CAPITAL PROJECT PROPOSAL

FRASER HALL RENOVATION

2011-2013
1. Project Schedule:

<table>
<thead>
<tr>
<th></th>
<th>Start Date</th>
<th>Complete Date</th>
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<tr>
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<td>September 2011</td>
<td>October 2011</td>
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<td>Design</td>
<td>November 2011</td>
<td>February 2012</td>
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<tr>
<td>Bid</td>
<td>February 2012</td>
<td>March 2012</td>
</tr>
<tr>
<td>Construction/Occupancy</td>
<td>April, 2012</td>
<td>December 2012</td>
</tr>
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</table>

2. Problem Statement (short description of the project – the needs and the benefits)

High-capacity lecture halls are designed to be filled to capacity; the acoustical design, lighting layout, integrated furniture, building controls and media technology are all configured to support productive learning for large groups of people. Fraser Hall is a high capacity lecture hall that does not currently operate near its potential. It does not meet modern pedagogical standards; the building is inaccessible and classes are often relocated to accommodate persons with mobility issues; there are no reasonably accessible restrooms within the building; the classrooms offer varying levels of mediation but have such poor acoustics that faculty are reluctant to use the rooms. The mechanical, electrical and life safety systems are all in need of upgrading and this has an impact on the quality of the learning environment. The fixed seating within two of the three lecture halls is original to the building; several of the chairs are broken and unusable or have already been removed.

The Fraser Hall Renovation project will restore the building’s function as a high efficiency, high capacity lecture hall by addressing the following issues:

- Building access including elevator access and restrooms
- HVAC and building envelope
- Fire & Life-safety systems
- Replacement seating and technology to support current learning modalities

The critical importance of Fraser Hall to the instructional mission of the University is widely acknowledged by the campus community. Broad support for renovation of this facility has fostered a campus commitment to the proposed project. Through creative scheduling and collective compromise by facility users, the institution will be able to close Fraser Hall for the Spring, Summer, and Fall academic quarters in 2012 to accomplish this significant campus renovation project.
3. History of the project or facility

Fraser Hall was constructed in 1962 and has historically served as the most intensively used instructional facility on Western’s campus. In the past five decades, the building has not undergone any major renovation; as a result it is no longer code compliant, particularly regarding ADA compliance, and is increasingly incompatible with current pedagogical practices and the reasonable expectations of faculty and students. Fraser Hall in its current condition represents unrealized potential that is within a reasonable grasp.

4. University programs addressed or encompassed by the project

Fraser Hall is very important to the instruction of lower division students in large General University Required (GUR) courses. Each academic quarter, because of its accessibility deficiencies, at least one class section scheduled in Fraser Hall needs to be moved after the initiation of classes. This is a challenging problem on a campus with only one other general university classroom offering sufficient seating capacity to accommodate a class reassignment of this magnitude.

When scheduled, the large lecture halls within Fraser average 65% occupancy, however, the utilization overall is much lower. The situation exists in part because of the lower quality of the teaching space but also because accessibility requirements are difficult to predict prior to the start of the quarter. In fall of 2009, the seat utilization in Fraser Hall was an average of 17.2 weekly contact hours per seat, well below the HECB utilization standard.

The 682 seats, in three classrooms, are used predominantly by the College of Humanities, but large lower-division courses in Environmental Studies, Biology, Computer Science, Economics, Geology, Engineering Technology, and Theatre were also scheduled into these classrooms in fall of 2009. These large rooms become even more in demand as the university searches for efficiencies by offering fewer sections of larger capacity.

Historically, Fraser Hall has been an important component of student life, frequently booked evenings and weekends by the various student clubs and by the Associated Students as a movie theater. Because of the building accessibility issues, this is no longer possible.

5. Integral to Achieving Statewide Policy Goals:

Increases number of bachelor’s degrees awarded beyond the 2011 level specified in institution’s current HECB/OFM

A reduction in the time to graduation will result in an increased degree production. Poorly performing classrooms are a significant factor limiting degree production. In the fall of 2009 Fraser Hall had recorded use totaling 11,708 contact hours for a utilization rate of only 17.2 hours per seat, below the HECB standard of 22 hours per seat. This substantial void represents lost capacity. It is estimated that a renovated and accessible Fraser Hall can provide 248 additional FTE students and 59 additional bachelor’s degrees per year.
Increases number of advanced degrees awarded beyond the 2011 level specified in institution's current HECB/OFM performance measures:
In the most recent reporting year, Western awarded 0.027 graduate degrees per fall FTE student. An additional 248 FTE represents an increase of seven graduate degrees per year.

Increases number of bachelor's degrees awarded in high-demand fields beyond the 2011 level specified in institution's current HECB/OFM performance measures:
Approximately 12.3% of Western’s bachelor degree production is in high demand areas. As such, the 59 additional bachelor's degrees will result in approximately seven more high demand degrees.

Increases economic development through theoretical or applied research:
Disciplinary studies and the education of any student, in general, require some form of research. Western’s faculty and students are advancing research in areas such as vehicle fuel efficiency and bio fuels; trans-border issues as wildlife conservation and water quality; and health research in speech-language pathology and the behavioral sciences. Western is educating business leaders, teachers, health professionals and scientists. Their work has a direct and lasting impact on Washington State’s economy.

Promotes access for underserved regions and place bound adults through distance learning and/or university centers
Because of its central campus location and singular purpose as a large lecture hall, Fraser has historically served as an important center for learning and dialogue within the University and into the community. The building has been made available for extracurricular activities and community use and the institution, by way of this renovation, wishes to increase its function as an outreach tool.

In the fall of 2009, Western introduced WEB based technologies to allow faculty to interact with students off-campus. As well as enabling distance learners to participate in the learning experience, these tools provide instructors with an adaptable interface to accommodate persons with vision and hearing impairments, mobility challenges and learning disabilities. With the experience gained through these efforts, the Fraser Hall Renovation project can review further opportunities in this area.

