



**EASTERN**  
WASHINGTON UNIVERSITY

start something **big**

October 3, 2013

Governor Jay Inslee  
Office of the Governor  
PO Box 40002  
Olympia, WA 98504

Dear Governor Inslee:

This letter transmits the 2014 supplemental capital budget request for Eastern Washington University. Developed within the guidelines set by the Office of Financial Management, this request represents Eastern's university-wide efforts to focus on its mission to expand opportunities for personal transformation through excellence in learning.

Eastern's "Washington Street Facilities Improvement" request improves and expands the outdoor facilities on the Cheney campus. The request does not impact the State's Operating or Capital Budgets. EWU will fund this project through the Office of State Treasurer's real estate certificates of participation program. The repayment of the debt will be Eastern Washington University Capital Projects Account.

Eastern Washington University remains focused on its mission and is actively working to fulfill its obligation to serve the educational needs of its region. Your support for, and recognition of, the role of higher education in a successful state economy is critical to our institution, our citizens and our state.

I urge you to carefully consider and support this request and I look forward to discussing Eastern's plans with you and your staff. Thank you for your support.

Sincerely,

Rodolfo Arévalo, Ph.D.  
President

RA: cgg

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## Washington Street Facilities Improvement

### Recommendation Summary:

Eastern Washington University is requesting the approval of a project to improve and expand the outdoor facilities on the Cheney Campus. These facilities support the Physical Education academic program, a variety of student events on campus, such as commencement, and student recreation and athletics.

Eastern Washington University will fund this project through the Office of State Treasurer's real estate certificates of participation program. The repayment of the debt will be Eastern Washington University Capital Projects Account-- 061.

### Project Description:

#### **Improvements to Eastern's Pavilion \$7,000,000**

This portion of the project includes improvement to the interior and exterior of the Pavilion (PAV). Included in the current scope of work is improvements to the facility to support cash handling and public accessibility to the facility. One of the critical elements of this project is the improvement of handicapped accessibility to the complex. The facility is located on a sloped area of campus making disability access to campus events such as commencement activities, student convocations, entertainment and sporting events a challenge. This plan will also address several deferred maintenance issues in the facility.

Eastern Washington University expects continued enrollment growth over the next ten years. To serve our growing student body, the University is planning to enlarge and improve the playfields complex and supporting facilities. This project consists of the following areas:

#### **Recreation and Title IX Athletic Program Improvements \$12,000,000**

- New competitive Division 1 Women's Softball facility.
- New competitive Division 1 Men's and Women's track and field event facility.
- New competitive Division 1 Women's Soccer Field.
- Improvement of existing intramural and student playfields.
- Supporting functions for the above including seating, accessibility, pedestrian walkways, lighting and parking.

The addition of a women's sport was borne out of the 1997 NCAA first cycle certification process in response to increasing women's athletic scholarship

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opportunities. When the NCAA second cycle certification occurred in 2007, the institution had not yet addressed the goal of adding a women's sport within the previous 10-year period (1998-2007). So, in order for Eastern to assist in attaining second cycle certification by the NCAA and to continue to maintain its certification for the third cycle in 2017, the institution through its 2009-2011 budgetary cycle committed to adding another women's program by 2017. The process that followed was a collaborative effort to provide a recommendation for the addition of a new women's sport. After much debate and discussion, the group overwhelmingly supported softball as the recommended addition to Eastern's sports sponsorship offerings. With the addition of softball as an NCAA sport Eastern will also add academic programming which will utilize the softball facilities.

The project includes additional facilities improvements that support men's and women's intercollegiate athletics, student intramurals and university club sports. Addition amenities are included in the project scope. They are lighted pedestrian walkways, ADA accessibility, way finding and on-site parking. The facilities and associated amenities will support student success, visibility and community engagement.

**Project Funding:**

Eastern Washington University will fund this project through the Office of State Treasurer's real estate certificates of participation program. The repayment of the debt will be Eastern Washington University Capital Projects Account-- 061. The annual debt service (principal and interest) will be determined at the time of issuance of the certificates of participation as supported by terms and conditions of the financing package. The collateral for the financing will be the project site real estate and improvements.

**Requested New Appropriation for 2013-15:**

**\$19,000,000**

## 370 - Eastern Washington University Capital Project Request

2013-15 Biennium

Version: 01 2013-15 EWU Capital Budget Request

Report Number: CBS002

Date Run: 10/3/2013 10:24AM

Project Number: 30000502

Project Title: Washington Street Facilities Improvement

### Description

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Starting Fiscal Year: 2014  
Project Class: Program  
Agency Priority: 0

#### Project Summary

Eastern Washington University is requesting the approval of a project to improve and expand the outdoor facilities on the Cheney Campus. These facilities support the Physical Education academic program, a variety of student events on campus, such as commencement, and student recreation and athletics. Eastern Washington University will fund this project through the Office of State Treasurer's real estate certificates of participation program. The repayment of the debt will be Eastern Washington University Capital Projects Account-- 061.

#### Project Description

##### What is the proposed project?

This project improves and expands recreational and athletic facilities for student use. The renovation and upgrade of Eastern's Pavilion improve handicapped accessibility to the complex. The upgrade will also address several deferred maintenance issues in the facility. Eastern's Pavilion is utilized for many campus events including commencement activities, student convocations, entertainment and sporting events. EWU will also add the following outdoor athletic facilities and improvements:

- New competitive Division 1 Women's Fast pitch facility.
- New competitive Division 1 Men's and Women's track and field event facility.
- New competitive Division 1 Women's Soccer Field.
- Improvement of existing intramural and student playfields.
- Supporting functions for the above including seating, accessibility, pedestrian walkways, lighting and parking.

