EASTERN OREGON UNIVERSITY

CAMPUS ACCESSIBILITY & CIRCULATION/ HISTORIC PRESERVATION

Project Summary

Over the last 70 years, Eastern Oregon University's campus has existed against the backdrop of the Grand Ronde valley and surrounded by the city of La Grande's historic residential neighborhoods. Ad hoc development, deferred maintenance, coupled with old infrastructure and a need to improve campus access for current and prospective students, requires an investment in the site circulation systems. Improvements and repairs will meet an urgent need to bring the campus into ADA compliance, better serve the educational mission, comply with Historic Preservation (SHPO) recommendations, and reduce on-going operational cost.

Size
Varies: campus-wide project

Estimated Cost
$4,998,616

Proposed funding

XI-G Bonds	XX%
Gifts/Grants	2.5%
Campus maintenance funds	1.5%

Classification
Education & General

Sustainability
Plan is part of overall campus sustainability and climate action plan

Priority & Schedule
#1 priority for 2013-2015 biennium

Design	6-9 months
Construction	6 months

Master Plan Compliance

Upgrades to campus accessibility, circulation and historic preservation of the Inlow Hall Grand Staircase and other key areas will address EOU's 2012 Master Plan goals by:

- Providing universally accessible pedestrian connections – replace path network and add building access
- Improving campus entry and wayfinding to provide community connectivity
- Reducing maintenance by selectively replacing lawns with native landscapes
- Sustaining the historic character of campus by stabilizing cultural resources
- Improving campus safety by adding site lighting and removing site obscuring vegetation
- Unifying grounds as an academic campus that functions as an educational community
- Providing exterior resources which expand and support academic and social activities
- Reducing operational costs with a selective snow melt system

Board/State Priorities

To maintain its role in the OUS system, EOU continues to strive for excellence in its educational mission and to play a vital role in the regional community of northeast Oregon. In an effort to compete for the best students and expand its enrollment, the university needs to provide a safe, attractive and functional campus. Beyond achieving code compliance and reducing its maintenance burden, solving the campus circulation problems will support the university's goal of aiding recruitment, providing a better educational experience, and increasing student retention.

Cost Savings

Each year, a significant portion of EOU's facilities budget is devoted to removing hazards caused by broken sidewalks. Many of the primary building entrances and pedestrian routes are not universally accessible. This comprehensive improvement to campus circulation will allow EOU to utilize limited maintenance funding more effectively and proactively. An additional element to this design will be the replacement of large areas of grass lawns with alternative native plant materials. EOU currently irrigates, fertilizes, mows and edges over 2 million square feet (47.3 acres) of lawn.

Poor accessibility

Eroding pathways

Grand Stair

Need

Each year, EOU sees an increase in students needing physical accommodation. Access to campus buildings should be a basic right to all EOU students. Comprehensive wayfinding and circulation upgrades will allow EOU to better achieve its goal of universal accessibility to all students, faculty and staff. Restructuring of the circulation system will also allow the removal of redundant paths, thus reducing maintenance and repairs. Additionally, the Grand Staircase continues to fall deeper into disrepair. It needs immediate attention to remain a State of Oregon historic resource.

Campus Priority

Improvements to the campus entry, overall circulation, entrance and interior wayfinding and campus accessibility ranked among the highest priority items in a recent community survey that polled students, faculty, staff and community members as part of the 2012 Master Plan. Additionally, SHPO has had preservation of the Grand Staircase listed as a campus priority for more than a decade.

Finish what we start

EOU has taken the initiative to investigate community concerns, develop a plan to address them, and preserve its historic resources. All of this is in an effort to attract, retain and teach students of all ages and abilities. In order to maintain this momentum, EOU must proceed with improving the logical wayfinding and overall accessibility of its campus.

Leveraged Dollars

In addition to XI-G bonds, possible funding sources include grants from EOU maintenance funds,, and the city of La Grande. Additional gifts from donors and the community could be requested. Additionally, the EOU Foundation worked with SHPO and private donors to secure $36,000 in initial funding toward this vital campus improvement project.

