

**CAPITAL PROJECT PROPOSALS 2021-2023**

**Medical & Mental Health Center**

**Renovation – Stand Alone**



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## **CAPITAL PROJECT PROPOSALS 2021-23**

**Medical & Mental Health Center  
Renovation – Stand Alone**

**Please direct questions about this proposal to:  
Steve DuPont, CWU Director of Government Relations  
509-201-0528**

**August 15, 2020**

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## CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Stand Alone

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

<b>INSTITUTION</b>	<b>CAMPUS LOCATION</b>
375 - Central Washington University	Ellensburg Washington
<b>PROJECT TITLE</b>	<b>FPMT UNIQUE FACILITY ID # (OR NA)</b>
Medical & Mental Health Center	NA
<b>PROJECT CATEGORY</b>	<b>PROJECT SUBCATEGORY</b>
Renovation	Standalone
<b>PROPOSAL IS</b>	
<b>New or Updated Proposal (for scoring)</b>	<b>Resubmitted Proposal (retain prior score)</b>
<input type="checkbox"/> New proposal <input checked="" 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>
Steve Dupont	Steve.dupont@cwu.edu / 509-201-0528

**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: Delano Palmer

Title: Director of Capital Planning & Projects

Signature:  Click or tap here to enter text.

Date: 8/14/20 Click or tap here to enter text.



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INSTITUTION	CAMPUS
Central Washington University	Ellensburg
PROJECT TITLE	
Medical and Mental Health Center	

## SUMMARY NARRATIVE

- **Problem statement (short description of the project – the needs and the benefits)**

The Medical and Mental Health Center was built in 1971 as a health center and “infirmary”—in effect, a small hospital. It has not had a major renovation or expansion since it was built. Fifty years ago, the enrollment of “Central Washington College of Education” was just 7,000; now the center serves enrollment of more than 11,000. Caseloads for services, particularly mental health services, are at all-time record highs; the medical and mental health center building is still exactly the same size as it was the day it opened nearly 50 years ago. CWU's student health center is one of only three at universities in the state and the only one at a regional institution that has earned accreditation.

The renovation of the facility will address outdated building components you would expect in a 1970s-era facility. The **original HVAC provides poor air circulation**, a critical concern for any medical facility, particularly in the midst of a pandemic. The air-handling system is not hypo-allergenic, as modern health facility standards would require.

The building has extreme heat issues in the summer, when outside temperatures rise above 90 or even 100 degrees. In order to protect the integrity of blood and tissue samples, the facility brings in portable air conditioning units. The facility is poorly insulated with single-pane windows, warped external doors, and a roof long-overdue for replacement.

The existing building has poor lighting and will require a complete replacement to meet current energy codes. The facility also requires a back-up generator to protect refrigerated medicines (i.e. vaccines).

The renovation would address problems created by using the ambulance entrance as the main entrance to the facility, which compromises safety and efficiency. As well the entrance lacks any protection from the weather. Deliveries load and unload in the snow and rain.

**Renovation would bring the building into compliance with state and federal laws requiring accommodations for the disabled.** Neither interior door widths nor patient examination rooms accommodate wheelchairs and no external doors provide automatic ADA access features. The project makes the facility compliant with local, state and federal fire codes; the building lacks sprinklers and fire suppression systems.

The building has all the technology infrastructure you might expect of a 1971 building: none. Examination rooms are not equipped to allow staff to take notes or dictate electronically, to pull up digital records, or to use video technology to consult remotely with patients, physicians or other clinicians. Consultation rooms don't even have telephones.

These challenges would be significant under any circumstance, but have become critical obstacles in the face of **double-digit increases in the demand for mental and behavioral health services**. Beginning in the 2013-14 academic year, the number of students needing mental health counseling began to climb. Since then, new counseling clients have increased by 359 percent and the number of client visits have increased by 84 percent. The group therapy program has become quite popular, as it has doubled in size since 2015. Unfortunately, due to space limitations, CWU is unable to offer as many group sessions as are needed.

**Space constraints** also are eroding the ability of staff to ensure patient privacy. Counseling Services has no formal lobby and so students must wait for their appointments in chairs that line the short entrance hallway. This space is also where other students line up to check-in for their appointments at Student Medical. Up to 20 students fill that space at any given time, threatening confidentiality as well as each client's overall comfort. This awkward public setting is a disincentive for students to seek mental health resources if they are worried about the stigma of needing them. The space also limits the ability to allow kiosks in the entrance hallway for self-check-in, due to electrical wiring and potentially impeding the entrance into the building.