6. Greenhouse Gas Emissions Reductions:
In 2007, a Greenhouse Gas Inventory was completed for FY 2006 using the Clean Air Cool Planet Carbon Calculator. The GGI included all scope 1 and 2 emissions, including air mileage and student commuting data. In 2008-2009 a Climate Action Plan (CAP) was produced by the Climate Action Plan Working Group. Accepted by the WWU Board of Trustees in June of 2010, the CAP recommends a 36% drop in greenhouse gas emissions by 2020 and carbon neutrality by 2050. Potential strategies include biomass power generation, electrification of fleet vehicles and improved utility use reporting. The plan also asks for creation of a standing Climate Action Plan implementation team and cyclical reporting to the Board of Trustees. (See Appendix B for the Western Washington University Climate Action Plan, 2010 – Executive Summary.)
Western Washington University also has a Sustainable Transportation Office that: provides assistance to the WWU community with alternative transportation information; supports the Student Transportation Program; is a campus resource for sustainable transportation news and information, is a liaison between WWU, Whatcom Transportation Authority and other transportation related community groups; and fulfills the requirements of the state Commute Trip Reduction Act.

7. Integral to Institution’s Planning and Goals:

Campus/Facilities Master Plan
The 2001 adopted Institutional Master Plan’s (IMP) supports this project both in terms of its accessibility element and its renewal work. Page III-1 states that a circulation principle to be reinforced within the plan is to, “provide convenient, safe, and accessible access on campus for students, staff, faculty and visitors.” On page I-6, one of the plan’s overarching principles and themes includes development of the campus while retaining key desirable characteristics that define Western. Inherent in that statement is the stewardship responsibility of preserving and maintaining our existing facilities and assets. (See Appendix C for additional information)

This project is also aligned with the top priority of the HECB to maintain academic quality through the preservation of physically deteriorated facilities and infrastructure.

Strategic Plan
The renovation of classroom space and the conversion of classroom environments to be flexible and adaptable to support current pedagogical methods also furthers the goals and objectives identified in the Institutional Strategic Action Plan by:

- Creating classroom environments that encourage interactive learning and the active participation of students in scholarly and creative activities
- Providing improved accessibility to all members of the campus and honoring the commitment to create a diverse campus community where members appreciate and embrace diverse perspectives and backgrounds

Fraser Hall was once an important facility for broader community and extracurricular uses. This project will re-launch Fraser Hall as a vital community space and will provide a means to facilitate civic engagement and community collaboration

The renovation of Fraser Hall will ensure that the beauty of the campus is sustained, that the campus environment is safe and that the learning space is flexible, efficient, and sustainable.

(See Appendix D for additional information)
Identify whether the proposed project is the institution’s first, second, or third priority for state funding among all of the Design Requests the institution is proposing for the 2011-13 biennium.

- First priority
- Second priority
- Third priority

8. Age of Building since Last Major Remodel:
Fraser Hall is 47 years old and has never had a major renovation or any additions since its original construction in 1962-63.

9. Availability of Space:
Western’s budgeted academic year average FTE increased 3.4% from 2009-10 (11,373) to 2010-11 (11,762). It is important to note that FY09 was an exceptional year; our actual FTE was nearly 10% higher than our budgeted FTE, and that is not expected to be replicated in FY10. So the 3.4% increase in budgeted FTE will not translate to a 3.4% increase in actual FTE and the exceptionally high utilization rates shown below. However, we are currently above the HECB standard for both Classrooms and Labs and will remain so in fall of 2010.

Even if we have no increase in contact hours in fall 2010, we will see a General University Classroom seat utilization of 24.6 hours per week (172,250 / 7,008) and a General University Lab seat utilization of 20.6 hours per week (33,438 / 1,620).

<table>
<thead>
<tr>
<th>General University Classroom Utilization</th>
<th>General University Lab Utilization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2009 Weekly Contact Hours</td>
<td>172,250</td>
</tr>
<tr>
<td>Multiply by % FTE Increase Budgeted</td>
<td>3.40%</td>
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<tr>
<td>Expected Fall 2010 Contact Hours</td>
<td>178,107</td>
</tr>
<tr>
<td>Expected Fall 2010 Classroom Seats</td>
<td>7,008</td>
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<tr>
<td>Expected Hours per Week Utilization</td>
<td>25.4</td>
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<tr>
<td>HECB GUC Utilization Standard</td>
<td>22.0</td>
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<tr>
<td>Difference in Utilization Standard</td>
<td>16%</td>
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</table>

Western’s seat utilization in both General University Classrooms and General University Labs is well above the HECB utilization standards, in spite of the fact Fraser Hall is currently under performing.
10. Condition of Building:
Fraser Hall was rated a 3 - Fair in the 2010 Comparable Framework. WWU’s calculated Facilities Condition Index (FCI) rating is 25%, indicating systems are approaching the end of their expected life cycles. Most interior finishes are worn and need renewal. Fixed tablet arm seating needs replacement. Upgrades to the mechanical, electrical, and ventilation systems are required. Classroom instructional media upgrades are overdue.

(See Appendix E for Backlog items broken down by major building systems and photographs illustrating building challenges.)

Fraser Hall was constructed in 1962-63 and meets the criteria for potential listing on the Washington State Heritage register by being more than 50 years old and having significant architectural value. The facility was designed by Fred Bassetti while practicing as Bassetti & Morse in 1962 and Fred Bassetti & Company in 1963.

11. Significant Health, Safety, and Code Issues:
An important purpose of this project is to bring the Fraser Hall lecture facility into compliance with the ADA. The facility includes 3 lecture halls; one of 310 seats and two smaller lecture halls with 190 and 182 seats. Currently the two smaller lecture halls are inaccessible as are the building restrooms. This project will help the facility comply with the ADA by installing an elevator to access the two lecture halls and adding fully accessible restrooms.

