Appendix A

2015-17 Capital Projects Request
EASTERN OREGON UNIVERSITY
Higher Education Coordinating Committee
2015 - 2017 Preliminary Capital Request

EASTERN LEARNING COMMONS
$23,176,000
Create nexus of instructional technology
Enhance distance learning education
Create learning-centered campus environment
Provide high performance network
Replace end-of-life technology

OUTDOOR ATHLETIC FACILITIES RENOVATION
$2,943,900
Provide shared community resource
Increase natural resource and operations efficiencies
Replace deteriorating, unsafe facilities
Improve competitive recruitment and retention

HUNT HALL DEMOLITION & SITE RESTORATION
$3,315,800
Remove unsafe, unoccupiable facility
Reduce potential risk
Reduce operational costs
Restore historic landscape
Construct new parking area

MILL CREEK RESTORATION & FLOOD MITIGATION
$5,605,100
Protect campus buildings and lands
Restore natural habitat
Enhance campus character
Create on-site educational opportunities

CAPITAL REPAIRS
$2,000,000

Total Projects: $35,040,800
Total with Capital Repairs: $37,040,800
**Project Summary**

THE EASTERN LEARNING COMMONS (ELC) WILL BE A MULTI-USE FACILITY connecting all aspects of on-campus and off-campus academic life through two primary programs that are at the heart of EOU’s educational mission: Campus Technology Services and Academic Support Services. The ELC will provide students and instructors with highly adaptable, technology rich learning labs and live-capture distance learning classrooms, as well as open use collaborative work spaces with a technology centric focus. This will create a convenient and efficient hub for academic resources, leading to greater student success and accessibility both on and off campus.

THE ELC WILL SIGNIFICANTLY IMPROVE DISTANCE LEARNING AND IT SERVICES. The new Center for Information and Technology Services will provide a safe, reliable environment for the backbone technology that serves EOU’s on-campus and distance curricula. Currently, EOU’s IT staff and services are located in several buildings across campus, creating inefficiency for the University. The ELC will bring together the IT administrative and technical staff with offices, labs and workspaces that will improve overall safety and efficiency for the University.

THE ELC WILL SERVE ACADEMIC SUPPORT AND STUDENT SUCCESS at EOU with the expanded Learning Center, which includes a Writing Center, Math Center, Testing Services Center, the Office for Student Success, and the Office for Disability Services. The services of the Learning Center touch almost every EOU student at some time during his or her career, helping both on and off campus students achieve and thrive, while also employing as many as 150 students every year as tutors and assistants. The Learning Center was put together out of necessity, utilizing available space and facilities, and the current facilities are crowded and compromised. The ELC will allow EOU to provide the services of the Learning Center in spaces designed to fit its mission and be flexible and adaptive to changing needs.

THE PROJECT WILL BRING SIGNIFICANT UPGRADES TO CAMPUS ACCESSIBILITY with site improvements that will focus on the elimination of physical barriers, creating a fully accessible academic quad for students, faculty and staff and improving access for service and emergency vehicles in a pedestrian friendly manner.

**Project Scope**

THE ELC WILL BE A TWO STORY BUILDING OF APPROXIMATELY 37,000 SF. The facility will include 5,200 sf for information and technology services, 5,700 sf for technology focused instructional spaces, 9,000 sf for academic support services, 5,600 sf for building support and 10,300 sf for mechanical, storage, circulation and other non-assignable spaces. Site work will include approximately 246,000 sf of improvements to meet accessibility and safety standards at campus entrances and between the ELC and other facilities within the academic quad.
Life/Safety

**THE ELC WILL FACILITATE REPLACEMENT OF FLOOD-PRONE AND END OF LIFE INFRASTRUCTURE** and provide a fault-tolerant, high-capacity network. EOU’s IT and Learning Center programs are currently dispersed across campus in ad hoc spaces. Many of these facilities do not meet current code for accessibility, seismic resistance and/or fire protection. The current facilities are crowded and inflexible. This causes risk and inefficiency for the staff and students who rely upon these essential services.

The hardware that supports these programs is located in the basement of Pierce Library. Additional data equipment is located in the basement of Inlow Hall. Both areas are prone to flood and create a significant risk for the University. The ELC will also include remote and redundant back up power, insuring that that data center back bone will remain functional in an emergency.

Priorities & Goals

**EASTERN OREGON UNIVERSITY IS COMMITTED TO SERVING EASTERN AND CENTRAL OREGON REGIONS** by providing an engaging, affordable, high quality education that is accessible to everyone. The ELC will support all five core themes of EOU’s Campus Master Plan:

- Improved student/faculty attraction and retention
- Improved technology for flexible educational delivery
- Enhanced building utilization
- Native and drought tolerant campus landscape
- Development of local and regional partnerships.

**THE ELC WILL REFLECT MODERN STANDARDS FOR HIGH-PERFORMANCE AND SUSTAINABILITY.** The Project will be designed and constructed to achieve a minimum of LEED Gold Certification and meet the performance requirements for the State Energy Efficiency Design (SEED) program.

Academic Access & Success

**THE ELC WILL SIGNIFICANTLY IMPROVE STUDENT ACHIEVEMENT AND MATRICULATION** by making the student outreach programs easy to access in one integrated facility. The Eastern Learning Commons project will expand EOU’s outreach to its core constituency: regional, rural students; first generation, underrepresented students; non-traditional learners, returning veterans and low income students. A growing number of these are “hybrid” students, using a fluid mix of on-campus and on-line programs and classes. The Eastern Learning Commons is envisioned as a facility specifically designed to meet the changing needs of the University’s on-site and on-line student body and programs.
PROJECT METRICS   EASTERN LEARNING COMMONS

Program Summary
IT Services & Campus Communications Infrastructure  5,300 sq. ft.
Technology Classrooms / Labs / Studios  6,550 sq. ft.
Academic Support Services / Disability Services  9,000 sq. ft.
Building Support  5,590 sq. ft.
Non-Assignable  10,290 sq. ft.

Building Total  36,730 GSF
Site  246,500 sq. ft.

