facilities.

The project is estimated to cost \$5,960,000 (see Appendix B for the C-100) to be constructed as a design-bid-build project. Because this is a non-traditional project, not based upon normal occupancies and square foot cost projections, an LCCA is not applicable. What should be considered, however, is the cost of continual maintenance and eventual replacement of facility that should be located elsewhere. It's the university's desire to place its financial resources where it will receive the maximum long-term benefit for the greatest number of students, now and in the future.

## 5. Availability of space/utilization on campus

*Describe the institution's plan for improving space utilization and how the project will impact the following:*

- A. *The utilization of classroom space*
- B. *The utilization of class laboratory space*

This facility will be utilized for physical education and because of the nature of instruction and of this outdoor facility, there will be no impact positive or negative on classroom utilization. It should be noted, however, that because of the type of subjects taught and the hands-on pedagogical nature of physical education, this is the only type of facility I can accommodate these academic programs.

## 6. Efficiency of space allocation

- A. *For each major function in the proposed facility (classroom, instructional labs, offices), identify whether space allocations will be consistent with Facility Evaluation and Planning Guide (FEPG) assignable square feet standards. To the extent any proposed allocations exceed FEPG standards, explain the alternative standard that has been used, and why. See Chapter 4 of the scoring process instructions for an example. Supporting tables may be included in an appendix.*
- B. *Identify the following on form CBS002:*
  1. *Usable square feet (USF) in the proposed facility,*
  2. *Gross square feet (GSF), and*
  3. *Building efficiency (USF divided GSF).*

To reiterate the answer to question 5 above, the use of this facility for physical education instruction falls outside the norm of a standard classroom or lab space. There is no comparable standard to make this evaluation as we're not seeking to build a building but rather an outdoor multi-purpose space that accommodates a multitude of activities; instructional, recreational, and community/social.

## 7. Adequacy of space

*Describe whether and the extent to which the project is needed to meet modern educational standards and/or to improve space configurations, and how it would accomplish that.*

The current facility meets the needs of all programs that currently utilizes it and it is our goal to replace it in kind with a greater emphasis towards physical education and student recreation and less toward intercollegiate athletics. The track and infield surfaces would be all-weather and all-season and lit materials and lit for night use in order to maximize our student's access and use for the entire school year.

It is also the university's goal to reduce the amount of natural grass with artificial turf in pursuit of a more sustainable campus, saving maintenance dollars and water resources.

#### TEMPLATES REQUIRED IN APPENDIX FOR SCORING

- **Availability of space/campus utilization** (Appendix A)
- **Program-related space allocation** (N/A)



# Appendices

## Supporting Reference Data

**Appendix A - Availability of Space**

<b>Availability of Space/Campus Utilization Template</b>			
<b>2020 Four-year Higher Education Scoring Process</b>			
Required for all categories except Infrastructure and Acquisition.			
Project Name:	Eagles Recreational Facility		
Institution:	Eastern Washington University		
Campus Location:	Cheney, Washington		
Identify the average number of hours per week each (a) classroom seat and (b) classroom lab is expected to be utilized in Fall 2018 on the proposed project's campus. Please fill in the green shaded cells for the <b>campus</b> where the project is located.			
<b>(a) General University Classroom Utilization</b>		<b>(b) General University Lab Utilization</b>	
Fall 2019 Weekly Contact Hours	93,975	Fall 2019 Weekly Contact Hours	18,386
Multiply by % FTE Increase Budgeted	2.00%	Multiply by % FTE Increase Budgeted	2.00%
Expected Fall 2020 Contact Hours	95,855	Expected Fall 2020 Contact Hours	18,754
Expected Fall 2020 Classroom Seats	6,712	Expected Fall 2020 Class Lab Seats	2,433
<b>Expected Hours per Week Utilization</b>	<b>14.3</b>	<b>Expected Hours per Week Utilization</b>	<b>7.7</b>
HECB GUC Utilization Standard	22.0	HECB GUL Utilization Standard	16.0
Difference in Utilization Standard	-35%	Difference in Utilization Standard	-52%
If the campus does not meet the 22 hours per classroom seat and/or the 16 hours per class lab HECB utilization standards, describe any institutional plans for achieving that level of utilization.			
Based upon evaluation of overall campus space requirements during our last Comprehensive Campus Master Plan (2014), the University is currently evaluating the quantity and condition of classroom and laboratory spaces and seats. The process will evaluate those classroom and laboratory spaces that do not meet current needs, either quality or seat numbers. Those that cannot be scheduled at a high utilization rate will be taken offline and use for student support spaces, faculty offices, and other areas of need that were identified in our space analysis. This process will decrease the classroom and laboratory seating inventory to improve utilization rates.			