12. Reasonableness of Cost:
Provide as much detailed cost information as possible, including baseline comparison of costs per square foot (SF) with the cost data provided in Section 5.0 of the Project Evaluation Guidelines and Application Instructions. Also, describe the construction methodology that will be used for the proposed project.

Facility Type: Classroom
Construction Dates, Start: March 2012
End: September 2012
Midpt: June 2012

Renovation Total/GSF in 2008 Dollars $4,111,238/15,362 GSF = $267.62/GSF
CBS003 Renovation Total/GSF $4,479,625/15,362 GSF = $291.60/GSF

(See Appendix A for CBS002 and CBS003 cost estimate forms)

13. Efficiency of Space Allocation
The project is consistent with the Facility Evaluation and Planning Guide (FEPG) standards, which Western uses exclusively.

<table>
<thead>
<tr>
<th>Classroom/Labs</th>
<th>No of Rooms</th>
<th>No of Stations</th>
<th>Proposed ASF per Station</th>
<th>FEPG Standard</th>
<th>Meets Standard</th>
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</thead>
<tbody>
<tr>
<td>Auditorium/Lecture</td>
<td>3</td>
<td>682</td>
<td>11.45</td>
<td>-</td>
<td>Yes</td>
</tr>
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</table>
Identify the

(a) Assignable square feet (ASF) in the proposed facility: 8,207 in existing facility;
(b) Gross square feet (GSF): 13,562 in existing facility plus 1,800 in new addition;
(c) Net building efficiency (ASF divided GSF): 53.4%

14. Adequacy of Space:
As stated previously, Fraser Hall does not currently meet modern pedagogical standards primarily because the building is inaccessible. Classes are frequently moved to other campus locations to accommodate persons with mobility issues. There are no reasonably accessible restrooms within the building. The mechanical, electrical and life safety systems are all in need of upgrading to restore the quality of the learning environment.

As a lecture hall facility, Fraser Hall does not currently operate near its potential. Two of the classrooms offer some level of mediation while the third is in need of significant upgrading. Fixed seating within two of the three lecture halls is original to the building.

The renovation of Fraser Hall will open the building to all members of the campus community and restore its critical function to the university as a high performance, high capacity learning center.

15. Program-related Space Allocation:
Identify proposed use or uses of new building, including assignable square footages by use type. Table below can be used to provide the requested information

<table>
<thead>
<tr>
<th>Type of Space</th>
<th>Assignable Square Feet</th>
<th>Percentage of total</th>
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</thead>
<tbody>
<tr>
<td>Instructional Space (Classroom, Lab, Library)</td>
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<td>94</td>
</tr>
<tr>
<td>Student Advising/Counseling Services</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Childcare</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Faculty offices</td>
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<td>0</td>
</tr>
<tr>
<td>Administrative</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Maintenance/Central Stores/Student Center</td>
<td>519</td>
<td>6</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>8334</strong></td>
<td><strong>100%</strong></td>
</tr>
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</table>
Additional information related to proposed project components that support GHG and Vehicle Emission Reduction policies of WWU.

The Fraser Hall Renovation will increase the energy efficiency of this facility by upgrades to HVAC systems and lighting as well as the elimination of a number of exterior envelope issues that have caused leaking and subsequent decrease in effectiveness of insulation. Replacement materials to be used in seating and carpets will decrease the VOC emissions and provide building elements that are more sustainable. Additional information is provided on pages three and four of the project proposal.

Additional information related to LEED status of the proposed project.

At 12,135 NSF, Fraser Hall Renovation does not meet the LEED established 25,000 NSF threshold for a major facility (RCW 39.35). Even so, every attempt will be made to increase the energy efficiency of this facility, as referenced above.
Please provide more information in regard to question #11 (Significant Health, Safety, and Code Issues) on the Project Proposal Form.

**Health & Life Safety:** This project is proposed as the first significant renovation and addition to a 47 year old lecture hall facility. Accordingly fire and life safety systems will be upgraded to meet the 2010 Washington State Building Code for existing buildings. The addition will have a new fire suppression system and a bid alternate is planned to also upgrade the existing spaces with fire sprinklers. The fire alarm system will be upgraded to be fully addressable with ADA compliant synchronized strobe visual alarm devices. The HVAC upgrades will include improved filtration for enhanced indoor air quality (IAQ). Existing fixed seats which are prone to unpredictable breakage will be replaced in two of the three lecture halls. The seating in the remaining hall was recently replaced as part of a minor works project.

**Seismic:** Improvements to the primary lateral system are not proposed. New interior finishes, conveyances, and equipment will be laterally braced to meet the building code.

**ADA:** A primary focus for the project is establishing convenient ADA access by replacing the existing stair mounted platform lifts with a conventional elevator serving all levels. Each of the three lecture halls will be upgraded to include ADA compliant seating locations and state of the art learning technologies including assistive listening devices for the hearing impaired. A shared unisex fully accessible restroom is planned as an alternative to the existing structurally non-compliant restrooms.

**Energy Code:** HVAC upgrades will replace primary fan systems with high efficiency motors and reduced noise. Envelope thermal insulation improvements are not proposed. The roofing system was recently replaced as part of the minor works program in 2010.

The lighting upgrades included in the project will bring each lecture hall into compliance with the Washington State Energy code. These features include: low watts per square foot overall energy budget; occupancy sensors to turn lights off automatically when unoccupied; task lighting on writing surfaces to concentrate lumens where needed most; multi-level switching so lights can be dimmed when full brightness isn't required. All reductions in electrical consumption translate to reduced mechanical cooling requirements.
Fraser Hall Renovation

Appendix Contents

A. Office of Financial Management reports (CBS002 & CBS003)
B. WWU Climate Action Plan & Executive Summary
C. WWU Institutional Master Plan
D. WWU Strategic Plan 2006
E. Backlog Chart and Representative Photos
Appendix A
380 - Western Washington University
Capital Project Request
2011-13 Biennium

Version: CP CPES Projects 11-13
Report Number: CBS002
Date Run: 7/29/2010  9:09AM

Project Number: 30000427
Project Title: Fraser Hall Renovation

Description
Starting Fiscal Year: 2012
Project Class: Program
Agency Priority: 5

Project Summary
This project provides a comprehensive upgrade to Fraser Hall interior and exterior building systems, adds elevator access and ADA accessible restrooms, and upgrades fixed classroom seating and technology in three large general university classrooms.

Project Description
Fraser Hall accommodates 682 students in three of the largest general use classrooms on campus. The building is so critical in providing these classroom seats that it has been difficult to implement building upgrades of significant size or complexity. This project proposes to close down Fraser Hall for two to three quarters to complete the comprehensive renovation and add an elevator to provide disabled access to the facility.

Note: Extensive project detail is provided in the Fraser Hall Renovation project proposal submitted under the Four-Year Higher Education Capital Project Evaluation System (CPES).

Location
City: Bellingham  County: Whatcom  Legislative District: 040

Project Type
Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts
None

New Facility: No

Funding

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<th>Acct Code</th>
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<th>Expenditures</th>
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Future Fiscal Periods

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<td>Total</td>
<td>Prior Biennium</td>
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<td>2015-17</td>
<td>2017-19</td>
<td>2019-21</td>
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Schedule and Statistics

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**OFM**  
**380 - Western Washington University**  
**Capital Project Request**  
**2011-13 Biennium**

**Version:** CP CPES Projects 11-13  
**Report Number:** CBS002  
**Date Run:** 7/29/2010  9:09AM

**Project Number:** 30000427  
**Project Title:** Fraser Hall Renovation

### Schedule and Statistics

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<tr>
<th></th>
<th>Start Date</th>
<th>End Date</th>
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<tbody>
<tr>
<td>Construction</td>
<td>3/1/2012</td>
<td>9/1/2012</td>
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</tbody>
</table>

**Total**

- **Gross Square Feet:** 15,362  
- **Usable Square Feet:** 12,135  
- **Efficiency:** 79.0%  
- **Escalated MACC Cost per Sq. Ft.:** 198

**Construction Type:** College Classroom Facilities  
**Is this a remodel?** Yes  
**A/E Fee Class:** B  
**A/E Fee Percentage:** 0.00%

### Cost Summary

<table>
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<tr>
<th></th>
<th>Escalated Cost</th>
<th>% of Project</th>
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<tr>
<td>Acquisition Costs Total</td>
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<tr>
<td><strong>Consultant Services</strong></td>
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</tr>
<tr>
<td>Pre-Schematic Design Services</td>
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<tr>
<td>Construction Documents</td>
<td>230,079</td>
<td>5.1%</td>
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<tr>
<td>Extra Services</td>
<td>170,285</td>
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<tr>
<td>Other Services</td>
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<td>Design Services Contingency</td>
<td>28,576</td>
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<tr>
<td>Consultant Services Total</td>
<td>592,599</td>
<td>13.2%</td>
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</table>

**Maximum Allowable Construction Cost(MACC)**  
3,038,375

- **Site work**  
- **Related Project Costs**  
- **Facility Construction**  
  3,038,375  
  67.8%  
- **GCCM Risk Contingency**  
- **GCCM or Design Build Costs**  
- **Construction Contingencies**  
  151,919  
  3.4%  
- **Non Taxable Items**  
- **Sales Tax**  
  271,175  
  6.1%  
**Construction Contracts Total**  
3,461,469  
77.3%

**Equipment**

- **Equipment**  
- **Non Taxable Items**  
- **Sales Tax**  
  0  
  0.0%  
**Equipment Total**  
0  
0.0%

**Art Work Total**  
15,192  
0.3%
Cost Summary

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<th>Description</th>
<th>Escalated Cost</th>
<th>% of Project</th>
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<td>Project Management Total</td>
<td>321,654</td>
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<td>Grand Total Escalated Costs</td>
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<td>Rounded Grand Total Escalated Costs</td>
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Operating Impacts

Total one time start up and ongoing operating costs

<table>
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<th>Acct Code</th>
<th>Account Title</th>
<th>FY 2013</th>
<th>FY 2014</th>
<th>FY 2015</th>
<th>FY 2016</th>
<th>FY 2017</th>
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<tbody>
<tr>
<td>FTE</td>
<td>Full Time Employee</td>
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<td>1.1</td>
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<td>88,052</td>
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<td>104,521</td>
<td>88,052</td>
<td>89,626</td>
<td>91,244</td>
<td>92,908</td>
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Narrative

This project consists of 13,562 renovated gsf and 1,800 new gsf for elevator and ADA access for a total of 15,362 gsf. FTE's are based upon WWU gsf standards for each FTE type to operate and maintain. The costs are based on the following average costs: FY2012 new gsf=10.50$/gsf and renovated gsf=4.88$/gsf, FY2013 new gsf=10.73$/gsf and renovated gsf=5.10$/gsf. The reported costs are inflated annually at 1.0% labor, 3.5% materials, and 5% utilities.
OFM

380 - Western Washington University
Cost Estimate Summary
2011-13 Biennium

Cost Estimate Number: 62
Cost Estimate Title: Fraser Hall Renovation 11-13 Cost Estimate
Report Number: CBS003
Date Run: 7/29/2010 9:09AM

Version: CP CPES Projects 11-13
Agency Preferred: Yes
Project Number: 30000427
Project Title: Fraser Hall Renovation

Contact Info
Contact Name: Rick Benner
Contact Number: 360.650.3550

Statistics
Gross Sq. Ft.: 15,362
Usable Sq. Ft.: 12,135
Space Efficiency: 79%
MACC Cost per Sq. Ft.: 186
Escalated MACC Cost per Sq. Ft.: 198
Remodel?: Yes
Construction Type: College Classroom Facilities
A/E Fee Class: B
A/E Fee Percentage: 0.00%