**The benefit of this project** is that it will dramatically improve mental and medical health support that is critical to student success. The project will enhance the safety and accessibility of the facility and improve the ability of staff to guarantee privacy so essential to effective health care. As well, the project brings one of the highest-use facilities at the university into compliance with basic local, state and federal requirements for health and safety.

- **History of the project or facility**

The facility was constructed in 1971 and has never had a major remodel or expansion.

In 2002 CWU performed a feasibility study for the renovation of the building. The study has been reviewed and modified to ensure that it meets current needs.

In 2006, the facility was reaccredited for the third time by the Accreditation Association for Ambulatory Health Care, Inc., a national organization based in Wilmette, Ill.

In 2008, the university submitted a capital budget request to perform a renovation and addition to the facility, but it was not approved in the 2009 session, which was the first year of the Great Recession.

In 2010, CWU resubmitted the proposal for the 2011-13 biennium, but it was not funded.

- **University programs addressed or encompassed by the project**

This project addresses every program at the university by supporting good medical and mental health. Prompt attention to student health concerns is critical to persistence and retention. Across the country, one of the top reasons students drop out of college is health problems—behavioral, mental, and physical. Expanding the capacity of the university to address medical and mental health concerns of students will increase persistence and degree completion and reduce time to degree for students in all academic programs.

## CATEGORY-SPECIFIC 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 Medical and Mental Health Center, constructed in 1971, has never had a major remodel, but has had some minor space configurations.

### 2. Condition of building

*A. 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.*

The condition of the building according to the 2018 Comparable Framework is 3.5.  
**(Appendix G)**, Building Condition Index 2018).

*B. Identify whether the building is listed on the Washington Heritage Register, and if so, summarize its historic significance.*

The building is not historically significant and is not listed on the Washington Heritage Register.

### 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.*

**ASHRAE Standard 62.1 - Ventilation:** The HVAC system is currently unable to provide adequate ventilation in nearly all occupied zones. The system fans are inadequate, the ductwork is very leaky, and the supply/return air registers short circuit the air flow resulting in poor IAQ throughout the building. The zoning, duct layout and common return air plenum design is not appropriate for a medical facility. The replacement system and controls will establish compliance with this Standard and provide excellent IAQ.

**WAC 51-11C - Washington State Energy Code:** CWU's Medical & Mental Health Center has HVAC systems which do not meet this Code in the areas of system types (single fan dual duct systems are not allowed) and excessive fan horsepower. The lighting system does not meet this Code in the areas of total connected load per square foot, lack of occupancy based control, and perimeter daylighting control. The proposed HVAC and lighting system replacements will achieve performance levels better than these Code required minimums.

**ANSI/ASHRAE Standard 55** - Thermal Environmental Conditions for Human Occupancy: The HVAC systems in the Medical & Mental Health Center have so many deficiencies, primarily due to equipment that is beyond its useful life, that adequate comfort can no longer be assured. Also, many occupants plug in a space heater at their desk to maintain adequate heat due to inappropriate system zoning. This often overloads the electrical system and is a fire and safety hazard. The proposed system replacement will bring the HVAC systems into compliance with ASHRAE Standard 55.

**HB 1257 - Washington State Energy Performance Standard for Commercial Buildings:** The Department of Commerce is authorized by HB 1257 to develop rules for the adoption of the Washington State Energy Performance Standard for Commercial Buildings. HB 1257 requires Commerce to use ANSI/ASHRAE/IES standard 100-2018, Energy Efficiency in Existing Buildings (standard) as the basis for these rules. The Medical & Mental Health Center will not meet the State of Washington mandated energy targets without significant improvements to the HVAC system and building insulation. Non-compliance is subject to strict monetary penalties.

**RCW 70.235.070 – Greenhouse Gas (GHG) Emission Reductions:** The new HVAC system in this project will reduce GHG emissions in line with RCW 70.235.070.

**2018 WSEC, Section C405:** Existing lighting systems are not in compliance with the energy code for lighting controls, daylight harvesting, controlled receptacles and lighting power density. Proposed lighting systems will include a networked lighting control system and energy efficient LED lighting fixtures to meet the energy code requirements for control and lighting power density.

