Summary of Projects Shown in the Draft 2017-2027 Ten-Year Capital Plan

**Minor Works – Preservation**

Our Minor Works Preservation omnibus categories are for requests of projects ranging in size from $25,000 to $2,000,000. The project requests are submitted by departmental personnel. They include facility preservation, health, safety and code compliance, and infrastructure renewal. Many of the projects have been identified in Western’s Facilities Management Backlog Reduction Plan or by departmental critical need.

**Sciences Building Addition & Renovation**

The project is an important step toward resolving critical instructional space and faculty office shortfalls within the sciences. A modest addition and a major renovation to the forty-two year old Environmental Studies Center (ESC) will accommodate the department of Geology, Scientific and Technical Services and consolidate all of Huxley College at one location. The project will also expand interdisciplinary interactions by providing a University hub for centers and cooperative learning projects across disciplines. Several centers and institutes including Watershed Studies, Environmental Toxicology, AMSEC, Energy, IDEAS, Spatial Institute, Sustainability and the Resilience Institute will all be housed within the facility.

The adequacy of science instructional space at Western Washington University has lagged relative to growth in STEM majors and degree production. During the past four years almost every STEM major has experienced unprecedented enrollment increases. This situation, coupled with increased demand for introductory science and mathematics courses from non-STEM majors and the hiring of new STEM faculty has stretched our science facilities to their limits, putting at risk our ability to continue to meet student demand while maintaining program quality. At the same time, contemporary expectations of employers, graduate and professional schools call for a strengthened interdisciplinary approach to STEM education, an approach that our outdated and discipline-fragmented building infrastructure makes difficult to accomplish. We will soon reach an impasse in our ability to continue to perform at our current levels without new specialized space.

**2017-19 Classroom & Lab Upgrades**

As with the 2011-13 and 2013-15 programs, these projects will continue to repurpose and upgrade existing instructional space within the departments. The determination of what instructional space is upgraded or re-purposed is based on the extent to which a measureable improvement can be realized using the following criteria:

1. Measurable Outcomes – The upgrades will increase capacity and room usage and this can be supported with usage data.
2. Banner Data – The structured, academic use of the renovated room must be recorded in Banner.
3. Performance Thresholds – The renovated rooms will operate at the minimum level of usage per academic year.

The goal of the project is to ensure that the Institution has adequate access to high performance learning space. For the 2017-19 biennia, much of the scope of work is focused on work to support the Environmental Studies Renovation.

**Below is a listing of the rooms proposed within this request in priority order as funding allows.**

- Carver Lab #1 – Interior fit-out of shell space to create a multi-use dry lab with priority use for Human Anatomy classes.
- Carver Lab #2 - Interior fit-out of shell space to create a multi-use dry lab with priority use for 100-200 series Geology labs during the Sciences Building renovation.
- Arntzen Hall 04 – Seating, mediation & lighting renovation of existing space.
- Arntzen Hall 12 – Renovation of an existing General University Classroom (GUC). New moveable tablet chairs, mediation, flooring and paint.
- Arntzen Hall 18 - Renovation of an existing GUC. New moveable tables & chairs, mediation, flooring and paint.
- Arntzen Hall 100 – Replacement of fixed tablets, projection screen, paint, flooring, and lighting upgrades.
- Arntzen Hall 412/414 – Combine two seminar rooms into a single classroom with tables and chairs.
- Arntzen 14 & 16 – Lab accommodations for AMSEC during Sciences Building renovation.
- Ross Engineering 308 – Lab upgrade.
- Ross Engineering 262 – Lab upgrade.
- Ross Engineering 106 – Lab upgrade.
- Morse Hall 252 – Install compressed air, specialty gas lines, house vacuum within fume hoods and bench tops.
- Morse Hall 410 - Install compressed air, specialty gas lines, house vacuum within fume hoods and bench tops.
- Morse Hall 470 - Install compressed air, specialty gas lines, house vacuum within fume hoods and bench tops.
- College Hall 231 – Modest scope of renovation that will reduce EE use/reliance on GU instructional space elsewhere on campus.
- College Hall 135 – Modest scope of renovation that will reduce EE use/reliance on GU instructional space elsewhere on campus.
- College Hall 137 – Modest scope of renovation that will reduce EE use/reliance on GU instructional space elsewhere on campus.
- Communications Facility 418 – Modest scope of renovation that will reduce EE use/reliance on GU instructional space elsewhere on campus.
- Communications Facility 414 – Modest scope of renovation that will reduce EE use/reliance on GU instructional space elsewhere on campus.
**Minor Works – Program**

Programmatic Minor Works projects have not received funding in the last several biennia, consequently many of the prior biennia project requests resurface every two years with even more dire conditions and need of funding than before. While funding has been lacking in recent years, we have reason to believe that in this biennium Western will be more successful in receiving some funding for its Programmatic priorities. One of the top institutional priorities is the expansion of the Ethnic Student Center and multicultural services for the campus in partnership with the student government. The omnibus Programmatic projects include access improvements, correction of safety hazards, disabled access, security of physical assets and technology enhancements.