Total Project Area  283,230 GSF

Project Costs
Construction Costs  $15,953,900
Design & Planning / Architect & Engineering  $2,315,000
Permits / Fees / Testing / Inspections  $342,800
Owner Equipment/Furnishings/Special Systems  $2,457,400
Contingency  $2,106,900
Total Project Cost  $23,176,000

Project Schedule

<table>
<thead>
<tr>
<th>Phase</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Design</td>
<td>Complete</td>
</tr>
<tr>
<td>Schematic/Design Development</td>
<td>5 months</td>
</tr>
<tr>
<td>Complete Bid Docs</td>
<td>6 months</td>
</tr>
<tr>
<td>Bidding</td>
<td>2 months</td>
</tr>
<tr>
<td>Construction</td>
<td>12 months</td>
</tr>
<tr>
<td>Proposed Occupancy Year &amp; Term</td>
<td>Fall 2019</td>
</tr>
</tbody>
</table>
OUTDOOR ATHLETIC FACILITIES RENOVATIONS
COMMUNITY STADIUM FIELD RENOVATION
TRACK & FIELD FACILITIES RENOVATION

PROJECT SUMMARY

EOU PLAYS A PIVOTAL ROLE IN BRINGING THE SURROUNDING RURAL COMMUNITIES TOGETHER. EOU’s community stadium is frequently used by many of these communities, bringing a unique level of contact and exposure. This exposure consistently demonstrates a positive effect on EOU’s regional identity and efforts toward recruitment and retention.

OVER THE PAST SIX YEARS EOU HAS HAD ONE OF THE TOP TRACK & FIELD PROGRAMS IN THE NAIA, producing well over 400 individual national championship finishes, 21 national champions, 193 All Americans, 124 Academic All Americans, 120 conference champions, 489 national track qualifiers, 263 national cross country qualifiers and 22 NAIA Academic team honors.

THE COMMUNITY STADIUM FIELD AND THE TRACK & FIELD FACILITIES ARE CURRENTLY OVERUSED RESOURCES. The stadium serves as home field for both EOU and La Grande High School football programs, plus night soccer matches, regional events and summer sports camps. The track facilities also serve multiple programs, but due to deteriorating conditions the university’s student athletes are no longer able to use it for competition or training. Installation of a synthetic turf field and improvements to the stadium facility plus full renovations of the track & field facilities will support the increasing use by EOU Athletics and the collective community while reducing operational costs.

THE CURRENT STADIUM FIELD AND ITS SYSTEMS ARE AGED AND INEFFECTIVE, causing excessive operational costs. Implementation of artificial turf will support increased use for practice and intramural activities, allowing the campus to re-purpose some of the acreage currently dedicated to those activities.

THE EXISTING TRACK HAS DETERIORATED TO THE POINT IT CAN NO LONGER BE USED BY STUDENT ATHLETES, causing hardship for practice and training and eliminating the opportunity to host intercollegiate meets on the EOU campus. The surface of the track and its associated field event areas has worn down to bare asphalt and rock in multiple areas. Edges have crumbled to the point of hazard, presenting a constant threat of trip and fall injuries. EOU’s track facilities are used by the local high school and community, placing the university at additional risk due to the deteriorating conditions.

THE EXISTING FIELD LIGHTING SYSTEM IS FAILING, with a deteriorating and unsafe installation, using fixtures with extremely poor energy efficiency and excessive light bleed. Installation of a new lighting system will eliminate hazardous conditions, make significant improvements in energy efficiency and allow EOU to meet night sky and good neighbor requirements.

THE EXISTING FIELD REQUIRES OVER 2 MILLION GALLONS OF WATER PER YEAR. Similar qualities of irrigation water and fertilizers are used to maintain the numerous practice fields made necessary by the natural turf stadium field. 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. Reducing these annual expenses makes renovating the stadium field a high priority for the campus.

increase its regional exposure and provide safe, efficient, high quality facilities while acting as good stewards of the investments made by the state in Oregon’s northeast region.

**PLANNED TRACK RENOVATIONS WILL PRESENT EOU’S STELLAR STUDENT ATHLETES WITH A SAFE, MODERN FACILITY fit for training and competition at the highest levels. EOU’s Track & Field program plays a significant role in the university’s recruitment and retention programs. The renovated track facilities will serve to enhance and support the already exceptional associated institutional benefits.**
**SCOPE OF WORK**

- Engineer and install approximately 85,000 square feet of an artificial turf system.
- Site preparation and excavation, installation of a drainage system, rock sub-base, pervious asphalt base and the pre-engineered turf system.
- Install an irrigation system for cooling and cleaning the turf.
- ADA accessibility renovations to the stadium seating and restrooms.
- Install all new field lighting system, including poles, fixtures and controls.
- Excavate the existing track and field event areas
- Install an engineered drainage system, sub-base rock and a permeable asphalt base
- Install a fully permeable track surface system in track areas, ‘D’ areas, vault and jump runs
- Areas of work for track & field renovations is approximately 110,000 square feet

**PRIORITIES & GOALS**

**EOU IS COMMITTED TO SERVING ITS REGION** by providing an engaging, affordable, high quality educational experience for a broad array of students, including non-traditional, first generation, rural and returning veteran students. In support of mission based goals and efforts to improve recruitment and retention, the university is striving to increase its regional exposure and provide safe, efficient, high quality facilities while acting as good stewards of the investments made by the state in Oregon’s northeast region.