Code Reference Link: [https://sbcc.wa.gov/sites/default/files/2020-04/2018%20WSEC\\_C%20nd%20print.pdf](https://sbcc.wa.gov/sites/default/files/2020-04/2018%20WSEC_C%20nd%20print.pdf)

**2018 IBC, Section 1008:** Existing emergency lighting systems are not in compliance with the lighting requirements for emergency illumination along the entire building egress path. Proposed lighting systems will provide battery backed emergency and exit lighting along the full path of egress including the building exterior egress points.

Code Reference Link: <https://codes.iccsafe.org/content/IBC2015/chapter-10-means-of-egress>

#### 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.*

The total project cost will not exceed the estimated project cost of \$9,998,000. The escalated Maximum Allowable Construction Cost (MACC) is estimated at \$5,859,895. A **C-100 estimate form is included in Attachment B**. A more detailed cost estimate will be developed during the early stages of the design phase. The construction methodology will be design, bid, and build.

*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. (N/A)*

## 5. Availability of space/utilization on campus

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

CWU's 10-year capital plan consists of a series of projects that will replace and upgrade CWU's outdated inventory of instructional spaces. Changes will be made strategically in order to provide an optimum mix of general scheduled classroom and class/lab spaces to meet projected program needs and accommodate growth. CWU has analyzed and identified areas of low utilization instructional space and will address problem areas such as geographic location, quality of space, distribution of instructional space size and lack of modern instructional technology.

Central's activity-based budget (ABB) model also supports maximization of space use. ABB determines the resources that are available, as well as the proportionate share of expenses that are needed to run the university. An annual space mapping exercise determines each college's percentage of assignable space, and, in effect, charges each college for the use of office space, conference rooms, classrooms and labs. "Overhead units" have access to the balance of space.

### A. The utilization of classroom space

CWU currently exceeds the targeted 22-hour-per-week utilization standard for classroom space.

### B. The utilization of class laboratory space:

CWU class laboratory space is currently below targeted levels for class lab space.

## 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.*

The space allocations, which will be developed and verified during the schematic design phase, will be consistent with:

- Facility Evaluation and Planning Guide (FEPG) assignable square feet standards, and
- Building efficiency guidelines.

*B. Identify the following on form CBS002:*

1. Usable square feet (USF) in the proposed facility. Proposed facility is 10,671 USF
2. Gross square feet (GSF). Proposed facility is 17,785 GSF
3. Building efficiency (USF divided GSF). Target efficiency is 60 percent.

## 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 project is required to address severe overcrowding**, which leads to concerns about pathogen transmission, privacy, and effective business operations. The addition of 7,000 square feet will create collaboration and consultation capacity that is now lacking. As well, it will create traffic flow patterns and client-waiting settings that ensure professional and discrete patient relations. The renovation of the facility will address the irrational use of the emergency entrance as the main entrance to the building—both a safety and efficiency concern.

The building currently meets no modern educational standards for any of the following:

- **Digital communications:** the project will provide the infrastructure needed to support video conferencing, telecommunications, and secure Internet access throughout the building;
- **Building efficiency and safety.** The project will install modern fire suppression and energy efficiency systems, and replace legacy systems that cost more to maintain than to operate.
- **Health safeguards.** The project will bring the facility up to standard for educational healthcare facilities set by the American College Health Association and APPA. Key changes include replacement of the HVAC system which will support infection control by moderating air-change rates and levels of filtration; engineering strategies to maintain proper temperature and humidity; establishing controls to move air from clean to less clean areas; limiting air velocity.

#### TEMPLATES REQUIRED IN APPENDIX FOR SCORING

- Availability of space/campus utilization (**Appendix D**)
- Program-related space allocation (**Appendix E**)

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## CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

### APPENDICES

Appendix A	Capital Project Report CBS002
Appendix B	Project Cost Estimate C100
Appendix C	Degree Totals and Targets
Appendix D	Availability of Space/Campus Utilization
Appendix E	Assignable Square Feet Program-related Space Allocation
Appendix F	CWU Capital Master Plan 2019-2029
Appendix G	FCI Summary – Medical & Mental Health Center

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CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

APPENDIX A

Capital Project Report CBS002

## Capital Project Request

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 3:38PM

Project Number: 4000082

Project Title: Medical and Mental Health Center

**Description**

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 0

**Project Summary**

CWU's Medical and Mental Health Center was built in 1971 as a health center and "infirmary"—in effect, a small hospital. It has not had a major renovation or expansion since it was built. Fifty years ago, the enrollment of "Central Washington College of Education" was just 7,000; now the center serves enrollment of more than 11,000. Caseloads for services, particularly mental health services, are at all-time record highs; the medical and mental health center building is still exactly the same size as it was the day it opened nearly 50 years ago. CWU's student health center is one of only three at universities in the state and the only one at a regional institution that has earned accreditation.