**Access Control Security Upgrades**

The University’s existing campus access control system is based on Edwards Systems Technology, integrated with the campus fire alarm system. In 2012, Western learned that Edwards would be phasing out the access control portion of the system and when the next system upgrade of the fire alarm system occurred, the University’s access control system would no longer be supported. First proposed in the 15-17 biennia, and then as an emergent supplemental project in 2016, the project would replace the campus head-end access control system, convert existing building access control systems to a new system and install electronic control on exterior doors and designated high security internal doors of all major academic buildings. These upgrades would improve campus building access and security, provide improved integration with other security systems such as video monitoring and intrusion detection and simplify dispatch functions during emergency responses.

**disAbility Resource Services at Haggard Hall**

This project would expand disability resources for students by collocating DRS within the Library Learning Commons at Haggard Hall. Located in the core of the campus, Haggard Hall is conveniently and easily accessible to students. The project will commence with a space optimization project at Haggard Hall to create the three thousand square feet required by Disability Resources for Students. Thereafter, the project scope will include the construction of offices for DRS Counsellors; a DRS testing center as well as a reception and student resource center.

Disability resources for Students (DRS) is presently housed in an undersized and inaccessible suite within the oldest building at Western. The existing location is nominally accessible and provides DRS with too little space, especially with an ever growing population of students requiring accommodations for disabilities. DRS forecasts continued and growing demand for disability services by students at Western.

**Support Services Facility Phase 1 (Development Adjacent to Physical Plant)**

The project would construct a building on the vacant land owned by the university at 25th and Taylor Streets. A master plan for the site and rezoning to accommodate approximately 60,000 gross square feet have been accomplished. The new facility would house various departments that require proximity to campus but do not need to be located on campus thereby creating more capacity in the core for
strategic programs. The site allows for future growth needs, with sufficient land to construct several additional buildings.

**Elevator Preservation Safety & ADA Upgrades**

In 2015, Facilities Management hired a consultant to inspect and analyze all campus elevators to determine their current condition, compliance with current code, safety requirements, and to identify and recommend options for an elevator modernization. A prioritized list of work to be accomplished on each elevator, based upon 1) building and personal safety and code compliance; and 2) current operation and performance (reduce repair rate); and 3) appearance and quality of life. It has been determined that correction of the deficiencies generally cannot wait for a full building renovation, and instead must be accomplished as part of a stand-alone elevator renewal project.

**Waterfront Land Acquisition**

Western has been involved in discussion with the City of Bellingham and the Port of Bellingham regarding the revitalization of Bellingham’s central waterfront for over a decade and project requests have been submitted for funding consideration in prior biennia. The waterfront development and Western’s planned growth are linked. The University’s Institutional Master Plan recognizes that we cannot grow to our planned capacity without acquiring property for development. Relocating and/or expanding some of Western’s programs to the waterfront would allow for our future growth. The objective in meeting that goal is to acquire six acres in the Institutional Mixed Use Zone of the waterfront development.

**Southcentral Campus Roadway Revisions**

Requests for roadway revisions have been submitted several biennia. The University received predesign funding in 2003-05 to assess south campus roadway development/revision options. There is a critical need for improving pedestrian safety when accessing the campus from the south. The congestion at two intersections involves pedestrians, bicyclists, transit buses, private vehicles, vendor semi-trucks and any number of motorists using the campus roadway as a standard route to downtown Bellingham. The project involves creating a safe area for crossing by redirecting pedestrian and bus traffic related to East and West College Way where Bill McDonald Parkway enters the campus. Included in the project is installation of a traffic signal at Bill McDonald Parkway and South College Drive.

**CFPA Renovation & Addition**

Exterior renewal of the Performing Arts Center facility (PAC) was approved and executed in the 2013-15 biennia, along with the exterior roofing renewal of PAC which was completed winter of 2015. However, the renovation and addition project proposes an intense overhaul of the Performing Arts Center to address a multitude of facility infrastructure, building renewal, code compliance and programmatic needs. It was previously requested and referred to as the “Gateway Complex” project. The project includes adding several thousand square feet of multi-disciplinary academic and performance spaces that meet contemporary technology and curriculum requirements. The expansion would require
removal of High Street Hall and Canada House. The Center for Canadian American Studies and the Border Policy Research Institute would be relocated to the PAC addition. The project also involves upgrades/replacements of mechanical and life safety systems that are in poor condition.