**THE COMBINED PROJECT WILL ADDRESS EOU’S MISSION AND MASTER PLAN GOALS BY:**

- Increasing accessibility and community engagement
- Providing a safe environment and facilities for students and community members
- Serving the community and region with increased outreach, support and connectivity
- Supporting financial sustainability by reducing maintenance and operational scope and costs
- Supporting environmental sustainability by decreasing consumption of water, fertilizers, and fuel
- Supporting recruitment and retention by offering higher quality facilities
**Program Summary**

**Total Area of Construction** 90,000 GSF

**Project Costs**

<table>
<thead>
<tr>
<th>Cost Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs</td>
<td>$1,076,800</td>
</tr>
<tr>
<td>Design &amp; Planning / Architect &amp; Engineering</td>
<td>$75,400</td>
</tr>
<tr>
<td>Permits / Fees / Testing / Inspections</td>
<td>$45,500</td>
</tr>
<tr>
<td>Owner Equipment/Furnishings/Special Systems</td>
<td>$35,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$43,100</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$1,316,200</strong></td>
</tr>
</tbody>
</table>

**Project Schedule**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Design</td>
<td>Complete</td>
</tr>
<tr>
<td>Schematic/Design Development</td>
<td>2 months</td>
</tr>
<tr>
<td>Complete Bid Docs</td>
<td>1 month</td>
</tr>
<tr>
<td>Bidding</td>
<td>1 month</td>
</tr>
<tr>
<td>Construction</td>
<td>3 months</td>
</tr>
<tr>
<td>Proposed Occupancy Year &amp; Term</td>
<td>Fall 2018</td>
</tr>
</tbody>
</table>
Program Summary

Total Area of Construction  100,000 GSF

Project Costs

<table>
<thead>
<tr>
<th>Costs</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs</td>
<td>$15,953,900</td>
</tr>
<tr>
<td>Design &amp; Planning / Architect &amp; Engineering</td>
<td>$149,900</td>
</tr>
<tr>
<td>Permits / Fees / Testing / Inspections</td>
<td>$105,900</td>
</tr>
<tr>
<td>Owner Equipment/Furnishings/Special Systems</td>
<td>$125,900</td>
</tr>
<tr>
<td>Contingency</td>
<td>$83,200</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$1,627,700</strong></td>
</tr>
</tbody>
</table>

Project Schedule

<table>
<thead>
<tr>
<th>Phase</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Design</td>
<td>Complete</td>
</tr>
<tr>
<td>Schematic/Design Development</td>
<td>2 months</td>
</tr>
<tr>
<td>Complete Bid Docs</td>
<td>1 months</td>
</tr>
<tr>
<td>Bidding</td>
<td>1 month</td>
</tr>
<tr>
<td>Construction</td>
<td>3 months</td>
</tr>
<tr>
<td>Proposed Occupancy Year &amp; Term</td>
<td>Fall 2018</td>
</tr>
</tbody>
</table>
HUNT HALL DEMOLITION & SITE RESTORATION

Project Summary

THE PROJECT WILL PROVIDE FOR THE DEMOLITION OF HUNT HALL AND RESTORATION OF THE SITE INTO LANDSCAPING AND PARKING. EOU has performed multiple studies over two decades, each study determining that it is not cost effective to repair Hunt Hall. Typically, renovation is determined to be cost prohibitive when the cost to renovate approaches 70% of the cost of replacement. Renovation costs for Hunt Hall are currently estimated to exceed 100% of replacement cost.

PORTIONS OF HUNT HALL HAVE BEEN VACANT FOR NEARLY FORTY YEARS. Hunt Hall is composed of four wings, constructed over time from the 1930’s to the 1960’s. The oldest portion, “A” wing has been vacant since the 1970’s because of safety concerns, egress problems and the expense of building systems repairs. Recently, most of the remaining portions of the building have been vacated for similar reasons.

REMOVAL OF HUNT HALL AND RESTORATION OF THE SITE WILL AID RECRUITMENT AND IMPROVE SAFETY. Post-demolition site improvements called out in the 2012 Campus Master Plan will include accessibility upgrades and improvements, vehicular access across campus from east to west, landscaping appropriate to the historic center of campus and new parking. The building now stands empty and derelict at the front door to campus. EOU has recently experienced multiple break-ins and vandalism to the building. The building is a deterrent to prospective students and reflects poorly on the mission and goals of EOU.

Project Scope

THE SCOPE OF WORK INCLUDES THE REMOVAL OF THE EXISTING BUILDING AND RESTORATION OF THE SURROUNDING SITE. The existing building is a four-story wood and concrete structure of approximately 72,300 square feet. Sitework will cover approximately 200,000 sf of area. Scope includes extensive abatement of hazardous materials, the complete removal of the building, decommissioning of utilities serving the facility, and site restoration. Work will be observed by a consulting archeologist and may include appropriate restoration of historic native burials.

Life/Safety

HUNT HALL IS AN ATTRACTIVE NUISANCE. Over the past three years EOU has seen a sharp increase in the number and extent of break-ins and vandalism suffered in the vacant and unsafe sections of the building. Recently these break-ins have started in the vacant sections and made their way into semi-occupied sections of the building, leading to additional loss due to theft. This creates a significant liability for the University.

HUNT HALL IS UNSAFE TO OCCUPY. With large portions of the building vacated, parts of the building have been considered unsafe for decades. Today, the entire building is considered unsafe and cost prohibitive to repair or operate.

Size

| Building: | 72,300 sf |
| Site: | 210,000 sf |

Estimated Cost

$3,315,800

Funding Sources

| XI-Q Bonds | 90% |
| XI-F Bonds | 10% |

Classification

Education & General

Type

Demolition / Restoration

Schedule and Duration

December 2017 - August 2018

Design | 3 months
Construction | 5 months
**Priorities & Goals**

**HUNT HALL IS COST PROHIBITIVE TO PRESERVE.** Despite its significance as the original Women’s Dorm, decades of deferred maintenance have created an irreparable state for the majority of the building. The facility has major code compliance issues, structural problems, defunct mechanical systems, and deteriorating exterior systems.

**HUNT HALL IS A LIABILITY FOR THE UNIVERSITY.** EOU cannot afford to allow the vacant Hunt Hall to remain on campus. It is an attractive nuisance and aesthetically compromises the integrity of the campus as a whole.