**Project Description**

**What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.**

The renovation of the facility will address outdated building components you would expect in a 1970s-era facility. The **original HVAC provides poor air circulation**, a critical concern for any medical facility, particularly in the midst of a pandemic. The air-handling system is not hypo-allergenic, as modern health facility standards would require.

The building has extreme heat issues in the summer, when outside temperatures rise above 90 or even 100 degrees. In order to protect the integrity of blood and tissue samples, the facility brings in portable air conditioning units. The facility is poorly insulated with single-pane windows, warped external doors, and a roof long-overdue for replacement.

The existing building has poor lighting and will require a complete replacement to meet current energy codes. The facility also requires a back-up generator to protect refrigerated medicines (i.e. vaccines).

The renovation would address problems created by using the ambulance entrance as the main entrance to the facility, which compromises safety and efficiency. As well the entrance lacks any protection from the weather. Deliveries load and unload in the snow and rain.

**Renovation would bring the building into compliance with state and federal laws requiring accommodations for the disabled.** Neither interior door widths nor patient examination rooms accommodate wheelchairs and no external doors provide automatic ADA access features. The project makes the facility compliant with local, state and federal fire codes; the building lacks sprinklers and fire suppression systems.

The building has all the technology infrastructure you might expect of a 1971 building: none. Examination rooms are not equipped to allow staff to take notes or dictate electronically, to pull up digital records, or to use video technology to consult remotely with patients, physicians or other clinicians. Consultation rooms don't even have telephones.

These challenges would be significant under any circumstance, but have become critical obstacles in the face of **double-digit increases in the demand for mental and behavioral health services**. Beginning in the 2013-14 academic year, the number of students needing mental health counseling began to climb. Since then, new counseling clients have increased by 359 percent and the number of client visits have increased by 84 percent. The group therapy program has become quite popular, as it has doubled in size since 2015. Unfortunately, due to space limitations, CWU is unable to offer as many group sessions as are needed.

## Capital Project Request

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 3:38PM

Project Number: 4000082

Project Title: Medical and Mental Health Center

**Description**

**Space constraints** also are eroding the ability of staff to ensure patient privacy. Counseling Services has no formal lobby and so students must wait for their appointments in chairs that line the short entrance hallway. This space is also where other students line up to check-in for their appointments at Student Medical. Up to 20 students fill that space at any given time, threatening confidentiality as well as each client's overall comfort. This awkward public setting is a disincentive for students to seek mental health resources if they are worried about the stigma of needing them. The space also limits the ability to allow kiosks in the entrance hallway for self-check-in, due to electrical wiring and potentially impeding the entrance into the building.

**The benefit of this project** is that it will dramatically improve mental and medical health support that is critical to student success. The project will enhance the safety and accessibility of the facility and improve the ability of staff to guarantee privacy so essential to effective health care. As well, the project brings one of the highest-use facilities at the university into compliance with basic local, state and federal requirements for health and safety.

**What will the request produce or construct (predesign/design of a building, additional space, etc.)? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.**

This capital request is considered a "Stand-Alone Renovation" project that will be designed, permitted and built within the 21-23 biennium. The majority of the work is expected to be complete by June 2023

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

The project would correct the major deficiencies identified in question 1. No action may prevent students from receiving needed services and would allow the facility to continue to deteriorate (higher deferred repair costs) and waste state operating money to heat and cool a very energy inefficient facility

**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.**

As a Stand-Alone renovation project, to be designed and constructed in one biennium, a Pre-Design was not prepared. Alternatives will be reviewed during the programming/design phase, once the project is funded.

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

The Medical & Mental Health Center serves the entire local student population with medical treatment and mental health services

**Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

No, the project does not leverage non-state funding

**375 - Central Washington University  
Capital Project Request**

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 3:38PM

Project Number: 40000082

Project Title: Medical and Mental Health Center

**Description**

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.