**Heating System Carbon Reduction & Energy Efficiency Improvements**

Proposed in the 2013-15 biennia, this project would reduce our annual CO2 emissions by roughly 10% and involve a pre-design and subsequent construction budget estimate to convert our central steam heating system to a hot water system. Centralized hot water heating is roughly 30% more energy efficient than steam. A pre-design is needed to thoroughly analyze the conversion needed and the costs to construct. Our aging steam distribution system requires nearly wholesale replacement over the next few biennia. The size and capacity on our steam line does not meet our hot water needs. In 2013-15 biennia we spent $2.5 million in essential repairs and anticipated spending another $15 million over the course of the next 10 years. It is possible to implement this conversion in phases. This essential request also demonstrates our commitment to work toward a zero carbon footprint by 2050.

**Wilson Academic Renovation**

The Wilson Library project was requested in the prior biennia to provide for effective reuse of space, improved accessibility, and updating of building systems that have met or exceeded their useful life. There are several programmatic opportunities in renovating the facility. To some degree, the extent of that opportunity hinges on how we will manage Library collections and where we will store those collections.

With the completion of the Carver Academic Renovation, Wilson Library will have the largest facility backlog on campus at $13 million. The brick exterior for the original building and the 1976 addition are solid masonry and have infiltration issues. The multi-level sloped built-up roof and walkways have drainage path bottlenecks and are in need of replacement. There are no draft stops in the attic, making a small fire difficult to contain. The 1927 section of the facility has no functioning fresh air ventilation system and depends on open windows year round for fresh air. The HVAC equipment in the 1970’s wing has had recent in-house and ESCO energy savings upgrades and is operating acceptably despite being past its expected service life. The main electrical service was replaced in 2012. Branch panels and wiring in the old and newer sections are original and overdue for replacement. Elevators are the least reliable of any on campus and overdue for replacement.

**2019-21 Classroom & Lap Upgrades**

Continue the ongoing upgrading of academic learning spaces to improve their utilization and capacity. The project will renovate, refurnish and equip individual classrooms and teaching labs in buildings across campus, extending the useful life of these spaces by at least 25 years. Increasing existing classroom and lab performance is a fundamental component of Western’s ability to respond to student course demand while still enabling students to realize their undergraduate degrees in 4 years.
**Fine Arts/Arts Annex Renovation**

Renovation will reconfigure space for more effective use for academic programs. The renovation will also provide improved disability access to restrooms in both buildings and the addition of an elevator to access the second floor of the Art Annex where at least 40 classes are taught each year. Both buildings are non-ADA compliant and have extensive backlogs of building infrastructure deficiencies. Additional project components include renewal of walls, roofs, and flooring, increased electrical service to the buildings, lighting enhancements, and HVAC system upgrades, as there has been no retrofitting to update usage since the 1968 design of the building.

**Commissary Acquisition & Repurposing**

The Commissary is a 25,000 square foot building that was built by the University’s auxiliary housing and dining service to serve as the central food preparation center on the campus. The service delivery model for campus dining has since evolved into a decentralized service that no longer requires a commissary. Most of the Commissary has been leased back to the University by the auxiliary service continually for the last 37 years. Today, that leased space accommodates campus mail services; archival records storage, central stores, shipping and receiving; asset disposal and program space for Theatre and Dance. Two dance studios, dance faculty offices, theatre design labs and the costume library are all housed at the Commissary.

This project proposes to purchase the Commissary building from the Auxiliary and to undertake significant capital improvements to enhance and expand the academic use of the facility. A conceptual scope of work might include the following programs: Theatre Scene Shop, Dance Studios, Student Art Studios, Dance Faculty offices, Theater Set design labs, ceramics, welding and forge works, student maker space, glass blowing and sculpture yard.

**2021-23 Classroom & Lab Upgrades**

This project continues the enhancement of General University Classrooms and specialized departmental learning spaces to assist Western’s efforts to ensure students experience a high level of technologically relevant education through the most current learning modalities while positively impacting the time required to graduate.

**Support Services Facility Phase 2 (Development Adjacent to Physical Plant)**

The project would construct a second building on land owned by the university at 25th and Taylor Streets. A master plan for the site and rezoning to accommodate approximately 60,000 gross square feet have been accomplished. The second facility would provide space for various departments that
require proximity to campus but do not need to be located on campus thereby creating more capacity in the core for strategic programs. The site allows for future growth needs, with sufficient land to construct an additional building.