##### What is the opportunity or problem driving the request?

The addition of a women's sport was borne out of the 1997 NCAA first cycle certification process in response to increasing women's athletic scholarship opportunities. When the NCAA second cycle certification occurred in 2007, the institution had not yet addressed the goal of adding a women's sport within the previous 10-year period (1998-2007). So, in order for Eastern to assist in attaining second cycle certification by the NCAA and to continue to maintain its certification for the third cycle in 2017, the institution through its 2009-2011 budgetary cycle committed to adding another women's program by 2017. The process that followed was a collaborative effort to provide a recommendation for the addition of a new women's sport. After much debate and discussion, the group overwhelmingly supported softball as the recommended addition to Eastern's sports sponsorship offerings.

Along with the regulatory requirements the university, in support of student success is planning the improvement and expansion of other recreational facilities. These facilities will support a wide variety of athletic, intramural and university club sport activities.

##### How often does the project support the agency and statewide results?

This project supports the recruitment and retention of students at Eastern Washington University by supporting student activities and recreational opportunities. It supports the university's strategic plan and the goals for student success, visibility and community engagement.

##### What are the specific benefits of this project?

This project supports the university compliance with NCAA gender equity requirements. It will also develop university property to a higher level of use for student recreation and community involvement.

##### How will clients be affected and services change if the project is funded?

Students and the community will have greater access to university recreational facilities. This project also supports gender

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**Description**

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equity within the athletic programs. This project supports the University Strategic Plan in the areas of student success, visibility and community engagement.

**How will other state programs or units of government be affected if this project is funded?**

Equity and gender equality is one of the state's priorities of government. The project specifically addresses gender equality in athletic programs at EWU by adding a new women's Team sport. This project also supports other athletic and student recreational facilities that are in need of improvement and expansion.

**What is the Impact on the state operating budget**

There will be no impact to the state operating budget for this facility. The university owns and maintains this property currently.

**Why is this the best option for alternative**

The university reviewed several other options in this decision including the use of local facilities in the area and a cooperative arrangement with the City of Cheney to support their recreational playfields construction in return for shared use of those facilities. The decision was made to develop a plan for a softball, track, and soccer facility on the Eastern's Cheney campus for the following. College Division 1 Athletics has special requirement for competition that are difference than tradition city recreational facilities. To meet the needs of the university addition resources would have needed included in the City of Cheney's project. Also scheduling of community recreational field use during the Eastern's competitive season would have been very difficult. High demand for a community facility would a difficult scheduling process. Finally the facilities being develop support: a variety of student success initiative including university intramurals and club sports. This project supports programming and planning that provides facilities available for a variety of student activities. These activities are an integral part of EWU's mission and the vision for the university with regards to student success and visibility.

**What is the agency's proposed funding strategy for this project?**

State Certificates of Participation

New Facility: No

**Schedule and Statistics**

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	<u>Start Date</u>	<u>End Date</u>
PreDesign	01/01/2014	04/01/2014
Design	5/1/2014	4/1/2015
Construction	5/1/2015	9/1/2016

	<u>Total</u>
Gross Square Feet:	8,500
Usable Square Feet:	5,525
Efficiency:	65.0%
Escalated MACC Cost per Sq. Ft.:	1,570
Construction Type:	Recreational Building
Is this a remodel?	Yes
A/E Fee Class:	B
A/E Fee Percentage:	9.52%

**Cost Summary**

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**Cost Summary**

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	<u>Escalated Cost</u>	<u>% of Project</u>
<b>Acquisition Costs Total</b>	0	0.0%
<b>Consultant Services</b>		
Pre-Schematic Design Services	101,980	0.5%
Construction Documents	650,620	3.4%
Extra Services	589,209	3.1%
Other Services	116,069	0.6%
Design Services Contingency	70,016	0.4%
<b>Consultant Services Total</b>	<u>1,527,894</u>	<u>8.0%</u>
<b>Maximum Allowable Construction Cost(MACC)</b>	<b>13,345,031</b>	
Site work	8,400,049	44.2%
Related Project Costs	105,040	0.6%
Facility Construction	4,839,942	25.5%
GCCM Risk Contingency	0	0.0%
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	1,481,755	7.8%
Non Taxable Items	0	0.0%
Sales Tax	1,289,930	6.8%
<b>Construction Contracts Total</b>	<u>16,116,716</u>	<u>84.8%</u>
<b>Equipment</b>		
Equipment	290,775	1.5%
Non Taxable Items	0	0.0%
Sales Tax	25,297	0.1%
<b>Equipment Total</b>	<u>316,072</u>	<u>1.7%</u>
<b>Art Work Total</b>	0	0.0%
<b>Other Costs Total</b>	0	0.0%
<b>Project Management Total</b>	1,039,318	5.5%
<b>Grand Total Escalated Costs</b>	<u><u>19,000,000</u></u>	
<b>Rounded Grand Total Escalated Costs</b>	19,000,000	

**Operating Impacts**

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No Operating Impact

Capital Project Request

2013-15 Biennium

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2013-15	2013-15
Agency	370	370
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	30000502	30000502
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids