

2021-23

Eastern Oregon University Capital Request



## Eastern Oregon University 2021-23 Capital Request



This introduction will be updated after Board approval of the 2020 updated master plan.

In the 2021-23 session, we are requesting funding for two projects. The first is a request for XI-Q bonds for the Inlow Hall Renovation, Phase II, and the second is a request for XI-Q bonds for the Loso Hall Renovation Phase II project.

### ***EOU Capital Renewal & Replacement (Deferred Maintenance) Overview***

EOU currently has \$35.2M in Deferred Maintenance/Capital Renewal & Replacement (CR&R) backlog across 22 buildings, excluding utilities and tunnels. Our recent capital investments have been specifically to reduce our CR/DM backlog. In 2018, we demolished Hunt Hall – a building that comprised nearly \$11M of our then \$47M total backlog. We are currently in Construction Document Develop of Loso Hall Phase 1, a near 30-year-old building with deferred maintenance needs \$14.2M, \$2.0M of which will be removed by the project. Our current request for the second phase of the Inlow Hall Renovation will also further reduce the backlog by \$4.7M, and for the second phase of Loso Hall by \$12.2M. At the conclusion of the Loso Hall Phase 1 renovation, Inlow Hall Phase 2 renovation, and Loso Hall Phase 2 renovation, we expect our backlog across 22 buildings to drop from \$35M to an estimated \$16.2M, excluding utilities and tunnels.

Over EOU's history, we have proven to be good stewards of state-funded assets, as demonstrated by the chart at the end of this section. We focus our efforts on maintaining and improving the facilities we have, and that approach is highlighted as a primary goal in our Master Plan. In fact, it has been nearly 30 years since EOU has built a new, state-funded building on our campus. We take pride in the assets we have, and we consistently prioritize maintaining and upgrading existing assets above new construction. Our

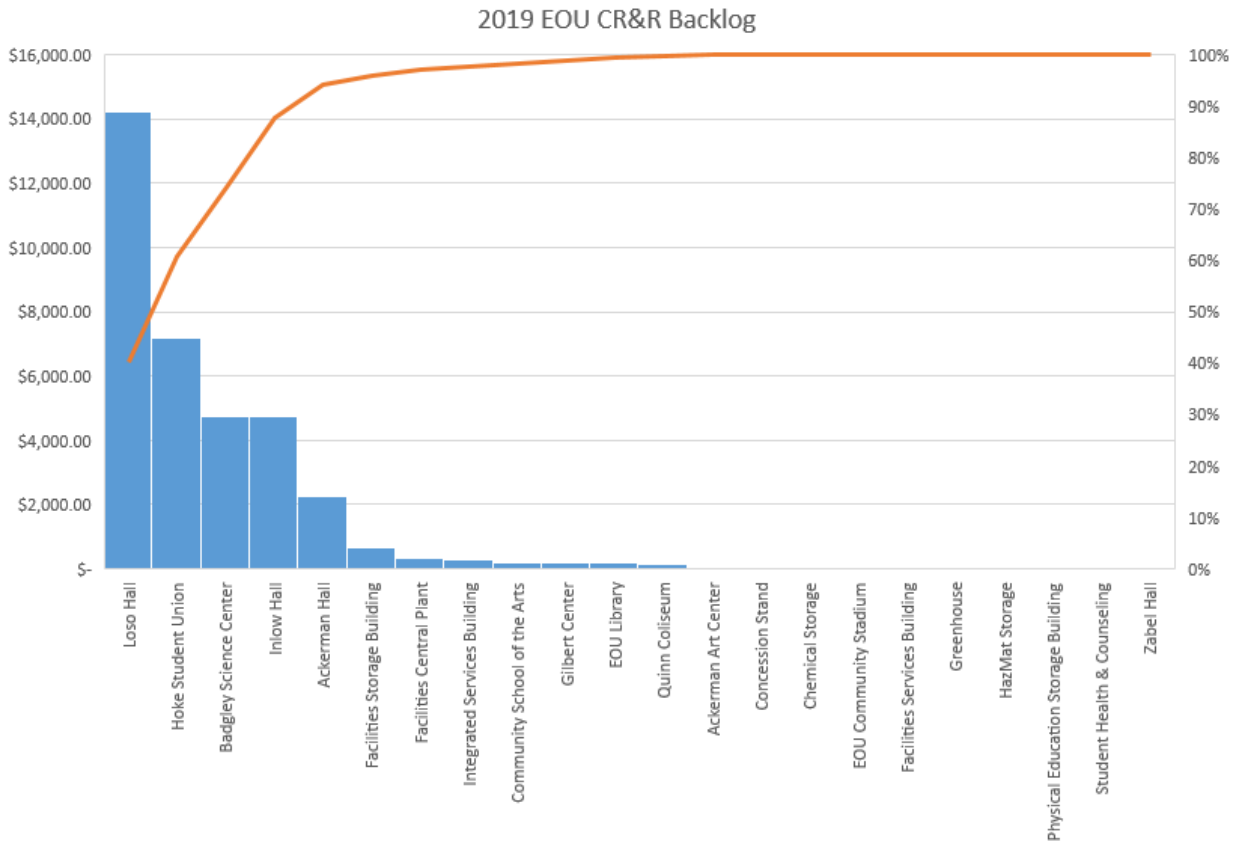
approach to reducing our deferred maintenance backlog is one that involves both major building renovations, as well as addressing deferred maintenance needs continually through our capital improvement and repair allocation.

CR&R needs on EOU's campus are identified via internal building and system assessments, as well as via assessments performed in cooperation with outside consultants. Historically, EOU has engaged Sightlines to help confirm our deferred maintenance data, and chart a course for correctly analyzing and addressing buildings and systems based on greatest need. However, in 2019, EOU hired an Architectural/Engineering (A/E) consultant to conduct a campus-wide Facilities Condition Overview. The A/E consultant noted that the deferred maintenance backlog of \$35.2M across the 22 buildings is "low to fair" if replacement is required. Other areas the A/E consultant noted include:

- The \$35.2M excludes the Grand Staircase, Stadium utilities, and Campus Tunnels & Utilities, which are significant expenditures.
- The CR&R costs do not reflect ADA and structural concerns; therefore, all numbers are understated for barrier removal, seismic, framing, soil, and/or foundation issues.
- Precise costs require a detailed Facility Condition Assessment (FCA) for each building and facility, including utilities.
- Areas that are "on-par" include: HVAC Controls where upgraded, Central Power Plant Mechanical Equipment, Maintenance Work/Repairs.
- Areas "for overall improvement" include: Electrical, ADA, Select Structural Upgrades, Envelopes, Standardization.