Sustainability

Although the primary focus of this effort will be the improved wayfinding and accessibility of campus users, an essential by-product of the work will be the opportunity to replace water-intensive grass lawns with drought tolerant native landscape. Plans call for reducing irrigation water consumption by 1,500,000 gallons with completion of this campus improvement effort.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	2 months
Schematic/Design Development	3 months
Complete Bid Docs	3 months
Bidding	1 month
Construction	6 month
Proposed Occupancy Year & Term	

EASTERN OREGON UNIVERSITY

RESTORE HISTORIC MILL CREEK
MILL CREEK FLOOD CONTROL

Project Summary

The 1928 plan for Eastern Oregon University thoughtfully incorporated free flowing Mill Creek into the campus landscape. Over time, campus development changed and pushed to the south, which required the campus section of Mill Creek to be placed in a storm sewer. However, during heavy rain events the piped creek has historically flooded portions of the campus and its buildings, causing severe maintenance and repair issues. In an effort to mitigate Mill Creek's periodic flood events, the flow should be removed from the storm sewer and restored to pass through the EOU campus as originally intended.

Size
7-10 acres

Estimated Cost
$4,819,069

Proposed funding

XI-G bonds	XX%
Gifts/Grants	XX%
La Grande Public Works	XX%
Campus maintenance funds	2.0%

Classification
Education & General

Sustainability
Plan is part of overall campus sustainability and climate action plan

Priority & Schedule
#2 priority for 2013-2015 biennium

Design	6-9 months
Construction	6 months

Master Plan Compliance

Restoring historic Mill Creek will address EOU's Master Plan goals by:

- Protecting campus buildings and lands from flood events
- Providing flood mitigation for lands downstream of campus
- Enhancing campus character to create greater landscape diversity
- Creating on-site educational opportunities for research and study
- Establishing a riparian corridor to create habitat for native flora and fauna, including a native trout population that exists both upstream and downstream of the piped area

Board/State Priorities

To achieve the 40-40-20 goals, EOU will need to attract, retain and matriculate more students than ever before. This will require outreach goals that are supported by unique on-campus opportunities for programs that offer opportunities for hands-on learning with real-world applicability. The restoration of Mill Creek will directly enhance the environmental programs that will lead to Oregon's leadership in the green economy. It will do this while reducing EOU's risk exposure for ongoing and costly flood mitigation. This project will address OUS's priorities by:

- Support Oregon STEM (Science, Technology, Engineering and Mathematics) initiatives
- Provide opportunity for partnering opportunities with local industry focused on agriculture, native habitat restoration and ecological maintenance
- Reduce flood risk and associated maintenance cost
- Add academic programs that focus on Oregon's leadership in the green economy
- Create a unique living laboratory for EOU science and agriculture programs by restoring native landscape and wildlife elements on campus

Culvert at 4th & H

Drainage sculpture

Downstream (ideal) condition

Cost Savings

Improvements will provide two avenues for cost savings. An immediate savings will come with the reduction of operational maintenance necessary to maintain over 10 acres of irrigated lawn. Additional savings will come as a preemptive measure. By preventing possible flood events, the one-time cost of the project will more than offset costs associated with future reoccurring flood repairs and clean-ups.

Need

This project provides much-needed flood control and mitigation measures while reducing costly ongoing maintenance expenditures. Additionally, the restoration of Mill Creek will create a unique academic opportunity for EOU and OUS by developing a living laboratory of native riparian environment that will enhance existing academic program offerings and attract students to the unique environment of northeast Oregon.

Campus Priority

Based on surveys completed as part of the 2012 Master Plan process, we know that students, faculty and staff select EOU in large part due to the rich natural landscape that the region provides. Yet the campus itself does not reflect or embrace the native landscape. Nothing symbolizes this more than the buried Mill Creek, made worse by the fact that the piped section floods periodically. In an effort to protect campus facilities from flood events and their associated damages, the campus places a high priority on this project. Construction is envisioned to be completed by 2015. This project will address OUS's priorities by improving the attractiveness of campus by reflecting the natural landscape, enhancing locally-important academic programs, and reducing the periodic cost of flood mitigation

Finish what we start

The project mitigates the risk of flooding and has the added value of providing on-campus opportunities to study and research the natural riparian environment in support of many campus programs, such as Natural Resources, Ecology, Range Management and other affiliated arts and science programs. Restoration of Mill Creek will allow EOU to position itself to attract and retain students interested in pursuing leadership roles as Oregon's science and environmental leaders of the future.

Leveraged Dollars

EOU is requesting XI-G bonds as the primary source of funding. Additional possible funding sources include grants from FEMA, USACE, EPA, ODFW, EOU Facilities, La Grande Public Works, State Lands, and donations.

Sustainability

The campus will see a dramatic increase in its physical and social connection to the local environment through the creation of this riparian corridor. The creek will provide habitat for plants and animals and allow for the expanded environmental stewardship by the EOU community. As a result of the new creek corridor being brought to the surface, acres of campus lawn will be replaced with native meadow, dramatically reducing the consumption of irrigation, maintenance efforts, and petrochemicals for fertilizer and herbicides.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	3 months
Schematic/Design Development	3 months
Complete Bid Docs	3 months
Bidding	1 month
Construction	6 months
Proposed Occupancy Year & Term	

EASTERN OREGON UNIVERSITY

INLOW HALL RENOVATION—PHASE II

Project summary

Inlow Hall is EOU's Administration and Student Services building. The facility is the original campus building and is listed on the State and National Historic Registers. It is the first building that prospective students see, their last stop before graduation and a periodic place of interaction with students as they register for classes, assemble financial aid, receive career guidance and wok with leadership and administration to get the most out of their experience at EOU. Phase I (first floor renovation) was completed in 2010 and has been certified by USGBC to LEED CI Gold level. Phase II will complete the interior renovation, seismic upgrade and energy conservation measures for the second floor of Inlow Hall.

Size
15,000 total gross square feet
1 story renovation

Estimated Cost
$2,512,489

Possible funding sources

XI-G Bonds	85%
SELP loan	15%

Classification
Education & General

Department/programs
Administration, Student Affairs, Academic Affairs

Sustainability
LEED Gold target, 20% Energy Reduction

Priority & Schedule
#3 priority for 2013-2015 biennium

Design	3 months, predesign complete
Construction	6 months

Master Plan Compliance

The 2012 Master Plan lists completion of the partial renovation of Inlow Hall as a top priority in order to:

- Improve seismic safety for students, faculty and staff
- Improve energy efficiency and thermal comfort
- Improve access to essential student services and EOU administration
- Preserve historic integrity of the building as a campus, local, state and national asset

Board/State Priorities

The 40-40-20 plan will require all OUS institutions to maximize their outreach to meet the aggressive goals for degree issuance. Inlow Hall houses the services and staff necessary to achieve those goals.

- Facilitate attraction and retention of students through improved access to essential administrative services such as academic advising, financial aid, admissions and student/academic affairs

Cost Savings

Initial available funding was inadequate to complete the full renovation called for under the project scope defined in the 2008 funding request. Rather than abandon the project, EOU chose to create a master plan that addressed all necessary functional requirements, energy efficiency and life safety improvements. Phase I focused on the main floor and included seismic and mechanical improvements that created a welcoming and well-organized experience for students and operational efficiency improvements greater than 30% in some cases. Phase 2 will:

- Meet or exceed operational efficiency improvements of Phase I
- Complete the student service and operation efficiency improvements of Phase I

Renovation of Inlow Hall First Floor

Existing 2nd floor

Historic and iconic Inlow Hall

Need

The original design for Inlow Hall was completed in 1928, and the building is significantly out of compliance with current life safety code requirements for seismic and energy performance. Completing the renovation of Inlow Hall will:

- Improve the seismic safety of the building, as well as improving the energy efficiency and thermal comfort.
- Improve access to student and administrative services offered in the building.
- Facilitate fulfillment of the EOU Strategic Plan's modest growth expectations, by increasing service and outreach to new and existing students

Campus Priority

This project is a top priority for the master plan. The project is ready to begin, with minimal design documentation necessary to finalize the bid documents for the second phase.

Finish what we start

EOU is committed to renovating existing facilities before adding new replacement facilities. The renovation of Inlow Hall exemplifies this. Faced with partial initial funding for renovation, EOU chose to master plan the project and complete the highest priority need first. Now is the time to complete the initial renovation effort.

Leveraged Dollars

Possible funding sources include SELP loans, FEMA grants, 11-G bonds, and philanthropic donations.

Sustainability

Inlow Hall Phase 1 attained LEED Gold certification, making it the first project in the region to meet this high level of sustainability. The goal for Inlow Hall Phase 2 is LEED Gold certification.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	0 months
Schematic/Design Development	2 months
Complete Bid Docs	1 month
Bidding	1 month
Construction	6 months
Proposed Occupancy Year & Term	

EASTERN OREGON UNIVERSITY

INFORMATION TECHNOLOGY INFRASTRUCTURE UPGRADE
DISTANCE LEARNING CLASSROOMS

Project Summary

Eastern Oregon University's distance learning technology infrastructure has at times been developed in an ad-hoc manner, bending to immediate needs while forgoing long term objectives. The university's once heralded online distance learning program has fallen out of pace with current leading edge technologies and practices. Yet EOU is one of only a few universities to provide both undergraduate and graduate degrees completely online. Deferred maintenance, coupled with old infrastructure and a need to upgrade network access for current and prospective students, requires an investment in the on-site infrastructure to develop a fault tolerant, high capacity network. Upgrades in these areas will bring EOU into compliance with recommendations from recent OUS audits of campus technology infrastructure. These infrastructure improvements, coupled with the installation of automated live-capture video in existing classrooms, will bring EOU into the 21st century of network and distance learning technology. All students will immediately benefit from these important and necessary upgrades. Additionally, this will facilitate future enrollment growth both on campus, and through distance learning initiatives.

Size
Varies: campus-wide project

Estimated Cost
$4,874,256

Proposed funding

XI-Q bonds	86%
XI-G Bonds	6.7%
Title-3 Grant	6.3%
Campus Maintenance Funds	1.0%

Classification
Information Technology
Education & General

Department/programs
Information Technology
Distance Learning

Sustainability
Improved energy efficiency of existing service 10-20%

Priority & Schedule
#4 priority for 2013-2015 biennium

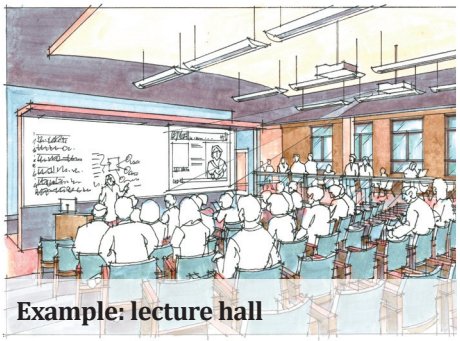
Design	3-4 months
Construction	6 months

Master Plan Compliance

Upgrades to the campus and distance learning technology infrastructure will address the 2012 Master Plan by:

- Providing a fault-tolerant, high capacity, high performance campus network to better serve all students, while reducing costly outages.
- Replacing end-of-life (EOL) technology infrastructure with current technology to reduce service outages, and increase availability and security.
- Providing a system to meet security requirements addressed in Oregon University System (OUS) Audits.
- Providing an up-to-date campus telecommunications plant in order to support current and future performance needs.
- Implementing single sign-on system to provide improved security and authentication as addressed by OUS Audits.
- Improving data protection and security by expanding storage infrastructure.
- Enhancing current IP Video, Network and Video-Conferencing services for Distance Education students.
- Providing higher distance learning capacity through expanded server deployment.
- Converting two existing classrooms in each of five academic buildings into fully automated, live capture distance learning venues.

Existing Distance Learning control room



Example: lecture hall

Example: Control room

Board/State Priorities

To maintain its role in the OUS system, EOU continues to strive for excellence in its educational mission and to play a vital role in the regional community of Northeast Oregon. In an effort to compete for the best students and increase its enrollment, the university needs to provide a robust and growing on-campus and distance learning technology infrastructure.

Cost Savings

Development of this long term, modularizing network and server infrastructure will reduce or eliminate significant ongoing maintenance and repair costs. The project will allow the establishment of a continual replacement timeline, reducing future costs and enabling EOU to adapt to changing technologies and a growing student enrollment.

Need

Each year, EOU has seen an increase in online student enrollment. In the 2011/2012 academic year, online student enrollment surpassed traditional on-campus student enrollment. To support EOU's mission, improving our technology infrastructure and increasing the number of distance learning venues will support continuing growth in distance learning programs. In addition to meeting EOU's mission goals, a number of end-of-life components have been identified within the campus technology infrastructure that must be replaced. Many of these identified components have a direct impact upon our ability to provide reliable distance learning services.

Campus Priority

Improvements to the campus network and server infrastructure, including wireless capacity and distribution, distance learning technologies and core network services, ranked among the highest priority items in a recent community survey that polled students, faculty, staff and community members as part of the 2012 Master Plan.

Finish what we start

EOU has taken the initiative to investigate community concerns, develop a plan to address them, and grow our online technology resources for our students. All of this is in an effort to attract, retain and teach students of all ages and abilities. In order to maintain this momentum, EOU must proceed with improving the distance learning technology infrastructure to continue EOU's growth in the coming years.

Leveraged Dollars

Possible funding sources include XI-Q bonds, grants from EOU maintenance funds, OUS, and Title-3 grant funding. Additional gifts from donors and the community could be requested. Existing COPS bonds will provide a partial funding source for some of the necessary campus upgrades.

Sustainability

Although the primary focus of this effort will be to improve distance and on-campus core network and server infrastructure, an essential by-product will be a reduction in power consumption through the utilization of virtual and other non-physical techniques in university data centers.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	2 months
Schematic/Design Development	3 months
Complete Bid Docs	1 month
Bidding	1 month
Construction	6 months
Proposed Occupancy Year & Term	

EASTERN OREGON UNIVERSITY

NEW ATHLETICS & RECREATION FIELD HOUSE

Project Summary

EOU's athletics and recreation programs are essential elements of our educational mission. In addition to the physical education and sports medicine academic programs, sports and recreation are fundamental drivers for the Eastern experience. In the past, athletes, students and staff utilized the Ackerman Gym for winter and wet weather practice. However, that space has been repurposed and athletes do not have a venue for winter use. Winters can be harsh in Eastern Oregon, so a semi-conditioned space is essential to meeting this need. A new Field House of approximately 11,250 sf would provide space for athletic practice, intramural sports and recreation use during the winter and wet weather. The building is anticipated to be a light duty industrial or pre-engineered enclosed building with minimal heating, natural ventilation cooling, track surface, multi-use field surface, artificial and natural lighting. The facility will be located at the south part of campus, near Quinn Coliseum and the Community Stadium.

Size
11,250 total gross square feet
1 story

Estimated Cost
$1,513,434

Proposed funding

XI-F bonds	XX%
XI-G Bonds	XX%
Per-use Fees	XX%
Gifts/Grants	XX%

Classification
Athletics
Education & General

Department programs
Athletics

Sustainability
LEED Silver equivalent target

Priority & Schedule
#5 priority for 2013-2015 biennium
To be completed to correspond with the renovation of Quinn Coliseum

Design	7 months
Construction	8 months

Master Plan Compliance

Upgrades to the Field House will address EOU's 2012 Master Plan goals by:

- Replacing the former Ackerman Gym venue
- Facilitating winter and weather practice for athletes, students and staff
- Reducing the load on Quinn Coliseum, thereby reducing operational and maintenance on that building

Board/State Priorities

Academic success and improved access are primary goals for the OUS. According to several studies research suggests a direct correlation between student participation in athletics and persistence to matriculation. Additionally, athletic events and tournaments are often the first contact between EOU and prospective students. The planned Field House will be used by EOU intramural and intercollegiate student-athletes, making it a vital element of EOU's academic mission. But it will also be used during all seasons for community events, shared use with community schools, tournaments and other multi-use events making it part of EOU's overall outreach goals in support of the 40-40-20 plan.

Cost Savings

The current cost of practice facilities for off-season and training is difficult to itemize since students currently use ad hoc repurposed space in Quinn Coliseum and the outdoor fields on south campus. However, off-season use of the fields has led to additional field maintenance and Quinn will no longer be available after the renovation is complete in Fall 2014. If a permanent on-campus venue is not provided to accommodate off-season training for recreational and inter-collegiate athletes, EOU will be forced to find off-campus accommodations which will increase our operational costs and put student success at risk. Additionally, such a venue could generate revenue by supporting tournament and conference use year around.

example: Dimond Park Alaska Field House

example: University of Akron Stile Field House

Need

Since the use curtailment of Ackerman Gym for practice and seasonal training, EOU students have had to find alternate venues, including temporary re-purposing of Quinn Coliseum and off-season use of EOU fields that have caused damage resulting in increased maintenance costs. Quinn is beginning a renovation program that will require the end of the temporary practice facilities that have developed ad hoc to meet student needs. Without the addition of a field house, EOU will be forced to find off-campus rental space in order to maintain athletics and recreation training programs that are connected to academic success of our students.

Campus Priority

The 2012 Campus Master Plan has focused on creating a more supportive, inclusive and accessible environment for the EOU campus. EOU recreational and inter-collegiate athletes are a significant portion of our on-campus population. To force them to find off-campus venues to support training and sporting events would undermine the focused effort of the master plan and reduce the benefit of participation on athletic success.

Finish what we start

A new field house could be completed in six months or less, allowing it to be completed during the time frame of the Quinn Coliseum renovation if funding were provided. This ideal situation would allow seamless integration of a complete enhancement to the intramural and inter-collegiate programs on campus. These programs are highly valued by students on campus and closely tied to the academic mission of EOU.

Leveraged Dollars

EOU anticipates a fund-raising campaign to be led by the EOU foundation to 11-F bonds for the project. Bonds would be partially re-paid through per-use fees, as well as use agreements with local and regional users.

Sustainability

The goal for the Field House Infrastructure is primarily in support of student athletics and recreation. However, with a focus on off-season use, it will have the added benefit of reducing off-season damage to fields that lead to erosion, reliance on fertilizers and off-season irrigation. The new facility would significantly reduce off season operational costs and water usage.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	3 months
Schematic/Design Development	3 months
Complete Bid Docs	3 months
Bidding	1 month
Construction	8 months
Proposed Occupancy Year & Term	

EASTERN OREGON UNIVERSITY

COMMUNITY STADIUM FIELD RENOVATION

Project Summary

Eastern Oregon University is at the heart of the La Grande community and plays a pivotal role in bringing surrounding rural communities together. EOU's football and track facilities are used by many of these communities bringing a unique level of contact and exposure. This exposure has the potential to solidify the campus identity and positively support recruitment. The current track and football field facilities are degraded and inefficient causing excessive operational costs and irrigation. Improvements to these facilities will support increased use by the collective community and reduce ongoing costs.

Size
1 acre

Estimated cost
$4,964,546

Proposed funding

XI-G Bonds	XX%
XI-F Bonds	XX%
Campus Maintenance funds	XX%
Gifts/Grants	XX%

Classification
Athletics
Education & General

Department programs
Athletics

Sustainability
Artificial turf will reduce irrigation load by 2.6 million gallons/year

Priority & Schedule
#2 priority for 2015-2017 biennium

Design	4-6 months
Construction	10 months

Master Plan Compliance

Upgrades to campus community and recreational facilities will address EOU's 2012 Master Plan goals by:

- Providing a shared resource and increased community connectivity
- Improving community entry and create welcoming atmosphere
- Reducing maintenance by replacing lawn with synthetic turf
- Decreasing consumption of water, fertilizers, and fuel by replacing lawn with synthetic turf
- Improve competitive recruitment by offering higher quality of facilities

Board/State Priorities

To maintain its role in the OUS system, EOU continues to strive for excellence in its educational mission and to play a vital role in the regional community of northeast Oregon. In an effort to compete for the best students and expand its enrollment, the university needs to increase its regional exposure and provide high quality facilities.

Cost Savings

Each year, a significant portion of EOU's facilities and grounds budget is devoted to maintaining the athletic facilities, repairing over-used fields and supplying irrigation. This comprehensive improvement to the field will allow EOU to utilize limited maintenance funding more effectively and proactively.

Need

The Community Field is currently an overused resource. Because it has year-round use , EOU needs to increase the durability of fields and reduce operational costs. A synthetic turf will reduce the need for irrigation and chemical fertilizers, helping EOU meet campus sustainability goals. A well-maintained field will also increase its presence in regional community.

Campus Priority

The existing field requires over 2 million gallons of water per year to maintain. This expense makes renovating the community field a high priority for the campus.

Design concept by Henneberry Eddy Architects

Existing Community Stadium, no ADA accessibility

Existing poor pedestrian accessibility

Finish what we start

Through outreach efforts, EOU has identified shared community needs, and developed a plan to address them, and improve its resources. All of this is in an effort to improve community relations and attract, retain and teach students.

Leveraged Dollars

Possible funding sources include grants from EOU maintenance funds, local partners and the city of La Grande. Additional gifts from donors and the community could be requested.

Sustainability

Although the primary focus of this effort will be the improved community athletic facilities, the opportunity to replace water-intensive grass lawns with synthetic turf will save over 2,500,000 gallons of water annually and reduce the use of petrochemicals and fuel.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	3 months
Schematic/Design Development	4 months
Complete Bid Docs	1 month
Bidding	1 month
Construction	10 months
Proposed Occupancy Year & Term	

EASTERN OREGON UNIVERSITY

NEW LIVE-LEARN-TECHNOLOGY CENTER

Project Summary

The Live-Learn-Technology Center (LLTC) will provide EOU a new 150-bed residence hall to replace Hunt Hall, the original women's dorm building. The project also includes demolition and site preparation of the existing partially Hunt defunct Hall. The multi-use facility will be designed to house first and second year students, provide 3-4 classrooms informal learning spaces, and a new technology hub creating a complete learning-centered campus environment and the nexus of technology on campus. By combining these elements into one facility, EOU will turn the challenge of waste heat produced by the data center into a energy source for the heating dependent residence halls. This will create significant energy savings while providing students with the social synergy of a 24-hour live-learn environment. The facilities will be designed to target LEED Gold certification.

Size
48,000 total gross square feet Residence Hall
6,000 total gross square feet classroom/office
2,000 total gross square feet data center
3,000 total gross square feet IT offices/support
3 stories

Estimated Cost
$22,779,985

Proposed funding

XI-F Bonds	XX%
XI-G Bonds	XX%
Public/Private Partnership	XX%
501c3	XX%

Classification
Auxiliary , Education & General, Information Technology

Department programs
Residence Life, Academic, Information Technology

Sustainability
LEED Gold target, 30% energy reduction

Priority & Schedule
#1 priority for 2015-2017 biennium

Design	7-9 months
Construction	14 months

Master Plan Compliance

The 2012 Master Plan envisions modest growth on campus, additional on-campus housing, and increased growth in distance learning. To accommodate these goals, EOU will need to upgrade the existing data center and replace the partially unusable Hunt Hall, portions of which have been vacant since the 1970's and determined cost-prohibitive to renovate. The existing data hub is located in Pierce Library and Inlow Hall. Both areas are below grade and subject to flooding. A LLTC is a central aspect of EOU's Master Plan goals:

- Replace the outdated and partially defunct Hunt Hall
- Replace 100 displaced student beds and add 50 additional student beds
- Relocated existing data center in above-grade location to prevent flood damage
- Provide new data equipment to support growth in distance learning programs
- Provide a new, energy efficient, affordable and safe residence hall

Board/State Priorities

Numerous studies have demonstrated the causal link between predicted academic performance and students living on campus. The LLTC will support the state's 40-40-20 plan and STEM goals by creating a 24-hour technology focused live-learn environment for students.

Cost Savings

The existing Hunt Hall was so expensive to operate and maintain, large areas of the building have remained vacant since the 1970s. Yet, on-campus housing is both a need and a goal of EOU. A new, efficient and modern residence hall will attract new students and encourage them to stay on campus. Combining the data center with the residence hall will allow EOU to significantly reduce operational costs of both elements.

Hunt Hall, "A" wing

Hunt interiors

example: Live-Learn Center

Need

EOU has seen steady growth over the past several years and expects to see this modest steady growth continue for the next decade. The new facility will accommodate all of the displaced active housing units from Hunt Hall and provide for modest growth of 50 additional student beds. To take advantage of the synergies created with a "live-learn" facility and accommodate on-campus classroom needs, the LLTC will include 3-4 mid-sized classrooms as well as student program amenities to enhance both the academic and social experience of the student residents. To accommodate growing distance learning programs, the LLTC will provide a new data center and technology hub.

Campus Priority (add in # priority for EOU for biennium statement)

The LLTC is one of two significant new construction elements envisioned in the 2012 Campus Master Plan. Completion of the project will allow EOU to replace the defunct Hunt Hall with a new building that supports distance learning programs, on-campus academic growth, and student residents. Additionally, it provides a centralized hub for the data center that is away from flood-prone areas.

Finish what we start

EOU has been steadily increasing its on-campus residential student body and its off-campus distance learning programs. This is part of the overall goal of both attraction and retention of students seeking four-year degrees. Housing is vital to achieving that goal and directly links to our academic mission and core value of providing high-quality liberal arts and professional programs grounded in an atmosphere that focuses on personal attention to our students.

Leveraged Dollars

As an auxiliary, the new residence hall will be a revenue generating project. IT infrastructure provides an additional funding source that can be combined and leveraged. Initial first cost funding models are under consideration and include federal technology grants, public-private partnership housing models, foundation funding through 501c3, or a combination of these with 11-F Bonds.