This project is identified as a university priority on CWU's 2019-2029 Master Plan ([www.cwu.edu/facility/master-plan](http://www.cwu.edu/facility/master-plan)).

Does this project include IT related costs, including hardware, software, cloud based services, contracts or staff? If yes, attach IT Addendum.

No

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 2021-23 Operating Budget Instructions.

No, the project is not linked to the Puget Sound Action Agenda

How does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Yes, the existing building is very energy inefficient and will not meet state mandated goals for energy performance without a major renovation. A large portion of the project cost is to completely replace the early 1970s HVAC system and lighting to bring the building up to current energy code standards and medical facility guidelines

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

No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	9,998,000				9,998,000
	<b>Total</b>	<b>9,998,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,998,000</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>	

**375 - Central Washington University  
Capital Project Request**

2021-23 Biennium

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Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 3:38PM

Project Number: 4000082

Project Title: Medical and Mental Health Center

**Schedule and Statistics**

	<u>Start Date</u>	<u>End Date</u>
Predesign		
Design	7/1/2021	1/1/2022
Construction	3/1/2022	6/1/2023

	<u>Total</u>
Gross Square Feet:	17,785
Usable Square Feet:	10,671
Efficiency:	60.0%
Escalated MACC Cost per Sq. Ft.:	329
Construction Type:	Medical Facilities and Clinics
Is this a remodel?	Yes
A/E Fee Class:	A
A/E Fee Percentage:	12.94%

**Cost Summary**

	<u>Escalated Cost</u>	<u>% of Project</u>
<b>Acquisition Costs Total</b>	<b>0</b>	<b>0.0%</b>
<b>Consultant Services</b>		
Pre-Schematic Design Services	0	0.0%
Construction Documents	0	0.0%
Extra Services	358,070	3.6%
Other Services	0	0.0%
Design Services Contingency	120,150	1.2%
<b>Consultant Services Total</b>	<b>1,298,911</b>	<b>13.0%</b>
<b>Maximum Allowable Construction Cost(MACC)</b>	<b>5,859,895</b>	
Site work	208,400	2.1%
Related Project Costs	20,840	0.2%
Facility Construction	5,630,655	56.3%
GCCM Risk Contingency	0	0.0%
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	586,328	5.9%
Non Taxable Items	0	0.0%
Sales Tax	535,036	5.4%
<b>Construction Contracts Total</b>	<b>6,981,259</b>	<b>69.8%</b>
<b>Equipment</b>		
Equipment	771,902	7.7%
Non Taxable Items	0	0.0%
Sales Tax	64,068	0.6%

375 - Central Washington University  
Capital Project Request

2021-23 Biennium

\*

Version: 1A CWU Working Version 2021 - 2023

Report Number: CBS002

Date Run: 8/13/2020 3:38PM

Project Number: 4000082

Project Title: Medical and Mental Health Center

**Cost Summary**

	<u>Escalated Cost</u>	<u>% of Project</u>
Equipment Total	835,970	8.4%
Art Work Total	49,739	0.5%
Other Costs Total	349,070	3.5%
Project Management Total	482,654	4.8%
Grand Total Escalated Costs	<u>9,997,603</u>	
Rounded Grand Total Escalated Costs	9,998,000	

**Operating Impacts**

No Operating Impact



**Capital Project Request**

**2021-23 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2021-23	2021-23
Agency	375	375
Version	1A-A	1A-A
Project Classification	*	All Project Classifications
Capital Project Number	40000082	40000082
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

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CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

APPENDIX B

Project Cost Estimate CBS003 & C100

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2020*

Agency	Central Washington University
Project Name	Medical & Mental Health Center
OFM Project Number	40000082

**Contact Information**

Name	Steve Dupont
Phone Number	509-963-2111
Email	<a href="mailto:Steve.Dupont@cwu.edu">Steve.Dupont@cwu.edu</a>

**Statistics**

Gross Square Feet	17,785	MACC per Square Foot	\$312
Usable Square Feet	10,671	Escalated MACC per Square Foot	\$329
Space Efficiency	60.0%	A/E Fee Class	A
Construction Type	Medical office and clinic	A/E Fee Percentage	12.94%
Remodel	Yes	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>	8.30%	Location Used for Tax Rate	Elensburg
Contingency Rate	10%		
Base Month	June-20	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