Lastly, we engage our campus as a whole to report to us what they are seeing in terms of building conditions. This process creates transparency and meaningful feedback to ensure we are not unintentionally neglecting deferred maintenance needs across campus. The results produced by all of this work, and the corresponding data that informs it, allows us to prioritize our infrastructure and system investment, and make best use of our capital renewal allocation each biennium.

EOU is implementing Facility Lifecycle Management best practices. As recommended by our A/E consultant and Section 3.9 of the SCUP (page 6), EOU will budget and conduct Facility Condition Assessments (FCA's) for each building to determine precise CR&R costs, including ADA barrier removal, structural/seismic issues, and utilities. An illustration of EOU's current CR&R, prior to Facility Condition Assessments and excluding the Grand Staircase, Stadium utilities, & Campus Tunnels/Utilities are shown here:



***EOU Seismic Needs Overview***

In 2005, the Oregon University System summarized a preliminary earthquake rapid visual screening (RVS) of the EOU buildings conducted by the Oregon Department of Geology and Mineral Industries (DOGAMI) using the 2002 FEMA154 methodology. The RVS scores of the EOU buildings below a 2 rating included:

- Inlow Hall (1.9)
- Ackerman Hall & Gymnasium (1.9) –Gym Renovated 2011, but not seismically upgraded.
- Dorion Hall (1.8) - Removed 2008
- Hunt Hall (0.7) - Removed 2018
- Quinn Coliseum (1.3) - Renovated 2013, but not seismically upgraded.

Based on the 2005 data, Inlow Hall, Ackerman Hall & Gymnasium, and Quinn Coliseum have RVS scores below the 2 rating. Due to the age of the RVS, EOU is budgeting and planning to complete an updated RVS for specific buildings on campus.



### **EOU Project #1: Loso Hall Renovation Phase II**

Loso Hall is located on the western border of the EOU campus. The location of Loso Hall is shown as LH in the map below:



## **Loso Hall Renovation, Phase II**

### ***Project Description & Goals***

Loso Hall was built in 1988 and is a primary academic student support and a critical academic building on EOU's campus where any given term approximately half of the undergraduate population attend classes and all students utilize it for other academic support services. This building is the centerpiece of activity that supports EOU's strategic plan - the Assent 2029 - that connects students with access, opportunity and transformational education. Our plans maximize existing space, includes necessary safety and energy efficiency upgrades and enhances the academic purpose directly associated with EOU goals to improve student retention, graduation and connection to high impact, experiential learning that prepare students for careers in Oregon's workforce. It is also the hub for campus culture and advancement of diversity which is equally critical to our public mission.

Loso Hall is 44,800 sq ft of classrooms, faculty offices, studios, labs, and practice spaces, and also includes EOU's two theaters, which comprise 30,200 sq ft. Loso Hall houses programs that serve every EOU student during their academic careers, including writing, music, art, theater and mathematics, and is slated for two new programs in 2020-2021: data analytics and cyber security. The building also houses student support such as the EOU Learning Center, which is the tutoring center for all students at the university, and the TRiO student support center, which specifically serves students who need additional support due to academic or personal backgrounds. Both of these programs are critical to EOU's strategic goals to improve access and outcomes for diverse and low-income students.

To fully understand the scope of needs and complexity of the project, EOU engaged an architectural/engineering consultant to complete a comprehensive facility condition assessment of Loso Hall focused on two goals: safety and opportunities to maximize existing space for expanded programs and access. EOU is also incorporating deficiencies noted in the SCDP, and included EOU faculty, students and other building users to offer insight in terms of needed improvements in educational and student support spaces. The consensus from all involved is that Loso Hall is among the most important buildings on EOU's campus that should be prioritized for improvements because the value of the services housed in Loso Hall impact every student at EOU during their academic career. The safety of students is essential so many project goals address that component. However the true goal is to create an enhanced space for academic enrichment through quality programs and comprehensive student support so that EOU students succeed with the competence, confidence and degree relevance that translates to a thriving rural economy.

Their findings and recommendations are incorporated into the following project goals.

- **Improve energy efficiency and thermal conditions for users.**
  - Replace obsolete energy technology and meet the Oregon Zero Ready Commercial Code (OZERCC) that became effective January 1, 2020
  - Create long-term operational savings

- **Expand Access to Academic Support Services**
  - As the SCDP denotes, EOU has a shortage of academic support spaces for students and in addition to more space technology enhancements are needed to adequately meet the support needs for EOU’s underserved population.
  
- **Modernize Academic Spaces to Meet Current Educational Standards**
  - Renovate academic areas to current educational standards, and replace and enhance academic technology in those spaces.
  - Reconfigure space for expanding EOU academic programs being launched, including Data Analytics and Cyber Security.
  - Improve and expand artistic lab and performance space to address safety issues and over utilization of existing space.
  
- **Complete Theater Capital Repair and Safety Improvements**
  - Funding limitations in the Loso Hall Phase I require additional replacement of and access upgrades to McKenzie Theater main stage and orchestra pit, while providing for improved performance equipment handling and storage.
  
- **Other Essential Capital Repair and Renewal:** Including but not limited to:
  - Building envelope
  - Seismic bracing of nonstructural elements
  - Egress and ingress structural, ADA improvements, and site upgrades
  - Lighting and electrical distribution
  - HVAC & mechanical systems
  - Plumbing (labs, mainline)
  - Interior ADA barriers

**Estimated Project Budget**

EOU, with the assistance of an architectural/engineering (A/E) consultant, developed a project budget of \$28.35M. This estimate includes installing the unfunded theater renovations from Phase 1, removal of all deferred maintenance, optimization of academic programs, renovation of existing assignable square feet, and expansion of square footage.