Appendix B - C100

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2020</i>		
Agency	Eastern Washington University	
Project Name	Eagles Recreational Facility	
OFM Project Number		

Contact Information		
Name	Jim Moeller / EWU Construction & Planning	
Phone Number	(509) 359-6565	
Email	<a href="mailto:jmoeller@ewu.edu">jmoeller@ewu.edu</a>	

Statistics			
Gross Square Feet	N/A	MACC per Square Foot	
Usable Square Feet	N/A	Escalated MACC per Square Foot	
Space Efficiency		A/E Fee Class	B
Construction Type	Stadiums multi-purpose	A/E Fee Percentage	8.88%
Remodel	No	Projected Life of Asset (Years)	40

Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	8.80%	Location Used for Tax Rate	3,202
Contingency Rate	5%		
Base Month	June-22	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start	September-21	Predesign End	October-21
Design Start	November-21	Design End	May-22
Construction Start	June-22	Construction End	November-22
Construction Duration	5 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	<b>\$5,934,172</b>	Total Project Escalated	<b>\$5,959,563</b>
		Rounded Escalated Total	<b>\$5,960,000</b>

<b>STATE OF WASHINGTON</b>		
<b>AGENCY / INSTITUTION PROJECT COST SUMMARY</b>		
<i>Updated June 2020</i>		
Agency	Eastern Washington University	
Project Name	Eagles Recreational Facility	
OFM Project Number		

**Cost Estimate Summary**

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$50,000		
A/E Basic Design Services	\$281,790		
Extra Services	\$65,000		
Other Services	\$126,601		
Design Services Contingency	\$26,170		
<b>Consultant Services Subtotal</b>	<b>\$549,561</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$550,310</b>

Construction			
Construction Contingencies	\$219,000	Construction Contingencies Escalated	\$220,074
Maximum Allowable Construction Cost (MACC)	\$4,380,000	Maximum Allowable Construction Cost (MACC) Escalated	\$4,399,992
Sales Tax	\$404,712	Sales Tax Escalated	\$406,566
<b>Construction Subtotal</b>	<b>\$5,003,712</b>	<b>Construction Subtotal Escalated</b>	<b>\$5,026,632</b>

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$0</b>	<b>Equipment Subtotal Escalated</b>	<b>\$0</b>

Artwork			
Artwork Subtotal	\$29,650	Artwork Subtotal Escalated	\$29,650

Agency Project Administration			
Agency Project Administration Subtotal	\$251,250		
DES Additional Services Subtotal	\$100,000		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$351,250</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$352,971</b>

Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0

Project Cost Estimate			
Total Project	<b>\$5,934,172</b>	Total Project Escalated	<b>\$5,959,563</b>
		Rounded Escalated Total	<b>\$5,960,000</b>

**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				
<b>ACQUISITION TOTAL</b>	<b>\$0</b>	<b>NA</b>	<b>\$0</b>	

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**Cost Estimate Details**

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Pre-design Study	\$50,000			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$50,000</b>	<b>1.0000</b>	<b>\$50,000</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$281,790			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$281,790</b>	<b>1.0000</b>	<b>\$281,790</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$20,000			
Geotechnical Investigation	\$10,000			
Commissioning				
Site Survey	\$10,000			
Testing	\$5,000			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$20,000			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$65,000</b>	<b>1.0000</b>	<b>\$65,000</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$126,601			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$126,601</b>	<b>1.0049</b>	<b>\$127,222</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$26,170			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$26,170</b>	<b>1.0049</b>	<b>\$26,298</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$549,561</b>		<b>\$550,310</b>	

