Natural Science Building Renovation

- Western Oregon University's top deferred maintainance renovation priority.
- Originally constructed in 1970, this 45 year old concrete masonary building has significant seismic and deferred maintainance issues incuding outdated electrical distribution panels and transformers, and inefficient and faultering HVAC systems.
- The Natural Science Building poses significant accessibility challenges to students with mobility limitations. The renovations will address the access and compliance issues enabling the building to functionally support the education of more students.
- Enhancing classroom, lab, and faculty office space will improve the retention and graduation rates of all WOU students, including those from underserved populations.
- Natural Science and Mathmatics disciplines are WOU's fastest growing majors.
- Directly impacting ~80% of the WOU student body in any given term, this building currently serves have over 600 students participating in our division majors and pre-professional programs, while providing greater than 38,000 student-credit-hours (SCH) per academic year.
- This project will make it possible to reorganize and expand Western's science program to accommodate new and relevant trends in science, and the anticipated increase in student enrollment.
- Students in these programs become the science teachers in our high schools, the science technicians employed in industry and government and the graduate students who will make scientific contributions that help Oregon and the country for decades.
- This project is necessary to create much needed science laboratory space providing more students a higher quality education. The office renovations are critical for a campus like WOU, where regular student and faculty interaction, advising, and mentoring form the core of the student's educational experience.

ADA and Deferred Maintainance Mitigation:

- The functional and operations upgrades will reduce campus ADA deficiencie costs by approximately $800K,
- Renovation will reduce campus deferred maintenance costs by approximately $1.5M,
- Assure the safety of users, reduce operation and maintenance costs, and increase energy efficiency of the building.
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Specific fire/life/safety goals of this project are to:

- Improve indoor air quality, increase energy efficiency, and lower utility costs with upgrades to the HVAC system.
- Abate asbestos material to reduce exposure risk for building users.
- Replace transformer, main electrical distribution panel, and feeders to insure safe performance.

3	Project Details	Sq. Ft.	Stories	Type of Construction	Date of Construction	Number of Classrms	Number of Classlabs	Offices	Restrooms
		47,109	3	Reinforced Concrete & Masonry	1970	2-3	6-10	27	4

The scope of work for this project includes but is not limited to:

- remodel and renovate vacated "wet labs", and related ancillary space,
- replace transformer, main distribution panel, and feeders of electrical system,
- retrofit lighting with energy efficient fixtures,
- remodel all four existing restrooms to make them fully compliant with ADA guidelines,
- remodel offices and widen doorways to correct ADA deficiencies,
- replace obsolete elevator equipment and controls; and refurbish elevator car,
- replace existing plumbing pipe throughout the building,
- upgrade HVAC equipment and controls in the entire building,
- rebuild rooftop greenhouse,
- replace door hardware throughout with lever handles, and
- remodel lab/classrooms

7	Expected Start Date:	March 2017	Schedule includes design time and assumes the building will remain occupied, except during the summers when the bulk of the work would be done.
	Expected Completion Date:	September 2019	