Items	Estimated Cost
<b>Construction</b>	
Building Renovation, Improvements, FF&E	\$ 22,150,000
Site Work, Utility, Landscaping, & Accessibility Improvements	<u>\$ 1,150,000</u>
Subtotal =	\$ 23,300,000
Owner’s Contingency =	<u>\$ 2,330,000</u>
Construction Subtotal =	\$ 25,630,000
<b>Project Soft Costs</b>	
Programming, Project Management, A/E Services	\$ 3,100,000
<b>PROJECT TOTAL =</b>	<b>\$ 28,730,000</b>
<b>EOU MATCH (3%) =</b>	<b><u>\$ 862,000</u></b>
<b>STATE FUNDING REQUEST =</b>	<b>\$ 27,868,000</b>

## Total Gross and Net Assignable Square Feet

Loso Hall total gross square footage (GSF) is 83,100 sf. The total assignable square footage is 75,000 of which 30,200 sf is theater and theater support space, and 44,800 sf is classroom, labs, and academic support space. Loso Hall Phase 1 renovated 17,000 sf of the theater space, leaving 58,000 of assignable sf to be renovated and optimized in Phase 2.

Overall Phase 1 renovated 20% of the assignable square feet of Loso Hall and Phase 2 will renovate and renew the remaining 80% of Loso Hall and expand the academic student services area by 25,000 +/-.

Item	Gross Square Feet (GSF)	Assignable Square Feet (SF)	% of Total GSF	Current Age	Year Installed
Original Construction	83,100	75,000	90%	32 year	1988
<b>Phase 1 - 2020</b>					
Phase 1 Upgrades	<u>17,000</u>	<u>17,000</u>	20%	0 years	2020
Remaining SF =	66,100	58,000			
<b>Phase 2 - 2021-23 Capital Request</b>					
Phase 2 Renovation	66,100	58,000	80%	32	1988
Phase 2 Expansion	<u>25,000 +/-</u>	<u>23,000 +/-</u>	N/A	N/A	Pending
<b>Phase 2 Upgrades</b>	<b>91,100 +/-</b>	<b>81,000 +/-</b>	<b>80%</b>	<b>32 years</b>	<b>1988</b>
<b>Final Loso Hall</b>	<b>109,100 +/-</b>	<b>98,000 +/-</b>			

## Project Estimated Start & Completion Dates

The estimated Project Schedule for major phase elements is shown here:

Phase	Duration
A/E Procurement & Contract Negotiations	2 months
Programming, Investigation, & Confirmation	2 months
Design Phase Services	8 months
Construction Phase Services	12 months
Project Commissioning & Startup	<u>2 months</u>
Anticipated Total Duration =	26 months

Once funded, and assuming a bond sale in May of 2021, EOU will commence the project in July of 2023 and complete the project by September 2025.

## Section II: Project Business Plan

This project will allow for increased utilization and efficiency of space, as well as creation of additional new areas for critical student academic support services and academic programs. By improving and expanding the usability of existing space, the addition and

renovation of the building will increase both the efficiency and success of current and new academic offerings and student support spaces.

Alternative considerations: The only alternative to this project would be a demolition and a rebuild of this building, which is not a reasonable alternative. This building serves critical academic and student support programs for the entire campus as well as regional and online students.

### **Section III: Capital Scoring Rubric Prioritization Criteria**

#### ***Strategic Capital Development Plan (SCDP) Alignment, Component A, Part 1: Space Renewal, Workforce or Completion Priorities***

***“Project increases the capacity and effectiveness of instructional and student support space.”***

As determined by the SCDP, EOU experiences a deficit in academic support space (SCDP, p. 9) The Loso Hall Renovation Phase II represents the renewal and revitalization of existing university infrastructure ensuring this critical space remains available and effectively utilized to serve the current and future higher education needs of Oregon. Through more efficient design, this project will increase and improve space available for academic offices, student service and support space, performance labs, studios, classrooms, and theaters. This project results in the effective renewal of existing infrastructure to ensure space is available for serving Oregon’s higher education needs, and defers investing in costly new infrastructure.

***“Project addresses workforce needs by providing clear pathways to aligning the educational supply with employment demand.”***

EOU is launching two new programs – data analytics and cyber security. EOU’s data analytics program is based upon an existing framework of mathematics, statistics, and computer science courses that would enable students to take an advanced set of program courses in data analytics. The existing framework includes mathematics courses in probability, statistical methods, linear algebra, and regression analysis critical for analyzing data and decision-making and computer science courses in data structures and database management systems, which are crucial in understanding the storage and extraction of data. This academic program and field of study is highly utilized in diverse employment sectors such as agriculture, economics, business, healthcare, chemistry, biology, sociology, neuroscience, drug discovery, fire services and predictions.

The Cyber Security program at EOU will be a practical, skill-focused, technical degree with a strong foundation in computer science. Students will be taught from multiple domains of information security, with alignment to current industry certifications and standards. The goal is to train and graduate students with the technical background of a cyber security generalist who can later specialize in their areas of interest while in the workforce. The

demand for Cyber Security professionals in the nation and in our region is massive, with more than 40,000 positions going unfilled, creating a demand that is unmet by existing programs. The need is even more dire in Eastern Oregon and adjacent regions, which already struggle with attracting personnel in any professional field. At a recent meeting of the Industry Advisory Board of the Computer Science program at Blue Mountain Community College, this need was vigorously articulated not only by industry representatives, but also by Education Service Districts and school district administrators.

The Loso Hall Renovation Phase II creates technologically advanced classroom spaces to allow the data analytics and cyber security programs to thrive, and directly align educational supply with employment demand. In addition, other core EOU programs exist in Loso Hall, and are in dire need of improved and expanded space to continue serving as programmatic pillars at EOU. Writing, mathematics, music, art and theater are lacking in teaching and learning space, and these academic programs provide significant general education support, as well as providing their own academic majors to EOU's educational portfolio. Degree programs, and their direct connection to employment demand, rely heavily on these core fields of study.

***“Proposal brings business and industry to campus by core sectors for research, collaboration or economic development projects to assist in educational capacity.”***

EOU's performing arts are core to EOU's mission efforts of collaborating with our region and in bolstering economic development. Through the visual and performing arts in theater, art and music, EOU—and Loso Hall specifically—is a pillar of arts education and performance for the entire eastern Oregon region. EOU arts programs bring students, faculty, professional artists, performers and community members together to produce and support the arts, both on our campus and throughout the region. These performances, concerts, symphonies and art exhibits drive significant collaboration, high school student recruitment, and economic development throughout our region.

The addition of data analytics and cyber security programs will additionally enhance EOU's program mix to reach core sectors in our community for collaboration in research and economic development. As part of the program requirements for data analytics and cyber security, students will be immersed in hands-on experiential learning opportunities that will require engaging workforce partners. The renovation of Loso Hall, with enhanced and expanded academic space fitted with advanced technology, will create the environment necessary to grow our programs, and continue contributing to community and workforce research, collaboration, and economic development.

### ***SCDP Alignment, Component A, Part 2: Addressing deferred maintenance issues***

Loso Hall currently has \$9.35M in current Deferred Maintenance/Capital Renewal needs. A renovated Loso Hall is expected to eliminate 100 percent of the building's deferred maintenance and capital renewal. This reduction of deferred maintenance backlog included mechanical, electrical and plumbing subsystems, exterior insulation and finish systems, energy management/HVAC systems, structural subsystems, exterior space

modifications for usability and ADA accessibility, and parking and road infrastructure system adjacent to the building that required mitigation and renewal.

- The Loso Hall Renovation Phase II project will convert the building's pneumatic control system to DDC controls, including upgrading air handling units' operational efficiency to meet the 2019 Oregon Zero Energy Ready Commercial Code (2019 OZERCC). Pneumatic controls are an old and obsolete technology that EOU still must deal with in older buildings throughout on campus and Loso hall is in need of conversion to current standards with DDC. The renovation will further bring Loso Hall to the Metasys system, EOU's standard building energy management system.
- Loso Hall experiences extraordinary water intrusion from an aged and inadequate roof system, windows and doors, exterior wall cracking, infiltration of birds, blistering and degradation of concrete within the wall structure, and inadequate insulation in the roof and exterior wall structure.
- Electrical systems in the building do not fully support the academic performance art programs, including music, theater, art, instruction rooms, and collaborative areas, leading to overloaded and unsafe systems that students cannot access. A dual approach of electrical upgrades with space management and optimization will increase the effectiveness of the buildings electrical system.
- While the fire alarm system was upgraded, there remain a number of deficiencies needing resolved to bring systems up to current code requirements.
- Lateral bracing of nonstructural elements is necessary to protect the fire sprinkler system, hazardous natural gas and liquid lines. Further, equipment anchors and lateral bracing of major mechanical equipment is necessary to prevent tipping and overturning in spaces frequented by students, faculty and staff. .
- Below grade sanitary sewer lines are broken and backing up into the glass lab and ceramic lab areas. Mitigation or replacement of the sewer system is necessary to eliminate backups and ensure a safe and healthy learning environment for students and faculty in the labs and the building.

***SCDP Alignment, Component A, Part 3: Supports the research and economic development capacity of the institution***

Loso Hall and the performing arts bring over 40 events to campus each year. These events are attended, on average, by 10,000 people annually, including community members from surrounding counties, prospective high school students, other university and business partners, and professionals from across the performing arts spectrum. These events, and

the numbers of visitors they bring to campus and to the local community, drive economic development throughout our region, and greatly impact business and tourism in La Grande. Loso Hall's significant utilization of 3-4 events each month means that the facility is in constant use and in constant repair. Student performing spaces are in dire need of renovation and improvement in order to continue to expand our economic footprint and impact as Oregon's Rural University.

The renovation of Loso Hall advances EOU's mission and strategic goal of serving as the educational, cultural, and economic engine of rural places. Improvements to and expansion of space allows the art program to establish long-term, sustainable relationships with a much wider cohort of K-12 schools, professional teachers, artists and students, and allow EOU to seamlessly utilize a vast network of geographically diverse artists, allowing for more recruitment, practicum, internship and employment opportunities for our students and alumni. Updated studio and safety infrastructure improvements, paired with dedicated visiting artist and classroom studio spaces, EOU will build its reputation as a hub for practicing artists of all levels, and particularly as a research hub for those artists and researchers interested in the intersections of rural America and the arts – all of which drive research and economic development.

For programs such as mathematics, data analytics, and cyber security, the research and economic activity opportunities are significant. Once Loso Hall is renovated and able to serve these programs, they will bolster partnerships, internships, and economic development opportunities for our community and region.

#### ***SCDP Alignment, Component A, Part 4: Collaboration between the public universities and interested parties***

A crucial and distinguishing feature of the data analytics program will be the culminating one-year capstone experience in one of the application areas, working with faculty on campus or in businesses, organizations, or agencies. To accomplish this the program involves multiple EOU departments, on-campus partner institutions such as Oregon State University (OSU), Oregon Health & Sciences University (OHSU), Oregon Department of Fish and Wildlife (ODFW), and external partners like the Grande Ronde Hospital, the United States Forest Service, and several other private and public businesses. The program focus is on practical experience with these various partners and industry experience. Similarly, the cyber security program seeks to produce professionals for small businesses, government agencies, school districts, and non-profit organizations who have a need for an internet presence and also require protection of data and resources through cyber security. This program will partner closely with agencies and businesses to provide hands-on, experiential learning for students.

From an arts and culture perspective, the art, music and theater programs in Loso Hall provide multiple opportunities for partnerships with a range of entities across the region and state. Arts Center East, the Grande Ronde Symphony Association, Portland Opera ToGo, Community Band Northeast, and the nationally recognized Eastern Oregon Film

Festival are just a few of EOU's primary partners in the arts. Loso Hall is also home to the Nightingale Gallery, a premier art gallery that collaborates with regional school districts' arts programs, guest artists, and cultural organizations, in addition to displaying university student and faculty art.

Loso Hall is relied upon by these partners, and more, and our ability to improve and expand space in the building will have a significantly positive impact on our current partners, as well as new partners in the future.

### ***SCDP Alignment, Component B: Operational Savings & Sustainability***

A renovated Loso Hall will significantly ease the operational and maintenance burden to EOU. We anticipate approximately a 25%+ reduction in energy use from the baseline condition due to:

- Renewal of the significant deteriorating roof and building envelope, including mitigating substandard insulation and failed seals.
- Improvements to windows/glazing.
- HVAC efficiency upgrades.
- Meeting the 2019 Oregon Zero Energy Ready Commercial Code (2019 OZERCC).

EOU has a minimum design standard for the renovation equivalent to LEED Gold. With the elimination of \$9.35M in Deferred Maintenance/Capital Renewal, the building's sustainability will greatly improve.

Currently, Loso Hall represents approximately 8% (\$16,000) of EOU's annual natural gas energy consumption (\$200,000). A 25% reduction would provide an annual savings of \$4,000 or 2% of EOU's annual natural gas consumption. Upgraded lighting is expected to have a payback within 20 years or sooner with incentives. The new lighting control system is expected to reduce operational lighting costs by more than 15%.

The reduction in operations and maintenance and increases in sustainability will allow EOU to reallocate scarce resources toward teaching and educational spaces, to better fulfill EOU's Mission.

### ***SCDP Alignment, Component C: Life Safety, Security, or Loss of Use***

The Loso Hall Renovation Phase II project will address numerous human life/safety concerns:

- There is a lack of lateral seismic bracing of non-structural elements where hazardous gas and liquid lines are located.
- Heavily loaded large mechanical equipment, lack of anchoring and inadequate lateral bracing will be addressed.

- There is significant water intrusion through the standing seam metal roof and exterior finish system (EFIS) of the building, including but not limited to:



- Broken windows seals and deteriorating frames
- Exterior wall surface cracking, infiltration by nesting birds, lack of staining, surface blistering and deterioration of the concrete beneath
- Lack of insulation in upper portions of exterior walls.



- Main entry stairs are chipping, cracking, and becoming hazardous.



- Below grade sanitary waste pipes are broken and backing up with sediment and require replacement.
- Non-rated flex duct needs replaced with rigid metal or rated flexible ductwork that meets a type II non-combustible building structure requirements.
- The electrical Main Distribution Panel (MDP) includes a combination of fuses and circuit breakers that does not meet current electrical code.
- The Fire Alarm system has a number of deficiencies per current code



***SCDP Alignment, Component D: Institutional Priority***

The Loso Hall Renovation Phase II is the current number one capital priority at EOU.

***SCDP Alignment, Component E: Student Success for Underserved Populations***



As referenced throughout this document, Loso Hall houses EOU’s two primary student support services—TRiO program and the EOU Learning Center. These critical units provide tutoring, advising, supplemental instruction, access to technology and equipment, student advocacy, cultural enrichment, and various student-centered workshops to encourage student success and

completion. The current physical spaces that house these functions in Loso are inadequate, lacking in size, appropriate configuration, and adequate academic technology.

Loso Hall also houses several critical student success support programs, and there is great need to centralize and improve the space for these services to better serve students. These programs include testing services, disability services, Frist Year Experience (FYE), Student Success and Transition, the Mountaineer Success Program for student mentoring, the math lab, writing lab, and group study services and work sessions.

The utilization of these centers by EOU students is significant, and the numbers continue to grow year-over-year. In Fall 2019 and Winter 2020 terms, the EOU Learning Center employed over 50 tutors and provided tutoring services to 560 students, culminating in nearly 4,000 tutoring appointments in only two academic terms. These numbers do not include the heavy utilization of a computer lab that also exists in the Learning Center, and serves countless students in its seven-day-per-week schedule.



TRiO Student Support Services numbers also continue to grow. Focusing specifically on underserved student populations—historically underrepresented, low-income and first generation—the TRiO program provides a comprehensive slate of services to over 160 students. To expand EOU’s ability

to provide support services to students in our region and beyond, EOU is applying for federal College Assistance Migrant Program (CAMP) funds. CAMP programs assist students who are migratory or seasonal farmworkers, or children of such workers, enrolled in their first year of undergraduate studies at an institution of higher education. EOU expects to notification on the success of our grant application this spring. Successful funding will mean that additional and improved space for this program is critically necessary to help support this underserved and diverse population.

***Component F: Leveraging Institutional Resources***

EOU is requesting \$27,868,000 in funding, and is contributing a 3% match of \$862,000.



*Eastern Oregon University's Inlow Hall*

## **EOU Project #2: Inlow Hall Renovation Phase II**

Inlow Hall is located on the northern border of the EOU campus. The location of Inlow Hall is shown as IH in the map below:



## **Inlow Hall Renovation, Phase II**

Inlow Hall was the original campus building of Eastern Oregon Normal School. The original use included all aspects of campus functions, including classrooms, administration and the Library. Over the years, the building has evolved into the primary administrative and student support services building. It is one of the most important places in the career of every EOU student, as it houses critical student service functions, such as Admissions, Financial Aid, Advising, Registrar, and Student Accounts. This building's significance is highlighted in the 2012 Campus Master Plan, where the design guidelines reference the proportion, scale and materials of Inlow Hall as the primary architectural reference for all future campus buildings.

### ***Project Description & Goals***

As discussed in the CR&R Section, EOU engaged an Architectural/Engineering consultant to complete a campus-wide facility condition overview. The findings and recommendations in their assessment associated with Inlow Hall are provided in this section.

- **Complete the renovation process that began in 2009.**
  - Initial available funding was inadequate to complete the full restoration of Inlow Hall. Rather than abandon the project, EOU chose to create a phased master plan to address all necessary functional requirements, energy efficiency and life safety improvements. Initial work included a partial seismic and mechanical upgrade, and overall space utilization was improved by 30%. The new space created a welcoming and well-organized experience for students, and was the first building in northeast Oregon to achieve LEED Gold certification. Phase II completes the Master Plan components of Inlow Hall.
- **Complete the seismic improvements started in Phase 1.**
  - Phase I improvements included seismic upgrades in the basement and ground floor. Phase II improvements will finish the seismic upgrades to the second story, the mezzanine, and the attic system. The extension of the shear walls to the roof will complete the structural load path from the roof down to the basement foundations. The completion of this second phase will bring the building into compliance with ASCE 41 standards. Additionally to access the seismic work, a new roof is required. The existing roof leaks, sluffs off the original tiles (safety issue), and is beyond its service life.
- **Improve energy efficiency and thermal conditions for users.**
  - Improvements will include lighting upgrades, energy efficient central heating and cooling systems. Phase II will target LEED Gold and Oregon SEED, achieving 20% energy use reduction over the base condition.
  - Phase II will bring Inlow Hall compliant with the current Oregon Zero Energy Ready Commercial Code which has undergone significant code modifications since Phase 1
  - Phase II will pursue utility incentives, credits, and rebates.
- **Address critical access and life/safety issues in and around the building.**
  - Phase II will extend and complete the seismic upgrades to the building, including adding structural improvements to the existing mezzanine to

account for the large air handler units (AHU's) located in the attic. This includes two (2) existing units and the one (1) new unit, currently not anchored in place and appear to be shaking and causing cracking on the second floor.

- Replace the original clay tile roof system.
- Remove the unreinforced brick chimneys.
- Revise and “right-size” the building’s emergency backup power system and generator.
- Update the fire sprinkler system to meet advances in the fire sprinkler code.
- Update the fire alarm system to meet current code requirements
- **Preserve the historic integrity of the building.**
  - Inlow Hall and the Inlow Mall were built in 1928, and designed by Portland architect John Bennes. The building is listed on the State and National Register of Historic Places and recognized as a campus, local, state, and national asset. The Phase II restoration of the historically significant building will preserve this building for future generations and enhance student community connection points.
  - Replace the roof system, including the original clay tiles, in conjunction with the seismic upgrades to the attic system. This will mitigate water intrusion from the roof, extend its useful life, and preserve the integrity of the building. Building loss of use may result from not replacing the roof. The most cost effective time to provide the seismic work is when the roof is removed, exposing tie-off points; therefore, doing both is much more cost effective than either item separately.
  - Improve Inlow Hall’s building envelope system that is experiencing significant water intrusion. The Phase II work will alleviate the water intrusion and improve energy efficiency, meeting current Oregon Zero Energy Ready Commercial Code without impacting the building’s historic integrity and extend the useful life of the building.
- **Address underutilized and ineffective space, optimize classroom capacity and distance education technologies.**
  - Phase II of the Inlow renovation has a specific goal of addressing and increasing the utilization of the basement and the second floor. The existing and proposed utilization will be completed during the programming and design phase with the specific intent to:
    - Convert unassignable square feet to assignable square feet where practical.
    - Increase allocation of academic support space and partnership space that enhance EOU’s Mission as Oregon’s Rural University, reaching underserved and rural Oregon.
    - Upgrade and improve our distance education and video production spaces to allow us to continue providing access to higher education for students across the state and region.

## Estimated Project Budget

EOU, with the assistance of a both a professional cost estimator and Architectural/Engineering (A/E) consultant, developed a revised project budget of \$18.2M. This estimate includes re-estimating the original scope items from the prior capital request, as well additional scope items found during the A/E consultant's June 2019 Facilities Condition Assessment (FCA) ( in alignment to Section 3.9 of the SCPD). These additional scope items are structural upgrades to the mezzanine to accommodate the existing and future HVAC equipment and replacing the roof due to the extensive impacts the seismic upgrades will have to the existing roof. A breakdown of the project budget is shown below:

Items	Estimated Cost
<b>Construction</b>	
Building Renovation, Improvements, FF&E	\$ 14,500,000
Site Work, Utility, Landscaping, & Accessibility Improvements	\$ <u>800,000</u>
Subtotal =	\$ 15,300,000
Owner's Contingency =	\$ <u>1,530,000</u>
Construction Subtotal =	\$ 16,830,000
<b>Project Soft Costs</b>	
Programming, Project Management, A/E Services	\$ 2,000,000
<b>PROJECT TOTAL =</b>	<b>\$18,830,000</b>
<b>EOU MATCH (3%) =</b>	<b>\$<u>564,900</u></b>
<b>STATE FUNDING REQUEST =</b>	<b>\$ 18,265,100</b>

## Total Gross and Net Square Feet

Inlow Hall total gross square footage (GSF) is 44,300, excluding 19,700 sf of attic and roofing. A portion of Inlow Hall was upgraded/renovated during Phase 1 in 2010 and in 2011 the Board Room on the second floor was upgraded. The other areas of Inlow Hall remain in their original form, including the building envelope.

Item	Gross Square Feet (GSF)	% of Total GSF	Current Age	Year Installed
Original Construction	44,300		N/A	1929
<b>Portion Upgraded Since 1929</b>				
Phase 1 Upgrades	17,480	39%	9 years	2010
Board Room	<u>1,660</u>	<u>4%</u>	8 years	2011
Upgrades GSF =	19,140	43 %		
Remaining GSF =	25,160	57%	90 years	1929
<b>Phase 2 Upgrades</b>	<b>25,160</b>	<b>57%</b>	<b>90 years</b>	<b>1929</b>

The current assignable square feet (ASF) in the Phase II footprint is 9,500 sf, representing 40% of the GSF for Phase II (not including building wide upgrades such as: roof, envelope, lighting, & seismic). While this footprint includes a significant portion of required unassignable square feet for mechanical, electrical, and storage, EOU will endeavor to increase the ASF during this project, primarily for academic support space to reduce EOU's

deficit as quantified in the SCDP. It is not possible to estimate the increase in ASF until the programming phase of design services for the project is underway.

The total GSF of the project is 44,860 including the attic and roof replacement and excluding the building envelope rehabilitation and replacement.

**Project Estimated Start & Completion Dates**

The estimated Project Schedule for major phase elements is shown here:

Phase	Duration
A/E Procurement & Contract Negotiations	2 months
Programing, Investigation, & Confirmation	3 months
Design Phase Services	6 months
Construction Phase Services	14 months
Project Commissioning & Startup	<u>2 months</u>
Anticipated Total Duration =	26 months

Once funded, and assuming a bond sale in May of 2023, EOU will commence the project in July of 2023 and complete the project by September 2025.

**Project Pictures**

A portion of the project need is shown in the following pictures:



Cracking on the 2<sup>nd</sup> floor



Exterior failure and water intrusion



Inefficient, unusable space (above and right.)