Sustainability

Combining a data center with a residence hall provides a unique opportunity to capture the waste generated from one program element to supply a need for another. Residence halls are heat dominant energy users, with as much as 40% of total energy usage going to heating. Data centers produce great amounts of heat that need to be shed quickly and efficiently. This project will use heat exchangers to capture waste heat generated by the data equipment for use as an energy source for heating the residence halls. The new residence hall will replace the existing and highly inefficient Hunt Hall. It will be designed to meet or exceed LEED Gold certification. In addition to the waste heat capture, EOU will specifically target areas of reduced water consumption, increased energy efficiency, use of on-site renewable energy sources, and improved interior air quality credits.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	5 months
Schematic/Design Development	5 months
Complete Bid Docs	1 month
Bidding	2 months
Construction	14 months
Proposed Occupancy Year & Term	

EASTERN OREGON UNIVERSITY

NEW CLASSROOM & OFFICE ACADEMIC BUILDING

Project Summary

EOU will provide a new 30,000 SF classroom/office building as free-standing structure or addition to existing academic building. The building will be designed to accommodate growth in science, allied health and general academic programs, and will be designed to achieve a minimum of LEED gold certification.

Size
30,000 total gross square feet
2-3 stories

Estimated Cost
$10,847,856

Proposed funding

XI-G bonds	TBD
Gifts/Grants	TBD

Classification
Education & General

Department programs
TBD

Sustainability
LEED Gold target, 20% energy reduction

Priority & Schedule
#1 priority for 2017-2019 biennium

Design	9-12 months
Construction	12 months

Master Plan Compliance

During the 2012 campus master plan process, it was determined that the modest on campus student growth will require approximately 30,000 SF of additional classroom and office facilities. Based on current expectations, on-campus program growth is expected to be in science and allied health programs. However, the master plan also calls for flexible and adaptable building designs to accommodate unforeseen changes in academic and pedagogical needs. Therefore the building will also be designed to house a large percentage of general purpose classrooms that can be adapted to meet a variety of teaching and learning modalities.

A new classroom and office academic building is a central aspect of EOU's Master Plan goals:

- Accommodate on campus and distance learning growth expectations
- Augment existing science and allied health programs
- Provide flexible and adaptable teaching space to accommodate changing teaching and learning modalities

Board/State Priorities

In support of the state's 40-40-20 plan, EOU anticipates modest but steady growth over the next ten years. Current academic space is at or near capacity and growth will require additional campus facilities. In support of the Governor's STEM (Science, Technology, Engineering and Mathematics) goals, this facility is envisioned as a mixed use building with special focus on science and allied health programs.

Cost Savings

Currently, the campus is utilizing inefficient and compromised temporary modular buildings to accommodate growth and expansion. This is not a long-term or sustainable solution. If growth is to be maintained, these temporary buildings will create a hardship on the campus in terms of maintenance and operations. A permanent, energy efficient building will be the best long term use of funds for the OUS.

Need

EOU has seen steady but modest growth over the past several years and expects to see this modest growth continue for the next decade. However, campus academic expansion has not kept pace. EOU has not had a new academic building since the early 1990s when it built the Badgely Science building. This new facility in planned as either an addition or adjacent free-standing building to augment the programs offered in Badgely and accommodate growth.

Example: classroom building

Example: classroom building

Example: classroom building

Example: classroom building

Campus Priority

The new classroom building is one of two significant new construction elements envisioned in the 2012 campus master plan. As part of the 2012 master plan process, it was concluded that existing academic buildings would not support the anticipated growth needed to achieve 40-40-20 goals. An approximately 30,000 SF academic building for classrooms and office use is a major priority for the ten year growth plan.

Finish what we start

EOU has been steadily increasing science program offerings, in addition to several other liberal arts programs. However, this growth will have diminishing returns if we are forced to turn away students due to lack of space. The new academic building is essential to fulfilling that need.

Leveraged Dollars

The EOU foundation will mount a fund-raising campaign to identify potential philanthropic donations to the new academic facility. In addition, EOU will seek 11-G bonding.

Sustainability

The new classroom building will be designed to meet or exceed LEED Gold certification. We will specifically target areas of reduced water consumption, increased energy efficiency, use of on-site renewable energy sources, and improved interior air quality credits.

COST ESTIMATE

	Percentage	Cost	$/gsf
Direct Construction Costs			
Building Cost Estimate			
Site Cost Estimate			
Total Direct Construction Costs			
Soft Costs			
Owner Equipment/Furnishings/Special Systems			
Construction Related Permits and Fees			
Other Indirect Construction Costs			
Architectural, Engineering Consultants			
Other Design and PM Costs			
Total Soft Costs			
Owner's Project Contingency			
Total Project Cost			

PROJECT SCHEDULE

Phase	Duration
Pre-Design	4 months
Schematic/Design Development	4 months
Complete Bid Docs	1 month
Bidding	2 months
Construction	12 months
Proposed Occupancy Year & Term	