Schedule
Predesign:
Start Date: 07-2011
End Date: 02-2012
Design:
Start Date: 03-2012
End Date: 09-2012
Duration of Construction (Months): 6

Cost Summary Escalated

Acquisition Costs Total
Pre-Schematic Design Services 0
Construction Documents 230,079
Extra Services 170,285
Other Services 163,659
Design Services Contingency 28,576

Consultant Services Total
Site work 0
Related Project Costs 0
Facility Construction 3,038,375
Construction Contingencies 151,919
Non Taxable Items 0
Sales Tax 271,175

Construction Contracts Total
Maximum Allowable Construction Cost(MACC) 3,038,375
Equipment 0
Non Taxable Items 0
Sales Tax 0

Equipment Total 0
Art Work Total 15,192
Other Costs Total 88,987
Project Management Total 321,654

Grand Total Escalated Costs 3,461,469

Rounded Grand Total Escalated Costs 4,480,000

Additional Details
Alternative Public Works Project: No
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**Contact Info**

- **Contact Name:** Rick Benner
- **Contact Number:** 360.650.3550

**Additional Details**

- State Construction Inflation Rate: 3.00%
- Base Month and Year: 06-2010
- Project Administration By: AGY
- Project Admin Impact to GA that is NOT included in Project Total: $0
OFM

380 - Western Washington University

Cost Estimate Detail
2011-13 Biennium

Cost Estimate Number: 62
Cost Estimate Title: Fraser Hall Renovation 11-13 Cost Estimate
Analysis Date: May 20, 2010
Detail Title: Fraser Hall Reno.
Project Number: 30000427
Project Title: Fraser Hall Renovation
Project Phase Title: 
Location: Bellingham

Contact Info
Contact Name: Rick Benner
Contact Number: 360.650.3550

Statistics
Gross Sq. Ft.: 15,362
Usable Sq. Ft.: 12,135
Rentable Sq. Ft.: 
Space Efficiency: 79%
Escalated MACC Cost per Sq. Ft.: 198
Escalated Cost per S. F. Explanation

Construction Type: College Classroom Facilities
Remodel?: Yes
A/E Fee Class: B
A/E Fee Percentage: 0.00%
Contingency Rate: 5.00%
Contingency Explanation

Management Reserve: 0.00%
Projected Life of Asset (Years): 50
Location Used for Tax Rate: Bellingham
Tax Rate: 8.50%
Art Requirement Applies: Yes
Project Administration by: AGY
Higher Education Institution?: Yes
Alternative Public Works?: No

Project Schedule
Start Date  End Date
Predesign: 07-2011  02-2012
Design: 03-2012  09-2012
Construction: 
Duration of Construction (Months): 6
State Construction Inflation Rate: 3.00%
Base Month and Year: 6-2010

Project Cost Summary
MACC: $2,863,690
MACC (Escalated): $3,038,375
Current Project Total: $4,249,400
Rounded Current Project Total: $4,249,000
Escalated Project Total: $4,479,901
Rounded Escalated Project Total: $4,480,000
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Appendix B
Western Washington University

Climate Action Plan

June 2010

The Western Washington University Climate Action Plan is a collaboration of faculty, administration, staff and students working to reduce greenhouse gas emissions at Western Washington University

Website: http://www.wwu.edu/sustain/
EXECUTIVE SUMMARY – WWU CLIMATE ACTION PLAN 2010

In January 2007, Western Washington University President Karen Morse signed the President’s Climate Commitment which committed the University to establishing a plan by which Western would reach climate neutrality in a self-established period. “Climate neutrality” refers to reaching net zero carbon emissions through a combination of reducing our carbon output to the barest minimum possible and balancing our remaining carbon production with off-campus options such as University-sponsored carbon reduction and sequestration projects. In 2009, the state of Washington passed legislation to require annual reporting of greenhouse gas emissions and targets for reductions against a 2005 baseline. This Climate Action Plan seeks to make WWU a regional leader in the drive for a stable climate by exceeding state requirements and reaching climate neutrality by 2050.

Final Conclusions of the WWU Climate Action Plan
The Plan concludes that the University may take the following actions to reach climate neutrality:

• **Commit to reducing net greenhouse gas emissions** to 36% below 2005 levels by 2020. This report demonstrates that this target can be met through execution of identified on-campus projects and, if necessary, University-sponsored carbon reduction and sequestration projects. This goal will also allow us to meet the state mandated greenhouse gas emissions reductions targets (RCW 70.235) well within the required timelines.

• **Commit to long-term climate neutrality** by researching system-wide opportunities for energy conservation and efficiency. Through behavior change programs such as the “10 X 12” Program and potential infrastructure changes outlined in Energy Savings Company (ESCO) projects, we forecast a climate neutral campus by 2050. Student leadership in the area of renewable energy has already demonstrated a high level of support for measures to reach this goal.

• **Provide a model** to the campus to incorporate greenhouse gas reduction criteria and sustainability into the institutional decision-making process. This model behavior can help guide decision making by every member of the campus community: administrators, faculty, staff, students and contractors.

• **Support the continuation of the WWUCAP and sustainability initiatives**. Allocate resources for permanent sustainability staff roles and incorporate greenhouse gas reduction criteria and reporting into their mandates. Create CAP Implementation Team to research reduction opportunities and funding opportunities; report progress to the WWU Board of Trustees on a cyclical basis.