Water intrusion causing stalactites



**Section II: Project Business Plan**

This project, most specifically, will allow for better utilization of space, as well as create additional space for critical student support services. By improving and expanding the usability of existing space, we are reducing our need to cannibalize other academic or student support space on campus, which would drive costs and further our capacity constraint for total student support square footage on campus. The improvements and expansion made to existing space will allow for the growth of our online offerings, as well as allow the REV Center to enhance its operations. In both scenarios, we are driving revenue, while creating more efficient use of existing space.

Alternative considerations: The only alternative to this project would be a demolition and a rebuild of this building – which is not a reasonable alternative. This building serves every single EOU student, and its ability to do so is critical.

**Section III: Capital Scoring Rubric Prioritization Criteria**

***Strategic Capital Development Plan (SCDP) Alignment, Component A, Part 1: Space Renewal, Workforce or Completion Priorities***

***“Project increases the capacity and effectiveness of instructional and student support space”***

1. Per the SCDP, EOU experiences a deficit in academic support space (SCDP, p. 9) The Inlow Hall renovation represents the renewal and revitalization of existing university infrastructure ensuring this critical space remains available and effectively utilized to serve the current and future higher education needs of Oregon. Through more efficient design, this project will increase space available for offices, student service and support space, and classrooms. This project results in the effective renewal of existing infrastructure to ensure space is available and effective for serving Oregon’s higher education needs and defers the need to invest in costly new infrastructure.
2. While the SCDP references a surplus of academic space at EOU, it does not reference the academic space required to serve online students. Serving as an institution of access and opportunity, distance education has been core to EOU’s mission for more than 30 years. Through thoughtful redesign during renovation it is intended to improve and upgrade the university’s technology classrooms for improved function and delivery of online and live-streamed classes. This allows EOU to better serve the students located throughout rural Oregon. Our ability to stream courses live, and to record and produce academic video content for students at a distance is not only paramount to our access mission, but greatly aids in student success and completion. Currently, our distance education and video production rooms are used, on average, 24 hours a week. They offer connections to campus for students who are place-bound, and allow students to continue to pursue their education. Improvements in these spaces will allow for better quality video production, enhanced network speeds and quality of streaming educational content, and will allow EOU to expand its ability to serve students across the state of Oregon, and beyond.

***“Project addresses workforce needs by providing clear pathways to aligning the educational supply with employment demand” and “proposal brings business and industry to campus by core sectors for research, collaboration or economic development projects to assist in an educational capacity.”***

1. Through renovation and redesign of space that currently is relatively inefficient, the university plans to create needed space for its Rural Engagement and Vitality (REV) Center. The REV Center serves as a conduit connecting the university to rural communities and businesses throughout the region. One of its primary objectives is to facilitate workforce development through intentional programming that provides experiential learning opportunities for students while working with businesses and communities on important projects. EOU is partnering with Wallowa Resources, in the creation of the REV Center and already has programs in place and in development. Some examples of existing programs that will be expanded are the Cottonwood Crossing Summer Institute, a week-long residential field studies program for high school students facilitated by university faculty and students, and

the Urban Rural Ambassadors Program. A partnership with Portland State University and designated as an Oregon Solutions project by Governor Brown, the Urban Rural Ambassadors program is a 6-credit dual residency course designed to study issues from a rural and urban context.

2. The mission of the REV is to strengthen organizational and citizen capacity in eastern Oregon to develop tomorrow's leaders and workforce, and foster innovation and resiliency. REV does this by; (1)engaging communities in long-term strategic planning building from core assets and values, (2)generating knowledge on the opportunities and challenges facing rural Northeast Oregon and engaging local government, organizations and citizens identifying solutions and implementing them, (3)increasing rural workforce capacity through internship and project based opportunities linking students to career and service-learning work in communities, (4)engaging researchers, agriculturalists (farmers, ranchers, foresters) and students in enhancing the long-term sustainability of working landscapes on private, state and federal lands, (5)enhancing the rural voice at the state and federal level, partnering to support a coordinated regional voice, and (6)leveraging and enhancing existing resources and capacity by networking and coordinating resources and initiatives in and among communities to support focused, collaborative regional solutions. The REV Center is a critical endeavor for EOU, and currently does not have space on campus. Our renovation and improvement of current space in Inlow Hall will provide a home for this center and allow enhanced access to students.
3. Lastly, because Inlow Hall is *the* administrative and student support building on campus, every EOU student is served by the building's operations. The building's operations include, but are not limited to: Admissions, Advising, Regional Outreach & Innovation (our online learning recruitment and advising), Title IX, Human Resources/Employee Services, Payroll, Marketing, University Relations, EOU Foundation, General Counsel, President's office, Financial Aid, Student Accounts, Registrar, Accounts Payable, Career Services, High School GED Program, Provost's Office, Veteran's Services, Student Affairs, Finance, REV Center, Institutional Research, Distance Education/Video Production Services, and the EOU Webmaster. Inlow Hall is the "heart" of EOU academic operations and facilitates all aspects of educational access, success, and completion.

### ***SCDP Alignment, Component A, Part 2: Addressing deferred maintenance issues***

#### **1. Deferred Maintenance Reduction**

As described in the deferred maintenance section above, this project will fully eliminate the building's deferred maintenance of \$4.7M by addressing building envelope weatherization system, LED lighting & controls, advances in Fire Sprinkler codes, and required seismic/structural upgrades to the mezzanine and attic. Further, there is no DM/CR in the coming 10 years because all DM/CR is in backlog. An illustration of where the deferred maintenance for Inlow Hall falls comparatively

to the rest of campus is shown in the chart located in the deferred maintenance section above.

***SCDP Alignment, Component A, Part 3: Supports the research and economic development capacity of the institution***

1. Inlow Hall serves as the primary administrative office and student support services building for the university. The function of this building is foundational to the mission and strategy of the university.
2. One of EOU's strategic goals is to serve as the educational, cultural, and economic engine of rural places. The renovation of Inlow Hall provides space for the REV Center with the objectives as mentioned earlier in this document. This center provides significant opportunity for EOU to partner with local and federal agencies, businesses and organizations, and provide the much-needed expertise that our faculty and students can offer. The REV Center provides real world research and high-impact practices for our students, while bolstering the success of local agencies and thereby their economic impact in the region and state.

Designated as Oregon's Rural University, Eastern Oregon University's Rural Engagement and Vitality (REV) Center is the institution's key program responding to the needs of the people of eastern Oregon. The REV is dedicated to strengthening regional workforce development and training capacity, and providing timely, research based answers to the current issues facing the region's rural communities.

The REV's primary focus area will be developing tomorrow's leaders and workforce, enhancing community social and economic innovation and resiliency, fostering sustainable working landscapes, magnifying the rural voice and informing state and federal rural policy, facilitating solutions oriented public engagement and promoting responsive systems. The REV also works to increase the awareness of policy makers and citizens on issues related to natural resources and land-use planning as they relate to eastern and rural Oregon.

More specific roles include market research and development, economic policy analysis of conditions and trends affecting businesses and regional employment, publishing and disseminating information, partnering with municipal, county and regional planning agencies to sustain gainful employment in private sector—and advance social and cultural welfare, and assist in coordinating statewide and local planning agencies.

Within these areas, the REV collaborates with community colleges, small business development centers, economic development organizations, county governments, local and regional businesses, and other partners to conduct research on workforce development, entrepreneurial skills education, and youth leadership. In addition, they work to expand the coverage of information and communication technology and increase the capacity of communities to grow employment opportunities.

***SCDP Alignment, Component A, Part 4: Collaboration between the public universities and interested parties***

1. As described in detail above, The REV Center is built on a collaborative model and is designed to facilitate collaboration with other universities to enhance student educational experience and outcomes. The REV Center is also focused on facilitating and enhancing partnerships with community colleges, school districts, businesses and organizations throughout the region.
2. The work slated to enhance our distance education and video production services, will improve our current ability to both produce and receive content from various university partners, such as Oregon State University agriculture program, OHSU nursing program, and our partners at community colleges across Oregon.

***SCDP Alignment, Component B: Operational Savings & Sustainability***

Operational Savings and Sustainability from this project is primarily from energy reduction as follows:

- Improvements to Lighting & Controls
- New Roofing/Insulation
- Improvements to Envelope Seal/Insulation/Sealant
- Improvements to Windows/Glazing
- HVAC efficiency updates
- Strive toward matching Phase 1 LEED Gold Certification

EOU expects a 20% reduction in energy use from the baseline condition. Most of the energy reduction in Phase II will occur with new lighting, expanding the air handler system installed in Phase I, while removing 16 steam convectors, removing the 16 window air conditioner units, and replacing the glazing. Further, Phase II HVAC upgrades will allow EOU to bring the full building into our standard Building Energy Management System.

Overall, Inlow Hall historically represents around 5% (\$10,000) of EOU's annual natural gas energy consumption (\$200,000). A 20% reduction would provide an annual savings of \$2,000 or 1% of EOU's annual natural gas consumption. EOU does not have submeters for electrical consumption within Inlow Hall so a similar exercise for electricity is not possible at this time. LED's are expected to have a payback within 20 years or sooner with incentives. The new lighting control system can save lighting operational costs by more than 15%.

The preventative maintenance for Inlow Hall is best stated as "deferred". This is due to our Facilities bandwidth as being smaller than the CR&R backlog. There will be some efficiencies gained in general maintenance due to bringing the building fully in line with

EOU's Building Energy Management System and updating required infrastructure and systems. However, there will be little to no immediate future savings from Facilities staff, rather our backlog will be reduced and become closer to our bandwidth. It is more cost effective for EOU students and Oregon taxpayers for EOU to reduce backlog through capital projects versus increasing staff.

### ***SCDP Alignment, Component C: Life Safety, Security, or Loss of Use***

There are a number of safety and security issues this project will address, including:

- Extend and complete the seismic upgrades to the building, including adding structural improvements to the existing mezzanine to account for the large air handler units (AHU's) located in the attic.
- Replace the original clay tile roof system – a system that loses tiles and presents a safety concern.
- Remove the unreinforced brick chimneys.
- Revise and “right-size” the building’s emergency backup power system and generator.
- Update the fire sprinkler system to meet advances in the fire sprinkler code.
- Update the fire alarm system to meet current code requirements

### ***SCDP Alignment, Component D: Institutional Priority***

The Inlow Hall Renovation Phase II is the current number two capital priority at EOU.

### ***SCDP Alignment, Component E: Student Success for Underserved Populations***

1. As stated above, Inlow Hall serves as the primary administrative office and student support services building for the university. It houses critical services for students including admissions, advising, financial aid, student accounts, video production for our online programming, etc. – and is a building that impacts *every* EOU student.
2. This project will address the safety issues present in the lack of seismic retrofitting and aging fire protection and fire notification system. Investment in the continued renovation of this building focuses on the safety and success of our students. This facility is the first stop for all prospective students who visit campus, and it houses the critical student services with which every EOU student interacts. The building and its surroundings are paramount in our student experience, which requires us to ensure its structural integrity and lasting presence on our campus.
3. In addition, in terms of student focused investment, our planned enhancements in the basement will allow for greater utilization and optimized experience for both on and off campus students. The rooms’ current use for computer study space, hosting and delivering distance education, video production of academic content, and various conferences and services will only be enhanced and expanded in this proposed renovation. This project is a student focused investment, as it makes the

most of our educational facilities and improves and expands access to higher education.

4. The addition of space to house the REV Center in Inlow Hall, provides access for students to real-world, high-impact practice educational opportunities. The center will greatly impact our students in terms of partnership opportunities, research projects, and enhanced experiences that allow students to take their knowledge from the classroom and apply it with local, state and federal agencies. These experiences will bolster student experience and increase our students value in the workforce after graduation.
5. The EOU Veteran's Club is also currently housed in the Inlow Hall basement. Its space is inadequate, and would be improved upon and expanded in this project. EOU believes strongly in serving Veteran students, and wants to improve and expand the support space they currently utilize.
6. We expect the improvements in and around Inlow Hall, the creation of the REV Center, and the enhancements to the online education classrooms to have an immediate impact on EOU's underserved populations, specifically rural, low-income, first-generation students. EOU currently serves 50% PELL eligible resident students, and each of those students will have the opportunity to benefit from the project goals of enhanced safety, increased student support space, and the addition of the REV Center.

***Component F: Leveraging Institutional Resources***

EOU is requesting \$18,265,100 for this project and is contributing 3% of the project costs, \$564,900, from institutional or outside resources.