**Schedule**

Predesign Start		Predesign End	
Design Start	July-21	Design End	January-22
Construction Start	March-22	Construction End	June-23
Construction Duration	15 Months		

Green cells must be filled in by user

**Project Cost Estimate**

Total Project	<b>\$9,487,444</b>	Total Project Escalated	<b>\$9,997,607</b>
		Rounded Escalated Total	<b>\$9,998,000</b>

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2020*

Agency	Central Washington University
Project Name	Medical & Mental Health Center
OFM Project Number	40000082

**Cost Estimate Summary**

Acquisition			
<b>Acquisition Subtotal</b>	<b>\$0</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$0</b>

Consultant Services			
Pre-design Services	\$0		
A/E Basic Design Services	\$544,600		
Extra Services	\$347,000		
Other Services	\$244,675		
Design Services Contingency	\$113,628		
<b>Consultant Services Subtotal</b>	<b>\$1,249,903</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$1,298,913</b>

Construction			
Construction Contingencies	\$554,500	Construction Contingencies Escalated	\$586,329
Maximum Allowable Construction Cost (MACC)	\$5,545,000	Maximum Allowable Construction Cost (MACC) Escalated	\$5,859,895
Sales Tax	\$506,259	Sales Tax Escalated	\$535,037
<b>Construction Subtotal</b>	<b>\$6,605,759</b>	<b>Construction Subtotal Escalated</b>	<b>\$6,981,261</b>

Equipment			
Equipment	\$730,000		
Sales Tax	\$60,590		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$790,590</b>	<b>Equipment Subtotal Escalated</b>	<b>\$835,970</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$49,739</b>	<b>Artwork Subtotal Escalated</b>	<b>\$49,739</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$456,454		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$456,454</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$482,654</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$335,000</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$349,070</b>

Project Cost Estimate			
Total Project	<b>\$9,487,444</b>	Total Project Escalated	<b>\$9,997,607</b>
		Rounded Escalated Total	<b>\$9,998,000</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>		NA	<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				
Predesign Study	\$0			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0258</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
A/E Basic Design Services	\$544,600			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$544,600</b>	<b>1.0319</b>	<b>\$561,973</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$20,000			
Geotechnical Investigation	\$10,000			
Commissioning	\$80,000			
Site Survey	\$20,000			
Testing	\$40,000			
LEED Services	\$20,000			
Voice/Data Consultant	\$30,000			
Value Engineering	\$20,000			
Constructability Review	\$15,000			
Environmental Mitigation (EIS)	\$50,000			
Landscape Consultant	\$20,000			
LCCA	\$2,000			
Traffic Impact Analysis (TIA)	\$20,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$347,000</b>	<b>1.0319</b>	<b>\$358,070</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$244,675			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$244,675</b>	<b>1.0574</b>	<b>\$258,720</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$113,628			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$113,628</b>	<b>1.0574</b>	<b>\$120,150</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>			<b>\$1,298,913</b>	

Green cells must be filled in by user

## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation	\$10,000				
G20 - Site Improvements	\$40,000				
G30 - Site Mechanical Utilities	\$50,000				
G40 - Site Electrical Utilities	\$100,000				
G60 - Other Site Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$200,000</b>		<b>1.0420</b>	<b>\$208,400</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention	\$20,000				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$20,000</b>		<b>1.0420</b>	<b>\$20,840</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$20,000				
A20 - Basement Construction					
B10 - Superstructure	\$75,000				
B20 - Exterior Closure	\$200,000				
B30 - Roofing	\$200,000				
C10 - Interior Construction	\$850,000				
C20 - Stairs	\$0				
C30 - Interior Finishes	\$650,000				
D10 - Conveying	\$0				
D20 - Plumbing Systems	\$800,000				
D30 - HVAC Systems	\$1,000,000				
D40 - Fire Protection Systems	\$400,000				
D50 - Electrical Systems	\$1,000,000				
F10 - Special Construction	\$30,000				
F20 - Selective Demolition	\$100,000				
General Conditions					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$5,325,000</b>		<b>1.0574</b>	<b>\$5,630,655</b>	
<b>4) Maximum Allowable Construction Cost</b>					
<b>MACC Sub TOTAL</b>	<b>\$5,545,000</b>			<b>\$5,859,895</b>	



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**7) Construction Contingency**

Allowance for Change Orders	\$554,500		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$554,500</b>	<b>1.0574</b>	<b>\$586,329</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0574</b>	<b>\$0</b>

**Sales Tax**

<b>Sub TOTAL</b>	<b>\$506,259</b>		<b>\$535,037</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$6,605,759</b>		<b>\$6,981,261</b>

Green cells must be filled in by user

## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$550,000				
E20 - Furnishings	\$180,000				
F10 - Special Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$730,000</b>		<b>1.0574</b>	<b>\$771,902</b>	
<b>1) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0574</b>	<b>\$0</b>	
<b>Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$60,590</b>			<b>\$64,068</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$790,590</b>			<b>\$835,970</b>	

Green cells must be filled in by user

## 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	\$49,739				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$49,739</b>		<b>NA</b>	<b>\$49,739</b>	

Green cells must be filled in by user

## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$456,454				
Additional Services					
Other					
Insert Row Here					
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$456,454</b>		<b>1.0574</b>	<b>\$482,654</b>	

Green cells must be filled in by user

## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$50,000				
Hazardous Material Remediation/Removal	\$50,000				
Historic and Archeological Mitigation	\$20,000				
Permitting / Plan Review	\$200,000				
Shop Support	\$15,000				
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$335,000</b>		<b>1.0420</b>	<b>\$349,070</b>	

Green cells must be filled in by user

**C-100(2020)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

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CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

APPENDIX C

Degree Totals and Targets



# Degree Totals and Targets Template

Required for Overarching Criteria for Major Growth, Renovation, Replacement and Research Proposals

<b>Institution:</b>	CENTRAL WASHINGTON UNIVERSITY
<b>Campus location:</b>	ELLENSBURG
<b>Project name:</b>	MEDICAL & MENTAL HEALTH CENTER

	Increase in bachelor's degrees awarded	Increase in bachelor's degrees awarded in high-demand fields	Increase in advanced degrees awarded
2018-19 Statewide Public Four-Year Dashboard (a)	2,423	695	315
Number of degrees targeted in 2021 (b)	73	21	9
2018-19 totals/2021 target (a/b)	3319.2%	3309.5%	3500.0%
<b>Score:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Comments:**

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CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

APPENDIX D

Availability of Space/Campus Utilization

## Availability of Space/Campus Utilization Template

### 2020 Four-year Higher Education Scoring Process

Required for all categories except Infrastructure and Acquisition.

Project Name:	Medical & Mental Health Center		
Institution:	Central Washington University		
Campus Location:	Ellensburg		
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	130,280		Fall 2019 Weekly Contact Hours
			33,788
Multiply by % FTE Increase Budgeted	0.00%		Multiply by % FTE Increase Budgeted
			0.00%
Expected Fall 2020 Contact Hours	130,280		Expected Fall 2020 Contact Hours
			33,788
Expected Fall 2020 Classroom Seats	6,447		Expected Fall 2020 Class Lab Seats
			3,357
<b>Expected Hours per Week Utilization</b>	<b>20.2</b>		<b>Expected Hours per Week Utilization</b>
			<b>10.1</b>
HECB GUC Utilization Standard	22.0		HECB GUL Utilization Standard
			16.0
Difference in Utilization Standard	-8%		Difference in Utilization Standard
			-37%
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.			
The CWU masterplan and strategic plans project and enrollment increase of 2,000 headcount by fall 2024. The Humanities and Social Sciences project includes a request to demolish Farrell Hall and L&L buildings which will take 1,032 seats of outdated instructional capacity out of service. This will allow CWU to "right-size" and re-balance our instructional capacity with teaching spaces that meet modern pedagogical demands.			

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CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

APPENDIX E

Assignable Square Feet Program-related Space Allocation

# Program Related Space Allocation Template

## Assignable Square Feet

Required for all Growth, Renovation and Replacement proposals.