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Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$150,000			
G20 - Site Improvements	\$0			
G30 - Site Mechanical Utilities	\$75,000			
G40 - Site Electrical Utilities	\$75,000			
G60 - Other Site Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$300,000</b>	<b>1.0000</b>	<b>\$300,000</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0000</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$80,000			
A20 - Basement Construction				
B10 - Superstructure	\$100,000			
B20 - Exterior Closure	\$75,000			
B30 - Roofing	\$40,000			
C10 - Interior Construction	\$50,000			
C20 - Stairs				
C30 - Interior Finishes	\$40,000			
D10 - Conveying				
D20 - Plumbing Systems	\$160,000			
D30 - HVAC Systems	\$35,000			
D40 - Fire Protection Systems				
D50 - Electrical Systems	\$250,000			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$200,000			
Bleachers	\$400,000			
Track	\$1,800,000			
Turf Infield	\$850,000			
<b>Sub TOTAL</b>	<b>\$4,080,000</b>	<b>1.0049</b>	<b>\$4,099,992</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$4,380,000</b>		<b>\$4,399,992</b>	

**Cost Estimate Details**

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$150,000			
G20 - Site Improvements	\$0			
G30 - Site Mechanical Utilities	\$75,000			
G40 - Site Electrical Utilities	\$75,000			
G60 - Other Site Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$300,000</b>	<b>1.0000</b>	<b>\$300,000</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0000</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$80,000			
A20 - Basement Construction				
B10 - Superstructure	\$100,000			
B20 - Exterior Closure	\$75,000			
B30 - Roofing	\$40,000			
C10 - Interior Construction	\$50,000			
C20 - Stairs				
C30 - Interior Finishes	\$40,000			
D10 - Conveying				
D20 - Plumbing Systems	\$160,000			
D30 - HVAC Systems	\$35,000			
D40 - Fire Protection Systems				
D50 - Electrical Systems	\$250,000			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$200,000			
Bleachers	\$400,000			
Track	\$1,800,000			
Turf Infield	\$850,000			
<b>Sub TOTAL</b>	<b>\$4,080,000</b>	<b>1.0049</b>	<b>\$4,099,992</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$4,380,000</b>		<b>\$4,399,992</b>	



**Cost Estimate Details**

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	\$0	1.0049	\$0	
<b>1) Non Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	\$0	1.0049	\$0	
<b>Sales Tax</b>				
<b>Sub TOTAL</b>	\$0		\$0	
<b>EQUIPMENT TOTAL</b>	\$0		\$0	

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**Cost Estimate Details**

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0			0.5% of total project cost for new construction
Higher Ed Artwork	\$29,650			0.5% of total project cost for new and renewal construction
Other				
Insert Row Here				
<b>ARTWORK TOTAL</b>	<b>\$29,650</b>	NA	<b>\$29,650</b>	

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**Cost Estimate Details**

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$251,250			
Additional Services	\$100,000			
Other				
Insert Row Here				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$351,250</b>	<b>1.0049</b>	<b>\$352,971</b>	

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**Cost Estimate Details**

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs				
Hazardous Material Remediation/Removal				
Historic and Archeological Mitigation				
Other				
Insert Row Here				
<b>OTHER COSTS TOTAL</b>	<b>\$0</b>	<b>1.0000</b>	<b>\$0</b>	

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<b>C-100(2020) Additional Notes</b>
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<b>Tab A. Acquisition</b>
<i>Insert Row Here</i>