**Funding**
Financial investments in energy conservation and efficiency, on-campus carbon-neutral energy production and University-sponsored carbon reduction projects are contingent on current funding opportunities and will follow standard university budgeting procedures.
Appendix C
Western Washington University
Institutional Master Plan
An Addendum to the Western Washington University Neighborhood Plan

Adopted by the City of Bellingham, September 24, 2001
Ordinance #2001-09-068

Approved by WWU Board of Trustees, October 5, 2001

WESTERN
WASHINGTON UNIVERSITY
Introduction

The Circulation section contains principles that guided the preparation of the circulation plan. In summary, the principles promote moving vehicular access to the perimeter of campus. The principles set up a hierarchy to facilitate pedestrian and bicycle access to campus as the highest priority, then transit and carpool access, and finally single occupant vehicle access as the lowest priority.

The Circulation section also contains a description of the identified problems with the current system and proposes a number of solutions to address the problems.

Finally, this section contains a summary of the existing and proposed major and secondary campus routes for pedestrians, bicycles, transit vehicles, and private cars. The plans identify the major access points to campus for each mode, major transit stops, and parking areas.

Circulation Principles/Patterns to be Reinforced

Many of the principles relating to circulation previously identified in the January 1997 WWU Draft Comprehensive Master Plan also apply to the Institutional Master Plan. These principles, combined with desirable character patterns identified during the IMP process, guide the proposed circulation plans. All circulation principles and patterns support the goal of prioritizing modes of transportation in the following order: 1) pedestrian, 2) bicycles, 3) transit, and 4) vehicles.

The following general principles and patterns relate to circulation:

- Provide convenient, safe, and accessible access on campus for students, staff, faculty and visitors.
- Work with the City to ensure that all on-campus and off-campus circulation plans are complementary and reinforce circulation connections between Western and adjacent neighborhoods.
The Institutional Master Plan's
Overarching Principles and Themes

- Optimize Use of Land While Maintaining Character

The Institutional Master Plan (IMP) begins at the heart of the institution and its mission with development of the academic core (see Figure 1). Established as Western's highest intensity use, this area is a conceptual 10-minute walk zone situated deep within the campus. It is strongly pedestrian focused with the feeling of a "protected sanctuary" from off-campus influences. While the IMP increases the overall existing built density, the academic core absorbs much of that planned growth by in-fill and modernization to accommodate all of the University's 12,500 FTE's academic needs. It does this while retaining the key desirable characteristics that define Western as it is today. Those characteristics include: the continuity of pedestrian flow, the strong connections of the built and natural environment, the sense of a "community of learners," the visual portals to the mountains, water, and adjacent neighborhoods, and the breakdown of scale. The plan promotes a circulation system that supports pedestrian uses as the highest in priority, followed by bicycles, transit, and finally, single occupancy vehicles (SOVs). It also supports the University's desired characteristics and respects the concepts of growth management, alternative transportation, and sustainable development.

The adjacent city neighborhoods are buffered from this high intensity academic core by other university uses of lower intensity that are more compatible to the neighborhood's size and character (see Figure 2). These other use buffers are predominately residential or student activity areas with a few mixed uses. The IMP accommodates all of the growth needed in the academic areas for the 12,500 FTE students, however, it cannot accommodate the
programmatic needs of all of the other areas while maintaining the campus’ key desirable characteristics. It must grow beyond its existing contiguous boundaries. One additional regulation size field and a percentage of non-academic needs must be accommodated beyond the existing campus boundaries. The determination of where this additional need is to be accommodated isn’t addressed in this document. It awaits further analysis and investigation of options.

- Maximize Alternative Transportation While Accommodating Parking

In order to maximize the available land on-campus for university uses and minimize the impacts to the adjacent neighborhoods, the IMP strives to present an aggressive approach regarding alternative transportation and university single occupancy vehicle (SOV) parking needs (see Figure 3). This approach is consistent with the University’s Transportation Management Program. The IMP places priority on pedestrian circulation, followed by bicycle circulation and parking, transit and shuttle circulation and destinations, carpool and vanpools, and lastly, SOV circulation and parking. While emergency vehicles have access to all parts of the campus, SOVs are primarily relegated to the periphery of campus directly adjacent to the primary arrival path. Upon arrival to campus, SOVs are to park. Parking is accommodated through development of structures and landscaped/paved lots dispersed along the main arrival path. The structures reduce the amount of land needed for parking, thereby increasing the opportunity for other uses. Transit and shuttles are allowed to penetrate further into the campus than SOVs. The High Street corridor is maintained as a major transit hub. A second hub on the south edge of the academic core will be developed.
Appendix D
WESTERN WASHINGTON UNIVERSITY

ENGAGED Excellence

STRATEGIC PLAN 2006
VISION
Western Washington University will become the premier public comprehensive university in the country through engaged excellence.

MISSION
The Western Experience
Western Washington University is committed to engaged excellence in fulfilling its tripartite mission of teaching, scholarship, and community service in a student-centered environment, with a liberal arts foundation and opportunities to develop professional skills. As a public institution of higher education, Western serves the needs of the citizens of the state of Washington by providing undergraduate and select graduate programs in Bellingham and at selected locations elsewhere in the state. Western provides students with a personalized teaching and learning environment of the highest quality. Through engaged excellence:

• Western instills in graduates a life-long passion for learning and fosters individual curiosity, intellectual rigor, critical thinking, and creativity.

• Western promotes scholarly and creative work of significance and applies that scholarship in regional, national, and global communities.

• Western creates opportunities for students to display leadership, civic engagement, social responsibility, and effective citizenship.

• Western brings together an increasingly diverse and talented student body, faculty, and staff to form a learning community that, along with community partners, involves its members in active learning, scholarly discourse, and reflection.

• Western provides a high quality environment that complements the learning community on a sustainable and attractive campus intentionally designed to support student learning and environmental stewardship.

These efforts create an integrated and distinctive Western Experience.
Western at a Glance

Administration
Western Washington University, one of six state-funded, four-year institutions of higher education in Washington, operates on a September-to-June academic year (quarter system) with a six-and nine-week Summer Session.