**Institution:**

CENTRAL WASHINGTON UNIVERSITY

**Campus location:**

ELLENSBURG

**Project name:**

MEDICAL & MENTAL HEALTH CENTER

Input the assignable square feet for the proposed project under the applicable space types below:

Type of Space	Points	Assignable Square Feet	Percentage of total	Score [Points x Percentage]
Instructional space (classroom, laboratories)	10	720	6.75	0.67
Research space	2	-	0.00	0.00
Office space	4	2,320	21.74	0.87
Library and study collaborative space	10	-	0.00	0.00
Other non-residential space	8	7,631	71.51	5.72
Support and physical plant space	6	-	0.00	0.00
<b>Total</b>		<b>10,671</b>	<b>100.0</b>	<b>7.27</b>

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## CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

### APPENDIX F

Central Washington University

Capital Master Plan 2019-2029 is located at

[www.cwu.edu/facility/master-plan](http://www.cwu.edu/facility/master-plan)

See Chapter 4: CWU Capital Planning Priorities under section

“Facilities Priorities: Teaching & Learning”

An Interactive online campus map is located at

[www.cwu.edu/map](http://www.cwu.edu/map)

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CAPITAL PROJECT PROPOSALS 2021-23

Medical & Mental Health Center  
Renovation – Standalone Project

APPENDIX G  
2018 FCI Report

## Building Detail

---

Central Washington University  
CENTRAL WASHINGTON UNIVERSITY  
HEALTH CENTER Facility  
HEALTH CENTER

Institution ID 375

Site ID 375

Building ID A02261

---

Building Size - Gross	11,527	Building Size- Assignable	6,537
Year Of Original Construction	1971	Year Of Last Renovation	
Building Use Type	Student Services		
Construction Type	Light		

---

Survey Date	10/16/18	Survey By	EC
-------------	----------	-----------	----

## Building Condition Summary

Condition Index	0.23
Relative Condition Score	3
Weighted Avg Condition Score	3.5

---

## Building Components

Systems	Scores	Comments
---------	--------	----------

---

<b>A Substructure:</b>	<b>3.4</b>	
------------------------	------------	--

---

### Foundations

Standard Foundations	3
Slab on Grade	4

---

<b>B Shell:</b>	<b>3.5</b>	
-----------------	------------	--

---

### Superstructure

Floor Construction	3
Roof Construction	3

### Exterior Closure

Exterior Walls	4
Exterior Windows	4
Exterior Doors	4

### Roofing

Roof Coverings	4	
Roof Opening	4	
Projections		DOES NOT EXIST

---

<b>C Interiors:</b>	<b>3.7</b>	
---------------------	------------	--

---

## Building Detail

---

Central Washington University  
CENTRAL WASHINGTON UNIVERSITY  
HEALTH CENTER Facility  
HEALTH CENTER

Institution ID 375

Site ID 375

Building ID A02261

---

### Interior Construction

Fixed and Moveable Partitions	3
Interior Doors	4
Specialties	4

### Staircases

Stair Construction	DOES NOT EXIST
Stair Finishes	DOES NOT EXIST

### Interior Finishes

Wall Finishes	4
Floor Finishes	4
Ceiling Finishes	4

---

**D Services: 3.5**

---

### Vertical Transportation

Elevators and Lifts	DOES NOT EXIST
---------------------	----------------

### Plumbing

Plumbing Fixtures	4
Domestic Water Distribution	3
Sanitary Waste	3
Rain Water Drainage	3
Special Plumbing Systems	DOES NOT EXIST

### HVAC

Energy Supply	3
Heat Generating Systems	3
Cooling Generating Systems	DOES NOT EXIST
Distribution Systems	3
Terminal and Package Units	4
Controls and Instrumentation	4
Special HVAC Systems and Equipment	DOES NOT EXIST

### Fire Protection

Fire Protection Sprinkler Systems	DOES NOT EXIST
Stand-Pipe and Hose Systems	DOES NOT EXIST
Fire Protection Specialties	2
Special Fire Protection Systems	DOES NOT EXIST

### Electrical

Electrical Service and Distribution	4
Lighting and Branch Wiring	4
Communication and Security Systems	4
Special Electrical Systems	4

---

**E Equipment and Furnishings: 3.0**

---

## Building Detail

---

Central Washington University  
CENTRAL WASHINGTON UNIVERSITY  
HEALTH CENTER Facility  
HEALTH CENTER

Institution ID 375

Site ID 375

Building ID A02261

---

### Equipment and Furnishings

Fixed Furnishings and Equipment	3
Moveable Furnishings (Capital Funded Onl	3

---

E Special Construction: 5.0

---

### Special Construction

Integrated Constr. & Special Constr. Syste	5	INCINERATOR
Special Controls and Instrumentation		DOES NOT EXIST