**Academic Access & Success**

**HUNT HALL CREATES A POOR FIRST IMPRESSION OF CAMPUS.** It’s neighbor, Inlow Hall, is the first building prospective students visit when considering EOU. Hunt Hall detracts from that experience and creates a potentially negative impact on student attraction and retention. Removing Hunt Hall will make EOU a more attractive campus overall and will create a more comfortable and supportive environment for student success.
**Program Summary**

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Area</td>
<td>72,300 GSF</td>
</tr>
<tr>
<td>Site</td>
<td>195,000 sq. ft.</td>
</tr>
<tr>
<td>Parking</td>
<td>15,000 sq. ft.</td>
</tr>
<tr>
<td><strong>Total Project Area</strong></td>
<td><strong>282,300 GSF</strong></td>
</tr>
</tbody>
</table>

**Project Costs**

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition / Construction Costs</td>
<td>$2,881,000</td>
</tr>
<tr>
<td>Design &amp; Planning / Architect &amp; Engineering</td>
<td>$180,400</td>
</tr>
<tr>
<td>Permits / Fees / Testing / Inspections</td>
<td>$72,500</td>
</tr>
<tr>
<td>Owner Equipment/Furnishings/Special Systems</td>
<td>$24,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$157,900</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$3,315,800</strong></td>
</tr>
</tbody>
</table>

**Project Schedule**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Design</td>
<td>Complete</td>
</tr>
<tr>
<td>Schematic/Design Development</td>
<td>1 month</td>
</tr>
<tr>
<td>Complete Bid Docs</td>
<td>2 months</td>
</tr>
<tr>
<td>Bidding</td>
<td>1 month</td>
</tr>
<tr>
<td>Construction</td>
<td>5 months</td>
</tr>
<tr>
<td>Proposed Occupancy Year &amp; Term</td>
<td>Fall 2018</td>
</tr>
</tbody>
</table>
MILL CREEK RESTORATION & FLOOD MITIGATION

PROJECT SUMMARY

THE 1928 PLAN FOR EOU’S CAMPUS THOUGHTFULLY INCORPORATED FREE FLOWING MILL CREEK INTO THE LANDSCAPE. Over time, campus development changed and pushed to the south, and eventually the campus section of Mill Creek was diverted into a culvert storm sewer. Since that change, 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 and restore the natural habitat and historic fish runs the creek will be removed from the storm sewer and restored to pass through the EOU campus as originally intended.

THE RESTORATION OF MILL CREEK WILL CREATE A UNIQUE ACADEMIC OPPORTUNITY for EOU 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. The project also provides much-needed flood control and mitigation measures while reducing costly ongoing maintenance expenditures.

MANY STUDENTS SELECT EOU IN LARGE PART DUE TO THE RICH NATURAL LANDSCAPE 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. This project will address EOU’s priorities to enhance recruitment and retention by improving the attractiveness of campus, reflecting the natural landscape, and enhancing locally-important academic 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.

THE CAMPUS WILL SEE A DRAMATIC INCREASE IN ITS PHYSICAL AND SOCIAL CONNETIONS TO THE LOCAL ENVIRONMENT through the creation of this riparian corridor. The creek will provide habitat for plants and animals and allow for 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.

PRIORITIES & GOALS

TO SUPPORT THE STATE’S 40-40-20 GOALS EOU WILL NEED TO CONTINUE DEVELOPING ITS PROGRAMS FOR INCREASED RECRUITMENT AND RETENTION. This will require outreach goals that are supported by unique on-campus opportunities for programs that offer hands-on learning with real-world applicability. The restoration of Mill Creek will directly enhance the environmental programs that will foster 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 state priorities by:

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

RESTORING 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
Program Summary

**Total Area of Construction** 180,000 GSF

**Project Costs**
- Construction Costs $4,284,900
- Design & Planning / Architect & Engineering $587,400
- Permits / Fees / Testing / Inspections $154,400
- Owner Equipment/Furnishings/Special Systems $68,400
- Contingency $510,000

**Total Project Cost** $5,605,100

**Project Schedule**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Design</td>
<td>3 months</td>
</tr>
<tr>
<td>Schematic/Design Development</td>
<td>3 months</td>
</tr>
<tr>
<td>Complete Bid Docs</td>
<td>3 months</td>
</tr>
<tr>
<td>Bidding</td>
<td>1 month</td>
</tr>
<tr>
<td>Construction</td>
<td>6 months</td>
</tr>
<tr>
<td>Proposed Occupancy Year &amp; Term</td>
<td>Fall 2019</td>
</tr>
</tbody>
</table>
Eastern Learning Commons Visioning Study
EASTERN OREGON UNIVERSITY

03 April 2014
Eastern Learning Commons Visioning Study

EASTERN OREGON UNIVERSITY

TABLE OF CONTENTS

Executive Summary

Process & Background

Program Elements

Conceptual Project Vision

Estimated Project Budget
Executive Summary

Eastern Oregon University is committed to serving the northeast Oregon region by providing an engaging, affordable, high quality education that is accessible to everyone. To achieve this mission, EOU is continuing to expand its outreach both on and off campus. The University’s distance learning programs serve online and on-site students, and account for over half of the University’s enrollment. The recently adopted 2012 EOU Campus Master Plan recognizes the vitality of the distance learning programs and the significance of an accessible and cohesive on-campus experience by highlighting the creation of the Eastern Learning Commons (ELC) as its highest priority.

What is the Eastern Learning Commons?
The Eastern Learning Commons will be a multi-use facility connecting all aspects of on-campus and off-campus academic life. It will house two primary programs that are at the heart of EOU’s educational mission: Campus Technology and the Learning Center. Currently, these programs are dispersed across campus in spaces put together out of necessity, utilizing available space and facilities. The current facilities are becoming crowded and compromised. This causes inefficiency for both staff and students who rely upon these essential services. Combining these programs will create a campus technology hub and a complete learning-centered environment that will be the nexus of technology and communication on campus.

21st Century Learning Community
Achieving Oregon’s ambitious 40-40-20 goals will require engagement of a broad array of students, including non-traditional learners, first-generation students and returning veterans. A growing number of these are “hybrid” students, using a fluid mix of on-campus and on-line programs and classes. As the University has modified its curriculum and outreach to serve this changing learning community, its facilities and technological services have not kept pace. The Eastern Learning Commons is envisioned as a facility specifically designed to meet the changing needs of the University’s on-site and on-line student body and programs.

