Narrative Summary of the Projects Proposed in the Draft 2021-31 Ten-Year Capital Plan

CONTINUATION PROJECTS: ***Partially funded in previous biennia***

Electrical Engineering and Computer Science Building

This project will be an approximately 50,000 gross square foot building that will: 1) enable growth and resume student intake in the departments of Computer Science and Electrical Engineering; 2) provide state of the art teaching and learning spaces that promote collaboration and synergies between programs; and 3) free up existing high priority space on campus that will enable growth in other highdemand programs. This new facility will consist primarily of teaching labs, research labs and classrooms, but will also provide some administrative and scholarly activity space. Western received pre-design and partial design funding for this project in the 2019-21 State Capital Budget.

PROGRAMMATIC PROJECTS: ***Projects that achieve a programmatic goal, such as changing or improving existing space to meet program requirements or creating a new facility to meet institutional needs.***

Classroom & Lab Upgrades

This is a multi-year program that will repurpose and upgrade existing instructional space on campus. The goal of the program is to ensure the Institution has adequate access to high performance and modern learning spaces and, in the short term, partially accommodate the recent growth in STEM. The determination of what instructional space is upgraded or re-purposed is based on the following criteria:

1. Measurable Outcomes – The upgrades will increase utilization and room use. The changes in room utilization and use should be supported with usable data. In service to the goals of increasing room utilization, Departmental Classrooms renovated under this program will become centrally scheduled by the Registrar for periods not scheduled by managing department.
2. Course Data – The structured, academic use of the renovated room must be recorded and tracked within the Institution's enterprise data system. This will preclude using the funding for renovations of scholarly activity space that was never intended to be used for instruction.
3. Performance Thresholds – The renovated rooms will operate at minimum state recommended levels of usage or above per academic year.
4. Support strategic goals of improving accessibility, supporting diversity and inclusion, and increase room suitability for use with current pedagogies.

The 2021-23 scope of work includes both the renovation of upper division instructional labs and comprehensive renewal of general use classrooms.

CFPA Addition & Renovation

Exterior renewal of the Performing Arts Center facility (PAC) was approved and executed in the 2013-15 biennium, along with the exterior roofing renewal of PAC which was completed winter of 2015. However, the renovation and addition project proposes an intensive 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.

This project requires the addition to be completed prior to commencing the renovation. The addition will act as surge space during construction.

Environmental Studies Center Renovation

This project will renovate the over forty-year-old Environmental Studies Center. The renovation will address maintenance and repairs backlog, implement an entirely new and separate HVAC system, upgrade the exterior envelope, and provide modern teaching and research space needed for a 21st century education. Phasing the renovation of the facility over multiple biennia is being considered for this project.

Ross Engineering Renovation

This project will renovate the Ross Engineering facility. The renovation will address maintenance and repairs backlog as well as provide modern teaching and research space needed for a 21st century education.

Student Development & Success Center (Phase 1 - Partial Programming)

Create synergistic student support by co-locating student advising, counseling, career development and other specific programs to help students successfully transition into and out of the university as thoughtful, engaged citizens prepared for lives of purpose. Develop an active, welcoming, and student development centered space to coach and engage students in making healthy choices which support their academic success and development of personal and civic responsibility. Provide collaborative study spaces for group learning throughout the day and evening, classroom and meeting spaces that can serve multiple purposes and could house leadership, entrepreneurial and/or maker spaces. The facility

could be designed to grow over several biennia with potential inclusion of: Academic Advising, Student Outreach Services, Career Services (including Internships), Counseling, Prevention & Wellness, Health Services, New Student Services/Family Outreach, Admissions, Off-Campus Living, International/Study Abroad, Veterans Services, Graduate Student Support Space, Transfer & Commuter Spaces, Homeless/Food Insecure Services, Registrar, Financial Aid, etc. This facility would be located on campus. By moving these services to a new location, Old Main (primarily) and other spaces can be repurposed to house administrative offices and centers in Old Main while freeing up significant space in academic buildings for critical academic needs.

Wilson Academic Renovation

The Wilson Library project was requested in 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 multiple programmatic opportunities in renovating the facility. To a large degree, those opportunities hinge on the installation of compact shelving and other collection storage efficiencies, necessary to create additional instruction space to support student research, writing, tutoring, academic technology, and other library and learning commons user services.

With the completion of the Carver Academic Renovation, Wilson Library will have the largest facility maintenance backlog on campus at $15 million. The brick exterior for the original building and the 1976 addition are solid masonry and have infiltration issues. Windows are all single pane with energy inefficient steel frames. 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 1970s 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.

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. The programmatic projects include: student outreach/advising, career and counseling services; study and media equipped conference rooms; and most critically, office space optimization projects. Much of the requested funding in this category is to address critical shortages in office space by compacting larger offices and suites within our older buildings. Several of our older buildings are heavily comprised of over-sized offices that were designed decades ago. The priority ranking of the projects in queue has been determined according to anticipated positive space outcomes.

PRESERVATION/INFRASTRUCTURE PROJECTS: ***Projects that preserve and extend the useful life of existing facility and campus, including renovating building systems, upgrading and expanding utility and infrastructure systems, and making other significant repairs.***

Access Control Security and Infrastructure Upgrades

A project to replace the campus head-end access control system and convert existing building access control systems to a new system was completed in 2020. This project will install electronic control on high priority exterior doors that were key based in past and other designated high security internal doors of all major academic buildings. The project will also install new hardware on selected classroom doors to enable locking from the inside in the case of a campus emergency.

An integral component to the access control system is the communications pathway through which data and information must flow. The current fiber network that serves all of campus is reaching the end of useful life and does not have the capacity to accept the additional load anticipated from an expanded and improved access control security system. In addition, emerging technologies in building systems as well as increasing needs of faculty, students, and staff are placing unattainable requirements on the existing fiber cable. Exacerbating the condition is that fact that the fiber cable has been damaged in numerous locations over time, effectively reducing the capacity of the entire network. The recommended solution is to install new multi-mode and single-mode fiber cable between and within campus buildings.

Overall, these upgrades will 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.

Elevator Preservation Safety & ADA Upgrades

In 2015, with an increasing incidence of elevator breakdowns, Facilities Management hired a consultant to inspect and analyze campus elevators more than 15 years old to determine their current condition, compliance with current code and safety requirements, and to identify and recommend options for elevator modernization. Overall, 29 elevators were identified as needing some level of modernization, repairs, or renewal. In the past two biennia, 12 elevators have been upgraded, leaving 17 still in need of modernization.

We have created a prioritized list of work to be accomplished on each elevator, based upon 1) building and personal safety and code compliance; 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 standalone elevator renewal project.

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 and 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; others are critical departmental needs or are intended to mitigate existing deficiencies while awaiting a more comprehensive building renewal. Based on the recommendations from our consultant, Sightlines, and the cost to just keep up with our maintenance, we estimate our biennial capital preservation need to be $24.8 million.