<b>Tab B. Consultant Services</b>
<i>Insert Row Here</i>

<b>Tab C. Construction Contracts</b>
<i>Insert Row Here</i>

<b>Tab D. Equipment</b>
<i>Insert Row Here</i>

<b>Tab E. Artwork</b>
<i>Insert Row Here</i>

<b>Tab F. Project Management</b>
<i>Insert Row Here</i>

<b>Tab G. Other Costs</b>
<i>Insert Row Here</i>

**Appendix C – CBS 002**

# 370 - Eastern Washington University Capital Project Request

2021-23 Biennium

\*

Version: C1 Eastern Washington University

Report Number: CBS002

Date Run: 8/13/2020 11:14AM

Project Number: 40000103

Project Title: Eagle Recreational Facility

## Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 4

### Project Summary

Academic programs and general student recreational activities are critical to supporting of the university mission and Academic Strategic plan. The Eagle Recreational Facility is requested to support a wide variety of activities in the university community as well as community engagement and outreach. This is a multi-use facility intended to be used by all academic and non-academic student programs.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.**

Eastern Washington University is a four-year regional institution of higher education that offers students a broad and diverse college experience that goes beyond the classroom. In addition to the many diverse programs tailored to specific groups of students based on racial and ethnic backgrounds, personal interests, and academic pursuits, the programs that bring all students together are centered on recreation. EWU has a strong and active student recreation program that receives a broad base of support from a large percentage of its students.

**The request for this Standalone Replacement project is \$5,960,000.**

Because of the limitations of our financial resources, student recreation facilities must be shared with other programs including physical education, athletics, clubs, University-sponsored events, and community outreach. The facility that could be considered the most multi-purpose venue on our campus would be the track and the support facilities associated with it.

The current condition of the track is poor, having been patched and repaired numerous times over several decades. Support facilities are aging and in constant need of repair as well. In looking ahead to the future, the university's needs would be best served if the facility were in a different location, more approximate to the PE program and other recreation facilities and more detached from athletic facilities.

Eastern Washington University is recognized as a model diversity-serving institution. The projects prioritized in this request reflect the university's strategy to support students and deliver high quality academic programs. We embrace changing demographics and societal needs. Through culturally responsive curricula and campus activities, we work tirelessly to promote understanding and reduce disparity and inequity. Enhancing access to higher education in the Inland Northwest and beyond by recruiting and supporting traditional college-bound students and those from under-served populations.

**What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request. Be prepared to provide detailed cost backup.**

This is a request for a Standalone Replacement project. It will include funding for design and construction of this facility. If funding is approved the design of the project would begin November of 2021 and be completed in May of 2022. Construction would follow shortly, starting in June of 2022 and completed in November of 2022.

As is the case with most of the university projects this project could be phased. That said the scope of work and the request lend themselves better to having a single phased project. This will reduce duplication of construction overhead and administrative costs. It is preferred to have one construction project rather than two or more. We believe it to be more cost effective for the size and scope of the project. Current estimates are based upon market accepted cost per square foot calculations. As we begin design detailed cost analysis will be generated for review.

**How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?**

## Capital Project Request

2021-23 Biennium

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Version: C1 Eastern Washington University

Report Number: CBS002

Date Run: 8/13/2020 11:14AM

Project Number: 40000103

Project Title: Eagle Recreational Facility

**Description**

The current facility was constructed in the early 1960s as part of a complex serving physical education, student recreation and intercollegiate athletics. It is gone through several minor remodel and improvement projects to support and ancillary facilities, mostly for the benefit of football. The track itself, however, has never been replaced and only re-surfaced one time in the past 60 years. The last repair was performed in 2015 to correct selected areas of failure, only to be faced with an even greater number of repairs of the same type only 5-6 years later.

The deficiencies are mainly to the support facilities. The toilet facilities do not meet any ADA standards and because of the nature of its existing masonry construction, is not easily adapted or modified. For similar reasons, it is not feasible to make corrections that would meet the State's energy code requirements as well.

The results of not taking this action would be to restrict access to recreational facilities for academic programs as well as general recreation for student of Eastern. The current shared facilities have heavy usage that impacts the university facilities ability to maintain them in top condition.

**What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.**

A 2013 study was performed to determine a long-range plan for recreational facilities on our campus. The resulting recommendation was for a multi-use facility that included in all-weather track, artificial turf in field, bleacher seating for 2000 spectators with time-keepers booth and announcer's box, lighting for night use, and toilet facilities. This request is not including all recommendations made in the study with the notable omissions include parking, additional seating, and concessions.

Since this is a Standalone Replacement project there is not a pre design requirement associated with this project request.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.**

These facilities are used by all departments and all students through academic programs. Athletic clubs, Intramurals, University sponsored events and community outreach. Outdoor recreation is a substantial portion of student activities on the Eastern's Cheney campus.

**Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local or private funds?**

There is not additional funding that will supplement the completion of this project. The request is for state bonded funds (057).

**Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

These projects are developed and prioritized based upon the needs stated in the university Academic Strategic Plan (2018) <https://sites.ewu.edu/strategic-planning/>

and our Comprehensive Campus Master Plan (2014).

[https://d3tb2mkdocc4em.cloudfront.net/facilities/wp-content/uploads/sites/191/2017/01/EWU-CCMP\\_All-Sections\\_Web\\_optimized\\_v2.pdf](https://d3tb2mkdocc4em.cloudfront.net/facilities/wp-content/uploads/sites/191/2017/01/EWU-CCMP_All-Sections_Web_optimized_v2.pdf)

Our Strategic plans focus on provide and environment for student to learn, live and grow to become impactful citizens our local community and beyond. Facilities like this request facility are a part of a well round educational experience in which students and staff of all demographics can participate and grow as individuals from interactions with each other. This happens in and out of the classroom as well as during recreational activities on campus.

**For IT-related costs: Does this project fund the development or acquisition of a new or enhanced software or hardware system or service?**

There is not IT related cost associated with this project.



## Capital Project Request

2021-23 Biennium

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Version: C1 Eastern Washington University

Report Number: CBS002

Date Run: 8/13/2020 11:14AM

Project Number: 40000103

Project Title: Eagle Recreational Facility

**Description**

**Does this decision package (DP) fund the acquisition or enhancements of any agency data centers? (See OCIO Policy 184 for definition.)**

Not Applicable.

**Does this DP fund the continuation of a project that is, or will be, under OCIO oversight? (See OCIO Policy 121.) If the answer to any of these questions is yes, continue to the IT Addendum and follow the directions to meet the requirements for OCIO review.**

Not Applicable.

**If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action.**

**Agenda, including expenditure and FTE detail. See Chapter 12 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.**

This project is not linked to the Puget Sound Action Agenda.

**Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

When facilities are replaced or upgraded emissions, energy conservation, sustainability and reducing overall operating costs are a paramount consideration for the Eastern Campus. Planning and design for these projects will meet or exceed current Washington State Energy Code WAC 51-11C. We also review design and implementation against our Climate Action Plan and Washington State requirements for reduction of greenhouse gas emissions RCW 70.235.

This project is designed to address the necessary replacement of facilities that are past their effective lifecycle, are costly to operate because of age and technology, and are at risk of failure. Completion of these projects will update compliance with a variety of state and local jurisdictional requirements including:

- RCW 39.35D High Performance Public Buildings – high efficiency components and systems.
- RCW43.19.668; 669; 670; 682 Energy Conservation – high efficiency components and systems.
- HB 2311 Greenhouse Gas Emission Limits 2019.
- HB 1257 Clean Building for Washington Act 2019.
- EWU Facilities Climate Action Plan 2020 update.

**Is there additional information you would like decision makers to know when evaluating this request?**

The 2013 Recreational Facilities Master Plan Estimated the total cost of the project of over \$5,000,000 with some exclusions. This proposal would modify the scope such that some of those exclusions would be included such as field lighting and artificial turf, and other inclusions would be excluded such as concessions and parking. In a study performed in 2019 for the expansion of the football stadium, the cost of a new track facility was estimated at \$3,000,000 which did include artificial turf in field but not lighting or toilet facilities.

The project is estimated to cost **\$5,960,000** to be constructed as a design-bid-build project. Because this is a non-traditional project, not based upon normal occupancies and square foot cost projections, an LCCA is not applicable. What should be considered, however, is the cost of continual maintenance and eventual replacement of facility that should be located elsewhere. It's the university's desire to place its financial resources where it will receive the maximum long-term benefit for the greatest number of students, now and in the future.

The current facility meets the needs of all programs that currently utilizes it and it is our goal to replace it in kind with a greater emphasis towards physical education and student recreation and less toward intercollegiate athletics. The track and infield surfaces would be all-weather and all-season and lit materials and lit for night use in order to maximize our student's access and use for the entire school year.

It is also the university's goal to reduce the amount of natural grass with artificial turf in pursuit of a more sustainable campus, saving maintenance dollars and water resources.

Summary

**370 - Eastern Washington University  
Capital Project Request**

2021-23 Biennium

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Version: C1 Eastern Washington University

Report Number: CBS002

Date Run: 8/13/2020 11:14AM

Project Number: 40000103

Project Title: Eagle Recreational Facility

**Description**

**Location**

City: Cheney

County: Spokane

Legislative District: 006

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

There are no Growth Management Impacts associated with this project.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	5,960,000				5,960,000
	<b>Total</b>	<b>5,960,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,960,000</b>
<b>Future Fiscal Periods</b>						
		<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	
057-1	State Bldg Constr-State	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

Total one time start up and ongoing operating costs

# Capital Project Request

2021-23 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	370	370
Version	C1-A	C1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000103	40000103
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**Appendix D** – Institution Greenhouse Gas Emission Reduction Policy 2020



## Eastern Washington University Greenhouse Gas Reduction Policy March 1, 2020

**Purpose:** The purpose of the policy is to set forth EWU's commitment to reducing greenhouse gas within the area of campus operations and guide the university towards a collective goal of Washington State government agencies achieving carbon neutrality in 2050. This policy sets the greenhouse gas reduction standards for managing greenhouse gas emissions at Eastern Washington University and brings EWU in line with Washington State Legislation under RCW 70.235.

**History:** EWU is committed to reducing greenhouse gas emissions and reducing our impact on climate change. EWU is a signatory of the American College and University Presidents Climate Commitment, developed its first campus Sustainability Plan in 2012, and created the Office of Sustainability with the hiring of our first Sustainability Coordinator in 2016. EWU seeks to further these efforts by developing Sustainability focused policies that decrease our carbon footprint and other environmental impacts. In 2020 the Washington State Legislature passed HB 2311 that amends RCW 70.235 and strengthens the State's commitment to reducing greenhouse gas emissions with the goal to become carbon neutral by 2050. This policy is intended to align EWU's commitment to carbon emission reductions with Washington State policy and provide guidance as EWU progresses towards near carbon neutrality.

- I. Policy** – As part of its role as a State agency, EWU will work to meet the statewide greenhouse gas emission limits established in RCW 70.235.020:
  - i.** Year 2030 – Reduce greenhouse gas emissions by 45 % below 2005 levels
  - ii.** Year 2040 – Reduce greenhouse gas emissions by 70 % below 2005 levels
  - iii.** Year 2050 – Reduce greenhouse gas emissions by 95 % below 2005 levels; and support the collective goal of achieving net zero greenhouse gas emissions by the Washington State government agencies as a whole.
- II. Policy Review** – This policy will be reviewed annually and updated to reflect changes in Washington State Legislation as well as Eastern Washington University policies. The EWU Office of Sustainability will be tasked with the annual review and proposing updates to the policy as necessary.
- III. Greenhouse gas monitoring and reporting** – The Office of Sustainability is tasked with tracking greenhouse gas emissions and providing biannual reports to the State Efficiency and Environmental Performance Office at the Department of Commerce. As defined in RCW 70.235.050, these biannual reports will document steps taken in the previous biennium as well as actions planned for the next two biennia and long-term strategies to meet emission reduction targets. Reports will be submitted every two years, beginning in 2022, on June 1<sup>st</sup> of even numbered years to the Department of Commerce. Additionally, the Office of Sustainability will provide annual greenhouse gas reduction reports to the EWU VP of Business and Finance.

Appendix E - Images from 2013 Study