**Old Main Renovation**
Western’s oldest building on campus also qualifies as among the worst in terms of condition, with a maintenance and repair backlog that is primarily focused on whole building systems which generally cannot be renovated or replaced in phases. This project proposes a whole building approach to renew the lifecycle of Old Main by upgrading all of the building systems and ensuring that the building can respond to the needs of the institution. The project would incorporate programmatic improvements to administrative spaces and ADA accessibility and FM’s backlog of maintenance, repair and renewal requirements. Programmatically, ADA access improvement and much needed enhanced, expanded space for Enrollment and Student Services functions continue to be a challenge. Exterior needs include replacement of wood sash windows on the north and east sides and brick masonry and sandstone renewal. Mechanically, the ventilation systems require overhaul.

**Humanities Renovation/Replacement**
The largest department in terms of faculty is English, with the highest degree production of any department, yet their department is housed within the lowest area count of square footage per FTE faculty or FTE student on our campus. This building also has a host of facility deficiencies. This project was submitted for funding in the 2013-15 biennia. The English department and the other Humanities Building occupants are the most transportable of programs and administration because they don’t require specialized space for their occupancy. This provides an opportunity for Humanities occupants to be housed in leased or temporary space, while the building undergoes renovation or replacement.

The Humanities building is 54 years old with a poor condition rating. The built-up roof is beyond its expected service life. Finishes are worn and overdue for renewal. Interior faculty office doors need electric hold-open devices tied to the fire alarm to legally achieve an open-door policy goal. Ventilation equipment in general needs upgrades to meet current ventilation air code standards. The emergency generator is due for replacement. Pipe insulation contains asbestos, as do miscellaneous floor finishes and protective coatings. Settlement is occurring in the site retaining walls, particularly on the west side facing Red Square.

**Ross Engineering Renovation &/or Addition**
Ross Engineering Technology Building is in need of major renovation as mechanical and life safety systems are aging. A request for funding was submitted in the 2013-15 biennia. Re-design of the building is essential to support the mix of instructional, research space and academic support spaces required for the transition to the new engineering programs. The structure does not meet the needs of the program’s sophistication. This project would serve the high-demand Engineering programmatic component as well as addressing the need to preserve our facility.

The building’s current condition is fair and there are a number of issues to resolve. Cracking in slab on grade requires repair. The structure is in a post-tensioned concrete frame with concrete panels as the industrial sides of the building. Although not a structural problem, the superstructure has cracked and settled at the north end, presenting a visual concern to occupants. Finishes are worn and overdue for
renewal. Interior door closers need replacement, and elevator safety upgrades need to be completed. There are complaints about chemical odors that migrate from the industrial process areas into the administrative areas.

**2023-25 Classroom & Lab Upgrades**

This project continues the enhancement of General University Classrooms and specialized departmental learning spaces to assist Western’s efforts to ensure students experience a high level of technologically relevant education through the most current learning modalities while positively impacting the time required to graduate.

**Support Services Facility Final Phase (Development Adjacent to Physical Plant)**

The project would construct a third building on land owned by the university at 25th and Taylor Streets. A master plan for the site and rezoning to accommodate approximately 60,000 gross square feet have been accomplished. The third facility would provide space for various departments that require proximity to campus, but do not need to be located on campus or relocation of office functions from the adjacent Physical Plant.

**Westside By-Pass Road Realignment**

The Westside By-Pass Road Realignment projects realigns the connection with West College Drive to Bill McDonald Parkway. The realigned road was developed during a previous south campus roadway predesign study in 2003-05. The realigned roadway would improve pedestrian safety and create an improved south campus transit center and southern entry to the campus. The realignment will also allow non-university bound traffic to avoid student pedestrian traffic.

**Physical Plant Remodel**

This project would renovate and expand the Physical Plant facilities to provide adequate support space for required facilities services to all campus facilities, grounds and utility systems. An additional 30,000 gross square footage would accommodate administration, shop space and covered storage. The request is to fully renovate existing Physical Plant space along with constructing and outfitting the new additional space. This project creates opportunities to free up existing campus space to allow other limited programs to grow as well as allow for the space needed to support the campus.

**2025-27 Classroom & Lab Upgrades**

This project continues the enhancement of General University Classrooms and specialized departmental learning spaces to assist Western’s efforts to ensure students experience a high level of technologically
relevant education through the most current learning modalities while positively impacting the time required to graduate.