Improving Educational Delivery
The ELC will significantly improve student achievement by making the Writing Center, Math Center, First Year Experience, Office for Disability Services, Testing Services and Group Tutoring easy to access in one integrated facility. By combining these programs with the University’s IT/Communication Services, the ELC will provide students and instructors with highly adaptable, technology rich learning labs and live-capture distance learning classrooms. This will create a convenient and efficient hub for academic resources both on and off campus.

Estimated project budget
The project budget includes estimated construction costs, related site and infrastructure costs, data center equipment, communications infrastructure equipment, electronic media and technology costs, and other related owner costs. The anticipated full project budget is $23,606,441, including forecasted escalation for a 2017 construction start.
Process & Background

The recently adopted 2012 EOU Campus Master Plan established five core themes, recognizing both the vitality of the distance learning programs and the significance of an accessible and cohesive on-campus experience. Eastern Oregon University is committed to student achievement and accessible education, attracting a wide range of on-campus students, while expanding its educational mission through outreach to off-campus students. The University’s distance learning program serves both online and on-site students. It now accounts for over half of the University’s enrollment. These elements informed the core themes of the master plan: improved student/faculty attraction and retention; improved technology for flexible educational delivery; enhanced building utilization; native and drought tolerant campus landscape; development of local and regional partnerships. In consideration of these core themes, the Eastern Learning Commons (ELC) was identified in the Master Plan as the highest priority project for the University.

This report is a preliminary study intended to produce the basic parameters of the ELC. It is not intended to represent a completed design. As the design process progresses, it is anticipated that the concept illustrated here will evolve to meet the specific needs of campus stakeholders and users. This initial study had three primary goals:

• establish a recommended program
• develop a conceptual project vision
• determine an appropriate budget
• vision & goals

The Eastern Learning Commons will be a multi-use facility connecting all aspects of on-campus and off-campus academic life. Even in an age of digital communication and distance learning opportunities, the university campus experience remains a vital component of modern higher education. The ELC will be a bridge for EOU’s community, encouraging connections between on-line and on-campus academic programs. It will connect technology resources for faculty, students and our surrounding community. The ELC will serve as a “digital commons” that includes formal and informal collaborative work spaces focused around technology, with support for independent study and group study areas in an open, inviting and flexible environment. The unique combination of technology and student academic services provided by the ELC will create an educational, cultural and scholarly center that will connect the campus to the rural regions of Oregon and to the wider world.
Eastern Oregon University has seen a growing number of non-traditional learners, first-generation students and returning veterans in its student body. These are precisely the students that Oregon’s ambitious 40-40-20 goals were intended to serve. Many of these are “hybrid” students using a fluid mix of on-campus and on-line programs and classes. As the University has modified its curriculum and outreach to serve this changing learning community, its facilities and technological services have not kept pace. The ELC will significantly improve student achievement and matriculation by making the student outreach programs easy to access in one integrated facility. By combining these programs with the University’s IT/Communication Services, the ELC will provide students and instructors with highly adaptable, technology-rich spaces.

The Eastern Learning Commons (ELC) is envisioned as a facility specifically designed to meet the changing needs of the University's student body and programs. It will house two primary programs that are at the heart of EOU’s educational mission: Campus Technology and the Learning Center. The facility will include learning labs and live-capture distance learning classrooms designed to meet new pedagogical needs. This will create a convenient and efficient hub for academic resources both on and off campus.
Program Elements

**IT & Communications**

The ELC will include a new Center for Information and Technology Services that will provide a safe, reliable environment for the backbone technology that serves both campus and distance programs. Currently, EOU’s IT administrators are located in several buildings across campus, creating inefficiency for the University. The EOU data center back bone is located in the basement of Inlow Hall. Additional data equipment is located in the basement of Pierce Library. Both areas are prone to flood and create a significant risk for the University. The ELC will bring together the IT administrative and technical staff with offices, labs and workspaces that will improve overall safety and efficiency for the University. The ELC will facilitate replacement of end-of-life infrastructure and provide a fault-tolerant, high-capacity network.

In addition to creating a safe and reliable IT backbone for EOU, the Eastern Learning Commons will include a space for a secondary data center that can be leased by multiple outside vendors. To better understand the needs of commercial data centers, EOU sent several representatives from IT & Communications to visit the Facebook data center in Prineville. While the commercial data center envisioned for the ELC will be significantly smaller than Facebook, the tour provided insight into the state of the art for power management, load cooling and data storage technology. The ELC’s commercial data center will provide a unique capability for partnerships with local vendors while providing the University with a revenue source to help with operations. The commercial data center will be adjacent to the EOU data center, allowing the opportunity for expansion as data needs change in the future.

**Learning Center**

A central component of EOU’s campus life is the Learning Center, currently housed in Loso Hall. Serving as the campus hub for academic resource services, the Learning Center also houses the Writing Center, Math Center, Student Success, and the Office for Disability Services. Additional services include group and individual tutoring, Testing Services, and open use Computer Lab and Printing facilities. The Learning Center touches almost every EOU student at some time during his or her career, helping both on and off campus students achieve and thrive while also employing as many as 150 students every year as tutors and assistants. Like EOU’s technology services and the distance programs, the Learning Center was put together out of necessity, utilizing available space and facilities, and the current facilities are becoming crowded and compromised.

The ELC will allow EOU to provide a new home for the Learning Center with spaces designed to be flexible and adaptive to changing needs, including flexible computer labs, group study spaces, individual tutoring spaces and the office and support staff spaces for all on-campus and online academic resource services.
**KEOL Radio**
The ELC will also provide a new home for the campus radio station (KEOL), currently housed in a building scheduled for demolition and adjacent to the recently renovated Pierce Library. Its extensive music collection and its associated recording and production facilities must be relocated for safety reasons.

**Building Support**
IT & Communications receive regular shipments from a wide array of vehicles ranging from overnight delivery trucks to full size semi-trucks. Periodically, they receive major shipments of computer hardware and other gear that needs to be unpacked and staged for deployment. This is often done outside on the lawn, potentially exposing valuable equipment to the elements. The ELC will include a new central shipping and receiving area, taking advantage of the highly accessible location at the corner of 6th Street and K Avenue. Other support areas will include shared collaborative learning spaces and administrative support spaces.

