



STUDENTS FIRST CENTER

BOUILLON HALL MODERNIZATION

Integrus Project No. 22630.00
OFM Project No. 40000207

June 30th, 2026

PREDESIGN BOOK

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INTRODUCTION

AUTHORITY:

This predesign study was authorized by and contracted through Central Washington University. Utilizing the format recommended in the 2025-2027 Predesign Manual developed by the Office of Financial Management, State of Washington.

FORMAT:

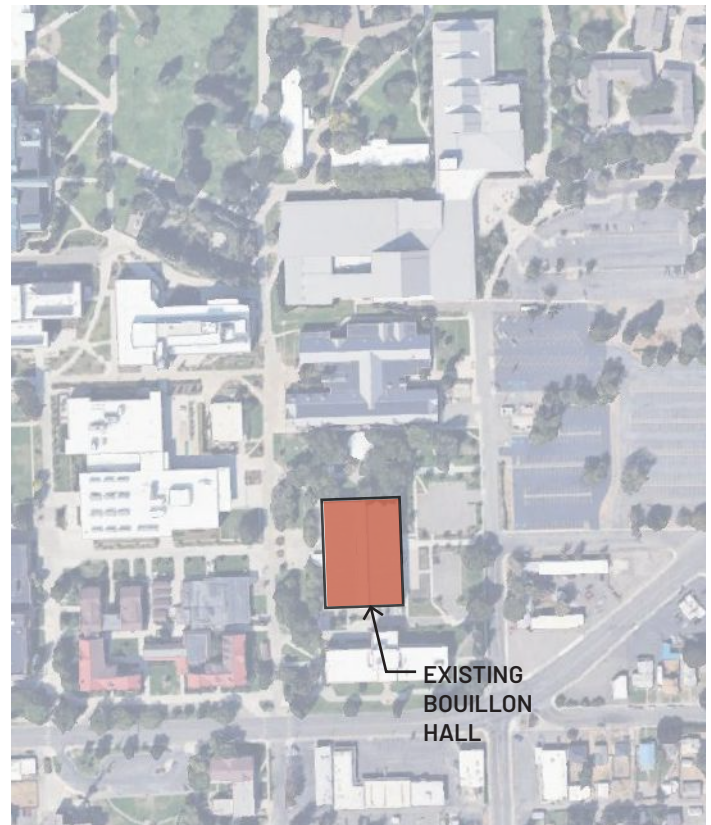
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Section 1

EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY

1.1 PROBLEM SUMMARY

Central Washington University's Students First Center responds to a critical need to improve how students access essential campus services. Currently, core student support functions including Admissions, Advising, Financial Aid, and Career Services are distributed across multiple locations, creating fragmentation and barriers to student success. Students must navigate a complex and often unclear system to find assistance, delaying access to support and reducing engagement.

Institutional data underscores these challenges. First-time, full-time student retention fell from 88.9% to 85.9% between spring 2025 and spring 2026, with a more significant decline among Pell-eligible students. The 2025 retention report highlights a critical equity gap: 68% of the students who discontinued their studies belong to marginalized groups, such as students

of color and first-generation college students. Further analysis reveals that Pell-eligible students who avoid DFW grades retain at approximately 90%, while retention can drop to 52% for those experiencing early academic setbacks. These outcomes demonstrate the importance of timely, coordinated intervention.

Demand for student services remains high. Between September 2025 and February 2026, Students First service points recorded 4,866 student interactions, including 3,274 Financial Aid engagements and 1,592 Admissions interactions. These figures highlight both the importance of these services and the strain placed on a decentralized system that requires students to navigate multiple service locations.



The east entry, former building service and loading point - now primary approach by vehicle for students and visitors, lacks the architectural prominence needed to welcome prospective students and guide them to the resources within.

Bouillon Hall, while historically significant and centrally located, was not designed to support an integrated, student-centered service model. Its original library configuration has resulted in compartmentalized office suites, inefficient space utilization, long corridors, and limited visibility that complicate wayfinding and hinder collaboration. The current environment constrains staff effectiveness and cross-departmental coordination while failing to provide an intuitive and welcoming experience for students.

