1.0 EXECUTIVE SUMMARY

1.1 Acknowledgements

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1.2 Executive Summary

1.2.1 Statement of the Problem- - The existing Patterson Hall building is the largest general classroom building on the campus of Eastern Washington University and is desperately in need of a major renovation. Renovation of Patterson Hall is the highest capital priority of EWU.

The 45 year old building does not meet current life safety, ADA accessibility, plumbing and energy codes. The mechanical heating, air conditioning and ventilation systems are inefficient and in disrepair greatly reducing the building occupant’s thermal comfort and performance. Costs to operate the building are currently disproportionately high due to the building’s inefficiency. The electronic, telecommunications and teaching media are inadequate and do not meet the standards and expectations of the teaching faculty or the students.

Renovation of this major capital asset will have a significant impact on campus operations during its construction. The building currently houses 40 classrooms and 135 faculty offices. It is incumbent upon EWU that they accommodate the loss of Patterson Hall classrooms and faculty offices on an interim, temporary basis while renovation of the building occurs. Surge space for these functions must be found at other on-campus or off-campus locations for a duration that begins 2-3 months prior to construction to accommodate move out, continues through the entire construction period, and continues to be available 2-3 months after construction is complete to allow for building furniture and equipment installations and occupant move in.
1.0 Executive Summary

Construction costs in Washington State have escalated dramatically over the past 2-3 years. In order to ensure the project is adequately funded, the cost estimate for the project necessarily reflects recent escalation prices in projecting the future construction costs. The construction market in Eastern Washington remains very strong, labor is in short supply, and natural resource costs are high and in demand. Projecting costs of construction projects forward into the future requires that escalation factors experienced in recent years be included to adequately fund future projects. Projecting construction costs further into the future or assuming extended construction schedules increases the cost of all capital projects significantly beyond the construction costs of today’s projects.

1.2.2 Statement of the Solution - The renovation and addition to Patterson Hall will be completed in two phases funded in separate biennia to best offset the problematic issue of surge space accommodations for the existing classrooms and occupants. Phase 1 construction will be funded in the 2009-11 biennium and Phase 2 construction will be funded in the 2011-13 biennium. Design funds for the project will be funded in the 2007-09 biennium.

Renovating Patterson Hall in two phases allows half of the occupants to remain in the building during the entire construction period. Rather than accommodating 100% of the building’s 40 classrooms and 135 offices in surge space with a traditional single phase construction schedule, EWU will only need to temporarily house half of the current classrooms and offices in surge space, significantly reducing the cost of temporary construction, leased space and/or portable housing required to complete the renovation. The building was originally built in two phases, so it was designed with redundant mechanical, electrical, telecommunications and vertical conveying systems decreasing the complications, costs and inconveniences normally encountered in phased renovations of occupied buildings. Complete renovation of one-half of the building while the other half is a fully occupied, fully functioning teaching and learning environment predisposes the building to a two-phased approach to construction.

While the cost of phased construction increases the overall construction cost of the project due to the extended length of construction and the escalation associated, it greatly decreases the necessity and cost for temporary surge space which significantly increases the project’s feasibility. The cost of temporary construction for housing derives no long term benefits to EWU and surge space proves to be more expensive than the increased construction costs for an extended, phased construction schedule.

1.2.3 Summary of the Report - The scope of this project includes renovation of the entire Patterson Hall building, an area totaling 102,347 square feet and also includes an addition of 24,778 square feet for a total area of 127,125 square feet – a 24% increase in the total building area. The area devoted to classroom space in the project increases by 67%. The area devoted to faculty and departmental offices to support the increased academic learning environments increases 14%. This is accomplished by increasing the building’s efficiency from its current inefficient 52% to a more respectable 60% through the use of additions and reconfiguration of the existing building, increasing the value of Patterson Hall to Eastern Washington University.

The total project cost is $60,727,402. $200,000 was previously allocated to the project for pre-design funding during the 2005-07 Biennium. Future funding for the project is anticipated to occur over the three biennia as follows:

<table>
<thead>
<tr>
<th>Biennium</th>
<th>Activity</th>
<th>Cost</th>
</tr>
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<tbody>
<tr>
<td>2007-09</td>
<td>Design Phase</td>
<td>$2,000,000</td>
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<tr>
<td>2009-11</td>
<td>Phase 1 Construction</td>
<td>$33,427,854</td>
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<tr>
<td>2011-13</td>
<td>Phase 2 Construction</td>
<td>$25,099,548</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$60,527,402</strong></td>
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The total construction cost through both phases of construction is $44,334,000. This translates to a construction bid price of approximately $306 per square foot with the projected future escalation reflective of the escalation increases experienced in recent past years and still being experienced in today’s construction market. In today’s construction dollars with the escalation removed, this project cost is $224 per square foot, a reasonable and expected construction cost for higher education capital projects in today’s market.