Location
WWU is situated in Bellingham, a city of 70,000 overlooking Bellingham Bay and many of Puget Sound's 172 San Juan Islands. The University is 90 miles north of Seattle, 55 miles south of Vancouver, B.C., and an hour's drive from the ski area on 10,778-foot Mount Baker.

History

Faculty
As of fall 2005, the University employed 628 faculty members, including 552 full-time equivalent (FTE) faculty. Of the 472 faculty members employed full-time, 83.5 percent had full or terminal degrees. The fall 2005 student-faculty ratio is 21.5:1.

WESTERN VALUES
Western's mission and strategic objectives are supported by the following core values:

Excellence: Western attains and recognizes excellence in all facets of operation.

Engagement: Western expects students to be actively involved in their own learning and all community members to be actively involved in collaborative scholarship, creative activities and in service to the broader community.

Diversity: Western appreciates the importance of diversity of thought and people and seeks to become more diverse. We honor the contributions of all members of the campus community. We are committed to listening to all sides of an issue and opposed to any form of discrimination.

Community Service: Western expects all members of the University to serve and enrich the intellectual vitality of the campus and the broader community. We expect individual members to be committed to improving the Western Experience for all.

Integrity: Western expects all members of the campus community to interact honestly and ethically. We value and expect open, fair, and straightforward behavior and take personal and collective responsibility for our words and our actions.

Innovation: Western encourages creativity, collaboration, and a willingness to experiment and be receptive to new ideas. We strive to bring these qualities to our work and our interactions with others.
STRATEGIC OBJECTIVES

To demonstrate engaged excellence:

- In interactive learning and the active participation of students in scholarly and creative activities.
- In supporting teacher-scholars who integrate the highest quality teaching, scholarship, and creative activities.
- In civic engagement by developing leadership, effective citizenship, and social responsibility in all members of the campus community.
- As a diverse campus community where members appreciate, honor, and celebrate people with diverse perspectives and backgrounds.
- In environmental stewardship and sustainable practices through our programs, scholarship, and actions.

Students

Fall 2005 enrollment includes 13,076 full- and part-time students, a full-time equivalent total of 12,343. Western has 2,381 new first-year students and 880 new undergraduate transfer students. Average GPA for incoming freshmen is 3.60. About 92 percent of students come from Washington state with most coming from King, Snohomish, Whatcom, Pierce, Thurston, Kitsap and Skagit counties. The University has students from 46 other states, led by Alaska, California, Oregon and Colorado, and from 33 other nations, led by Japan and Canada. Students of color comprise 15 percent of the total student body.

Campus

A residential campus, Western houses about a third of its students in 15 residence halls. Our 215-acre campus includes the 38-acre Sehome Arboretum, operated jointly with the city of Bellingham, and the student-funded Wade King Student Recreation Center. Western also has off-campus facilities at Shannon Point Marine Center in Anacortes and a 15-acre student/university facility at nearby Lake Whatcom. Woodring College of Education and University Extended Education and Summer Programs offer classes and certificate and degree programs in Bellingham, Bremerton, Everett, Mountlake Terrace, Oak Harbor, Port Angeles and Seattle.

Academic Organization

Western Washington University takes special pride in the quality of its general education requirements that emphasize the liberal arts and student engagement. For the ninth consecutive year, U.S. News & World Report ranked Western No. 2 among public master’s-granting universities in the West. Western ranks in 18th place among all public and private universities in its class regionally.

Academic divisions at Western are:
- College of Business and Economics
- Fairhaven College
- College of Fine and Performing Arts
- College of Humanities and Social Sciences
- Huxley College of the Environment
- College of Sciences and Technology
- Woodring College of Education
- Graduate School
STRATEGIC ACTIONS

These actions are designed to enhance Western’s institutional effectiveness in fulfilling its mission, meeting its strategic objectives, and providing an effective foundation for the Western Experience.

Recruit and retain high quality students
High quality and diverse students enhance the Western Experience for all. Western remains committed to continuing to recruit highly talented students, despite an increasingly competitive environment. Therefore:

- The University should enhance the financial resources available for student recruitment.
- The University should enhance recruitment efforts for targeted populations.
- The University should improve the student-faculty ratio and add staff, where warranted, to enhance students’ academic experience.
- The University and its units should develop policies that improve access to courses and majors and make entry requirements for majors more predictable.
- The University should improve delivery of advising services, especially for undecided and transfer students.
- The University should improve international, cross-cultural, and interdisciplinary opportunities for students.
- The University and its units should incorporate assessment of student learning outcomes.
- The University should continue to promote the health and wellness of community members through educational and recreational and fitness opportunities.
Recruit and retain high quality faculty and staff
High quality faculty and staff are crucial for providing students an integrated Western Experience. The University faces an increasingly competitive national marketplace for the services of faculty and staff. Therefore:

• The University needs to maintain ongoing emphasis on achieving competitive salaries and broad-based benefits for faculty and staff.

• The University needs to strengthen its system of recognizing and rewarding excellence in teaching, scholarship, and creative activities for faculty and staff.

• The University needs to devote more resources to support innovative teaching, high quality scholarly and creative activities, and collaborative and interdisciplinary activities.

• The University needs to enhance its emphasis on increasing the diversity of its faculty and staff through recruitment, retention, and exchange opportunities.

• Internally, units need to support faculty and staff by clarifying expectations and rewards for professional development in teaching, scholarship, creative activities, and service and by facilitating employee efforts to balance those expectations.

• Units need to identify ways to facilitate and recognize staff efforts to serve the needs of the campus community.

• The University should devote attention to how it might respond to the high cost of housing for faculty and staff.

Maintain growth trajectory and improve enrollment management
Western’s Bellingham campus is nearing ultimate capacity, but expansion in some areas has not kept pace with overall enrollment growth. Therefore:

• The University should maintain its existing policy of moderate annual growth (approximately 1% or 120 students per year) to the currently-planned capacity of 12,500 FTE by 2013. If the University desires additional growth, it should consider such options as developing additional capacity on the waterfront or expanding Extended Programs.