Most of EOU’s buildings include roof top mechanical units, exposed to weather and difficult to maintain in La Grande’s harsh winters. The ELC will house all mechanical units in a water-resistant basement, increasing efficiency and improving serviceability. The ELC will also include remote and redundant back up power, insuring that the data center back bone will remain functional in an emergency.
Sustainable Design & Energy Efficiency

Energy efficiency is a primary goal for the University. As a new construction project, the University expects the building to reflect modern standards for high performance and sustainability. The north-south orientation of the site will require special attention for daylight control and thermal gain, and the conceptual budget reflects high performance glazing and exterior shading devices. The mechanical system is intended to be connected to the central utility system, but also utilize on-site mechanical units. These will include chilled beams as well as heat recovery units to transfer heat gain from the data center. On-site energy production should be considered if it is cost effective.

The Project will be designed and constructed to achieve a minimum of LEED Gold Certification and meet the performance requirements for the State Energy Efficiency Design (SEED) program administered by the Oregon Department of Energy (ODOE). EOU is signatory to the American College & University Presidents' Climate Commitment (ACUPCC), is a member of the American Association of Sustainability in Higher Education (AASHE) and strives to be a leader among environmentally, socially and financially sustainable higher education institutions.
<table>
<thead>
<tr>
<th>Room &amp; Campus Communication Infrastructure</th>
<th>Units</th>
<th>Area/Unit</th>
<th>Area/Room</th>
<th>Quantity</th>
<th>Sub-total</th>
<th>Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>IT Services &amp; Campus Communication Infrastructure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Desktop Support/Help Desk Staff</td>
<td>6 person</td>
<td>64 SF/prsn</td>
<td>384 SF</td>
<td>1</td>
<td>384 SF</td>
<td></td>
</tr>
<tr>
<td>Desktop Support/Help Desk Student Worker</td>
<td>6 person</td>
<td>64 SF/prsn</td>
<td>384 SF</td>
<td>1</td>
<td>384 SF</td>
<td></td>
</tr>
<tr>
<td>Technical Service Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>500 SF</td>
</tr>
<tr>
<td>Administrative Open Office Space</td>
<td>2 person</td>
<td>64 SF/prsn</td>
<td>128 SF</td>
<td>1</td>
<td>128 SF</td>
<td>500 SF</td>
</tr>
<tr>
<td>Infrastructure Open Office Space</td>
<td>4 person</td>
<td>64 SF/prsn</td>
<td>256 SF</td>
<td>1</td>
<td>256 SF</td>
<td></td>
</tr>
<tr>
<td>- Dirty Work Technical Bench</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
<tr>
<td>- Clean Work Technical Bench</td>
<td>2 person</td>
<td>150 SF</td>
<td>300 SF</td>
<td>1</td>
<td>300 SF</td>
<td></td>
</tr>
<tr>
<td>Programmer Enclosed Office Space</td>
<td>5 person</td>
<td>100 SF</td>
<td>500 SF</td>
<td>1</td>
<td>500 SF</td>
<td></td>
</tr>
<tr>
<td>Learning Management System Office Space</td>
<td>1 person</td>
<td>150 SF</td>
<td>150 SF</td>
<td>1</td>
<td>150 SF</td>
<td></td>
</tr>
<tr>
<td>AV Open Office</td>
<td>3 person</td>
<td>64 SF</td>
<td>192 SF</td>
<td>1</td>
<td>192 SF</td>
<td></td>
</tr>
<tr>
<td>AV Manager</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
<tr>
<td>Media Services</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
<tr>
<td>IT Director</td>
<td>1 person</td>
<td>180 SF</td>
<td>180 SF</td>
<td>1</td>
<td>180 SF</td>
<td></td>
</tr>
<tr>
<td>IT Manager</td>
<td>1 person</td>
<td>120 SF</td>
<td>120 SF</td>
<td>1</td>
<td>120 SF</td>
<td></td>
</tr>
<tr>
<td>EOU Data Center/MDF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>600 SF</td>
</tr>
<tr>
<td>Outside Vendor Data Center/MDF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>600 SF</td>
</tr>
<tr>
<td>IT Collaboration/Conference Space</td>
<td>6 person</td>
<td>30 SF</td>
<td>180 SF</td>
<td>1</td>
<td>180 SF</td>
<td></td>
</tr>
<tr>
<td>IT Break Room</td>
<td>10 person</td>
<td>20 SF</td>
<td>200 SF</td>
<td>1</td>
<td>200 SF</td>
<td></td>
</tr>
<tr>
<td>Quick Access Equipment &amp; Cart Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>300 SF</td>
</tr>
</tbody>
</table>

**Room Units Area/Unit Area/Room Quantity Sub-total Total Area**

**Total Area**

<table>
<thead>
<tr>
<th>IT Services &amp; Campus Communication Infrastructure</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Room &amp; Campus Communication Infrastructure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Instructional Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance Learning Classroom (Medium)</td>
<td>20 person</td>
<td>25 SF/prsn</td>
<td>500 SF</td>
<td>2</td>
<td>1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Media Service Control Room</td>
<td>1 person</td>
<td>150 SF</td>
<td>150 SF</td>
<td>1</td>
<td>150 SF</td>
<td></td>
</tr>
<tr>
<td>Distance Learning Classroom (Large)</td>
<td>40 person</td>
<td>25 SF/prsn</td>
<td>1,000 SF</td>
<td>2</td>
<td>2,000 SF</td>
<td></td>
</tr>
<tr>
<td>Technology Rich Learning Classroom/STudios</td>
<td>35 person</td>
<td>35 SF/prsn</td>
<td>1,225 SF</td>
<td>2</td>
<td>2,450 SF</td>
<td></td>
</tr>
<tr>
<td>Faculty Green Room</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
</tbody>
</table>