• The University should improve the student-faculty ratio and add staff, where warranted, to enhance the academic experience of students.

• Units should develop a clear plan for enrollment capacity at the unit level, and this should be linked to distribution of resources across units.

• The University should undertake a study of the role of graduate education and its relative scope and scale, then design a plan for its future development.

Western Students
Undergraduate student profile
Total undergraduate students 12,233
Student Body Composition
Washington residents 94%
Domestic out of state 5.7%
International 0.3%
Domestic ethnic minorities 16%

Undergraduate completion data
Degrees awarded 2888
Fall-to-fall freshman retention rate 84.1%

Freshman class entering 2005
Total entering class 2381
Mean high school GPA 3.56
Average ACT/SAT scores 24/1136
Mean CCHE index score 61

Graduate student profile
Total graduate students 843
Masters students 594

Student Body Composition
Entire student body population 13,076
Washington residents 93.4%
Domestic out of state 6.1%
International 0.5%
Domestic ethnic minorities 15%

Graduate degrees conferred
Masters 360

Data for 7/1/04 - 6/30/05
Build collaborative relationships with off-campus communities

Western places a high value on connections with the broader community, its role in serving the needs of the broader community, and the ‘real-life’ laboratory that the broader community provides. Therefore:

- The University should provide improved structure to facilitate civic engagement, leadership development, effective citizenship, and social responsibility in its members.
- Units should seek to increase the scope of existing outreach and collaborative programs, where feasible, and should consider building broader connections to regional, national, and global communities through such activities as internships, applied scholarship, service learning, and community service.
- The University should increase involvement of alumni and other volunteers with students in academic departments.
- The University should engage students and alumni in ways that ensure their lifelong connection to Western.
- The University should engage friends and other constituents in ways that develop enduring relationships with Western.
- The University should seek new relationships and strengthen existing ones with other organizations interested in developing and implementing sustainable practices.
- The University should continue collaborating with the local community in developing and implementing sustainable practices and increasingly serve as a resource for sustainable development.

Become more diverse and enhance opportunities for students to understand and participate in different cultures and diverse societies

Diversity remains one of the central values of the Western Experience. Therefore:

- The University should strive to become more diverse through recruitment, hiring, and exchange efforts.
- The University should develop more avenues for campus community members to experience different communities – locally, nationally, and internationally.
- Units should integrate the study of different cultures and diverse societies more fully across the curriculum.
Develop and maintain campus infrastructure
Since an aesthetically beautiful and well-maintained campus continues to be one of Western’s strongest assets, the University has a responsibility to maintain the beauty and functionality of its campus. Therefore:

- The University should enhance information resources, especially the library, and maintain technological currency to strengthen support for educational and scholarly activity.
- The University should develop or redevelop current and future spaces to be flexible, efficient, and sustainable.
- The University should continue efforts to ensure that the campus environment remains healthy, safe, and secure.
- The University should ensure that maintenance programs sustain the beauty of the campus and the functionality of the existing facilities.

Improve communication throughout the University
As Western has grown in size, scope and complexity, effective communication among its units and members has emerged as an important challenge. Therefore:

- The University should increase opportunities for formal and informal interaction among members of the campus community.
- The University should expand efforts to ensure that decisions are made openly, pathways toward decisions are clear and understood, and effective mechanisms for sharing information are maintained.
- The University should encourage interdisciplinary initiatives and eliminate communication and other barriers to such initiatives.

Promote the effective management of resources
Western is committed to demonstrating accountability and the effective stewardship of resources. Therefore:

- The University should promote effective management of its resources and demonstrate consistent accountability to all of its stakeholders.
- The University should continue to take a leading role in developing and implementing sustainable practices in consumption, transportation, and facilities.
Increase and diversify funding
Since Western can no longer rely exclusively on the traditional mix of funding sources from state support and tuition, additional resources will be needed to pursue new initiatives. Therefore:

- The University should continue to provide proposals to the Executive and Legislative branches of the government for increased investment in public higher education.

- All units should be encouraged to seek alternative funding sources, including enhanced support from external grants and contracts, participation in federal initiatives, private philanthropic support through the WWU Foundation, and possibly broadened recruitment efforts or expansion of self-sustaining programs.

- University Advancement will actively pursue strategies to encourage increased alumni, parent, corporate, foundation, and community support.

Self-Assess and Develop Outcomes
To achieve the strategic objectives, Western and its units need to focus energy and resources to support the 2006 Strategic Plan. Therefore:

- The University and its units should assess how well programs are aligned with Western’s strategic objectives and, if need be, reallocate resources to better support those objectives.

- Units should develop expected outcomes with measurable indicators that will allow them to assess their progress in achieving the University’s strategic objectives.

- The University should clarify and strengthen the processes that make use of this plan so that decisions based on this plan are transparent and the plan remains a living document adapted to Western’s changing needs, opportunities, and challenges.

- The 2006 Strategic Plan should be reviewed every two years as part of the University’s biennial budget development process and revised at least every three biennia.
Appendix E
Building Maintenance And Repair

Building Uniformat report for All projects in FRASER HALL (LECTURE HALLS-“LH”) with All Reasons and All Impacts selected.

7/7/2010

- E Furnish & Equip
- D Services
- C Interiors
- B Shell

TOTAL $1,246,400
FCI 25.1%

B Shell... $104,360
C Interiors... $98,400
D Services... $772,360
E Furnish . Eq... $273,400
Representative Photographs
Fraser Hall Renovation

Wheelchair access is provided by stair lift which restricts narrow stairs and does not operate reliably

Lecture Hall display technology needs to be upgraded.
Representative Photographs - Fraser Hall Renovation (continued)

Replacement chairs are unavailable, and simply get removed when they break.

Asbestos containing materials occur throughout the building.