**Room Units Area/Unit Area/Room Quantity Sub-total Total Area**

**Total Area**

<table>
<thead>
<tr>
<th>KEOL Radio Station</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Room &amp; Campus Communication Infrastructure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Broadcast Booth</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
<tr>
<td>Production Booth</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
<tr>
<td>Recording Studio</td>
<td>1 person</td>
<td>200 SF</td>
<td>200 SF</td>
<td>1</td>
<td>200 SF</td>
<td></td>
</tr>
<tr>
<td>Vinyl and CD Collection (compact storage)</td>
<td>1 person</td>
<td>300 SF</td>
<td>300 SF</td>
<td>1</td>
<td>300 SF</td>
<td></td>
</tr>
<tr>
<td>Manager's Office</td>
<td>1 person</td>
<td>150 SF</td>
<td>150 SF</td>
<td>1</td>
<td>150 SF</td>
<td></td>
</tr>
</tbody>
</table>

**Room Units Area/Unit Area/Room Quantity Sub-total Total Area**

**Total Area**

<table>
<thead>
<tr>
<th>Building Support</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Collaboration A1Workspace</td>
<td>10 person</td>
<td>20 SF/prsn</td>
<td>200 SF</td>
<td>2</td>
<td>400 SF</td>
<td></td>
</tr>
<tr>
<td>South Lobby</td>
<td>1 person</td>
<td>600 SF</td>
<td>600 SF</td>
<td>1</td>
<td>600 SF</td>
<td></td>
</tr>
<tr>
<td>North Lobby</td>
<td>1 person</td>
<td>400 SF</td>
<td>400 SF</td>
<td>1</td>
<td>400 SF</td>
<td></td>
</tr>
<tr>
<td>Open Stair</td>
<td>1 person</td>
<td>250 SF</td>
<td>250 SF</td>
<td>1</td>
<td>250 SF</td>
<td></td>
</tr>
<tr>
<td>Elevator</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
<tr>
<td>Enclosed Stair</td>
<td>1 person</td>
<td>250 SF</td>
<td>250 SF</td>
<td>1</td>
<td>250 SF</td>
<td></td>
</tr>
<tr>
<td>Gender Neutral Toilet Rooms</td>
<td>1 person</td>
<td>64 SF</td>
<td>64 SF</td>
<td>1</td>
<td>64 SF</td>
<td></td>
</tr>
<tr>
<td>Toilet Rooms</td>
<td>4 person</td>
<td>300 SF</td>
<td>1,200 SF</td>
<td>4</td>
<td>1,200 SF</td>
<td></td>
</tr>
<tr>
<td>Shared Large Conference Rooms</td>
<td>20 SF</td>
<td>200 SF</td>
<td>400 SF</td>
<td>1</td>
<td>400 SF</td>
<td></td>
</tr>
<tr>
<td>Shared Small Conference Rooms</td>
<td>6 SF</td>
<td>20 SF</td>
<td>120 SF</td>
<td>2</td>
<td>240 SF</td>
<td></td>
</tr>
<tr>
<td>IDF</td>
<td>1 SF</td>
<td>120 SF</td>
<td>120 SF</td>
<td>1</td>
<td>120 SF</td>
<td></td>
</tr>
<tr>
<td>Loading Dock</td>
<td>1 person</td>
<td>100 SF</td>
<td>100 SF</td>
<td>1</td>
<td>100 SF</td>
<td></td>
</tr>
<tr>
<td>Campus Shipping/Receiving &amp; Staging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,200 SF</td>
</tr>
<tr>
<td>Central Trash/Recycling</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>200 SF</td>
</tr>
</tbody>
</table>

**Room Units Area/Unit Area/Room Quantity Sub-total Total Area**

**Total Area**

<table>
<thead>
<tr>
<th>Non-Assignable Area</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Room &amp; Campus Communication Infrastructure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distribution</td>
<td>13%</td>
<td>3,429 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distributed Trash/Recycling</td>
<td>1%</td>
<td>264 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unassigned Informal Learning areas</td>
<td>5%</td>
<td>1,319 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>3%</td>
<td>791 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>3%</td>
<td>791 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical/Electrical Distribution</td>
<td>1%</td>
<td>264 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basement Mechanical/Electrical Room</td>
<td>13%</td>
<td>3,429 SF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Room Units Area/Unit Area/Room Quantity Sub-total Total Area**

**Total Non-Assignable Area**

**Total Area**
SECOND FLOOR PLAN
NO SCALE
**Conceptual Project Vision**

*Site Improvements*

The ELC will include site improvements that are at the heart of the 2012 campus master plan: the creation of a new academic quad, the elimination of University Boulevard, and the re-establishment of the historic campus entry at 8th Street.

EOU's campus is currently characterized by widespread lawn punctuated by trees that limit view and a myriad of pathways that create wayfinding confusion. Badgley Hall, EOU's primary science building, is separated from campus by University Boulevard, the current entry to campus. Furthermore, the current campus landscape is difficult to maintain and highly water-dependent. Each year, EOU uses millions of gallons of irrigation water to maintain the campus landscape. To address these issues, the 2012 Master Plan calls for the elimination of University Boulevard and the re-establishment of the historic campus entry at 8th Street. It also calls for replacing some lawn areas with a meadow of native grasses and other plant materials that will greatly reduce irrigation and maintenance needs and unite the academic core of campus. Additionally, this will improve student engagement by completing the establishment of a strong connection between all of EOU's academic buildings, from Badgley and Pierce to Ackerman and Zabel. Site improvements will also focus on the elimination of physical barriers, creating a fully accessible academic quad for students, faculty and staff and improving access for service and emergency vehicles in a pedestrian friendly manner. The meadow strategy will also lower operational costs and create a campus experience that uniquely reflects northeast Oregon.

*Architectural Character*

The ELC will be strategically located to provide closure for the new academic core and easy access for shipping and receiving. It will be designed to complement the existing fabric of campus with a modern design that reflects the technology-rich programs inside while respecting the historic scale and materials of the campus environment. The Learning Center will be prominently displayed with a large glass enclosure that will provide a strong connection to campus from both the interior and the exterior of the building. Materials and scale will take cues from the large glazed entry of the newly renovated Quinn Coliseum and the modern open interior of the Pierce Library. The ELC will be designed to reflect the new pedagogy that it is designed to serve.
Recently renovated Pierce Library interior illustrating warm wood ceiling, large windows and 2-story connected space.

Image from master plan illustrating native landscape and restored Mill Creek.
Sustainable Design & Energy Efficiency

Energy efficiency is a primary goal for the University. As a new construction project, the University expects the building to reflect modern standards for high performance and sustainability. The north-south orientation of the site will require special attention for daylight control and thermal gain, and the conceptual budget reflects high performance glazing and exterior shading devices. The mechanical system is intended to be connected to the central utility system, but also utilize on-site mechanical units. These will include chilled beams as well as heat recovery units to transfer heat gain from the data center. On-site energy production should be considered if it is cost effective.

The Project will be designed and constructed to achieve a minimum of LEED Gold Certification and meet the performance requirements for the State Energy Efficiency Design (SEED) program administered by the Oregon Department of Energy (ODOE). EOU is signatory to the American College & University Presidents’ Climate Commitment (ACUPCC), is a member of the American Association of Sustainability in Higher Education (AASHE) and strives to be a leader among environmentally, socially and financially sustainable higher education institutions.
### LEED 2009 for New Construction and Major Renovations

**Project Checklist**

**Prereq 1**

1. Site Selection
2. Development Density and Community Connectivity
3. Brownfield Redevelopment

**Prereq 2**

1. Alternative Transportation—Public Transportation Access
2. Alternative Transportation—Bicycle Storage and Changing Rooms
3. Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles

**2 to 4 Credit 6.1**

1. Site Development—Protect or Restore Habitat
2. Heat Island Effect—Non-roof
3. Stormwater Design—Quality Control
4. Water Use Reduction—20% Reduction

**1 to 2 Credit 1.1**

1. Site Development—Maximize Open Space
2. Stormwater Design—Quantify Control
3. Stormwater Design—Quality Control

**1 Credit 3.1**

1. Heat Island Effect—Non-roof
2. Heat Island Effect—Roof
3. Controllability of Systems—Lighting
4. Controllability of Systems—Thermal Comfort

**1 Credit 6.2**

1. Low-Emitting Materials—Composite Wood and Agrifiber Products
2. Low-Emitting Materials—Flooring Systems
3. Low-Emitting Materials—Paints and Coatings
4. Low-Emitting Materials—Adhesives and Sealants

**1 Credit 1.2**

1. LEED Accredited Professional
2. LEED Accredited Professional
3. LEED Accredited Professional
4. LEED Accredited Professional

**3 Credits 2**

1. Construction Reuse—Maintain Existing Walls, Floors, and Roof
2. Construction Reuse—Maintain 50% of Interior Non-Structural Elements
3. Construction Waste Management

**1 Credit 3.2**

1. Green Power
2. Measurement and Verification

**1 Credit 4.1**

1. Construction IAQ Management Plan—Before Occupancy
2. Construction IAQ Management Plan—During Construction
3. Construction IAQ Management Plan—After Occupancy

**1 Credit 4.4**

1. Environmental Tobacco Smoke (ETS) Control
2. Minimum Indoor Air Quality Performance
3. Indoor Air Quality and Ventilation
4. Indoor Chemical and Pollutant Source Control

**1 Credit 5.1**

1. Regional Priority: Specific Credit
2. Regional Priority: Specific Credit
3. Regional Priority: Specific Credit
4. Regional Priority: Specific Credit

**1 Credit 5.2**

1. Regional Materials
2. Regional Materials
3. Regional Materials
4. Regional Materials

**1 Credit 6.1**

1. Increased Ventilation
2. Construction IAQ Management Plan—Before Occupancy
3. Construction IAQ Management Plan—During Construction
4. Construction IAQ Management Plan—After Occupancy

**1 Credit 7.1**

1. Thermal Comfort—Design
2. Thermal Comfort—Verification
3. Thermal Comfort—Occupancy

### Materials and Resources, Continued

**Possible Points: 10**

1. Water Use Reduction—20% Reduction
2. Water Efficient Landscaping
3. Innovative Wastewater Technologies
4. Water Use Reduction

### Energy and Atmosphere

**Possible Points: 35**

1. Fundamental Commissioning of Building Energy Systems
2. On-Site Renewable Energy
3. Enhanced Commissioning
4. Measurement and Verification

### Materials and Resources

**Possible Points: 14**

1. Storage and Collection of Recyclables
2. Building Reuse—Maintain Existing Walls, Floors, and Roof
3. Building Reuse—Maintain 50% of Interior Non-Structural Elements

**Regional Priority Credits**

**Possible Points: 4**

1. Regional Priority: Specific Credit
2. Regional Priority: Specific Credit
3. Regional Priority: Specific Credit
4. Regional Priority: Specific Credit

### Total

**Possible Points: 110**

A hypothetical LEED Scorecard was created to demonstrate a potential pathway to LEED Gold or LEED Platinum certification. As the design process continues, the scorecard will evolve accordingly. This scorecard is illustrating LEED v3.0, which is available for projects registered through June, 2015. EOU may consider registering this project LEED v4.0 if desired.
Energy efficiency is a primary goal for the University. As a new construction project, the University expects the building to reflect modern standards for high performance and sustainability. The north-south orientation of the site will require special attention for daylight control and thermal gain, and the conceptual budget reflects high performance glazing and exterior shading devices. The mechanical system is intended to be connected to the central utility system, but also utilize on-site mechanical units. These will include chilled beams as well as heat recovery units to transfer heat gain from the data center. On-site energy production should be considered if it is cost effective.

The Project will be designed and constructed to achieve a minimum of LEED Gold Certification and meet the performance requirements for the State Energy Efficiency Design (SEED) program administered by the Oregon Department of Energy (ODOE). EOU is signatory to the American College & University Presidents’ Climate Commitment (ACUPCC), is a member of the American Association of Sustainability in Higher Education (AASHE) and strives to be a leader among environmentally, socially and financially sustainable higher education institutions.