The building also requires significant modernization to address aging infrastructure, accessibility limitations, and seismic concerns associated with existing concrete and masonry screen elements. Character-defining features, including the folded concrete roof structure and faceted geometry, contribute to Bouillon Hall's importance as a campus landmark but increase the complexity of integrating modern building systems and contemporary student service environments. These conditions require careful coordination of preservation, modernization, scope, budget, and schedule throughout project development.

Together, these challenges reinforce the need for a comprehensive renovation and strategic expansion of Bouillon Hall to create a centralized Students First Center that advances student success while preserving and modernizing an important campus asset.



An uninviting east entry, converted from a former loading dock to serve as an alternative main entrance from the parking lot.

1.2 OPPORTUNITY & REQUIREMENTS

The Students First Center presents a significant opportunity to redefine the student experience at CWU by creating a centralized, highly visible gateway for engagement and success. The proposed SFC will co-locate a comprehensive range of services in a cohesive and accessible environment, establishing a “no wrong door” approach in which students receive coordinated, holistic support regardless of their point of entry.

Through intuitive wayfinding, visible points of access, and integrated service delivery, the SFC will simplify how students navigate support systems and reduce the uncertainty often associated with finding help. By bringing services to the student through shared advising and meeting spaces, multiple departments can coordinate support within a common setting rather than requiring students to navigate multiple offices or be redirected between departments.

This approach reduces barriers, streamlines processes, and creates a more supportive and equitable experience that advances recruitment, retention, and completion.

The opportunity is reinforced by evidence of effective interventions already in place. Participation in CWU’s peer mentoring programs is associated with a 30 percentage-point decrease in DFWI rates, reducing outcomes from 43% to 13% among participating students. These results demonstrate that when students can access coordinated academic and social support, outcomes improve significantly. The Students First Center will provide the framework needed to expand and integrate these high-impact practices.

Programmatically, the project requires renovation of Bouillon Hall and includes an alternate for strategic expansion to support a diverse mix of spaces that enable both transactional services and transformational student experiences. The program includes integrated service hubs, flexible advising and meeting spaces, a welcoming entry and concierge function, student lounge and peer support areas, and adaptable multi-use environments. It emphasizes spaces for collaboration alongside areas that support privacy

and confidentiality, as well as embedded resources such as technology support.

The Students First Center must embody a culture of belonging, reflecting the diverse identities and experiences of CWU students through inclusive design, intuitive wayfinding, and visible, active spaces that invite engagement. The environment should be flexible and future-ready, supporting evolving program needs and enabling efficient use of space over time. Access to daylight, connections to outdoor environments, and the incorporation of natural and cultural elements will contribute to a healthy and engaging setting that encourages students to connect and thrive.

Together, these opportunities and requirements define a clear path forward to transform a fragmented facility into a vibrant, student-centered hub that improves operational effectiveness while advancing CWU’s commitment to access, equity, and student success. The Students First Center is envisioned not simply as a place to obtain services, but as a foundational experience in the student journey that welcomes, supports, and empowers every student to succeed.

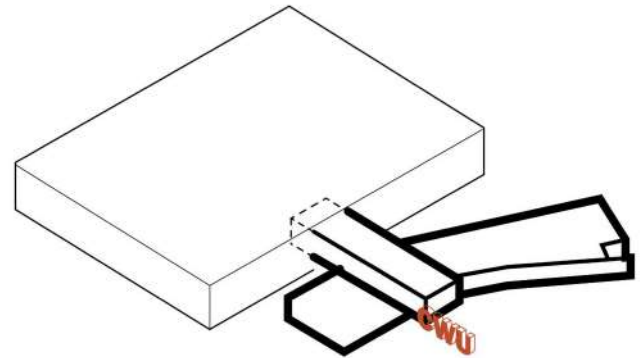
1.3 SUMMARY OF ALTERNATIVES CONSIDERED

NO ACTION ALTERNATIVE:

A no action approach would maintain facilities that were not designed for integrated, student-centered service delivery, continuing to constrain the impact of student support services and limiting their ability to effectively reach and support all CWU students.

ALTERNATIVE A: EMBRACE

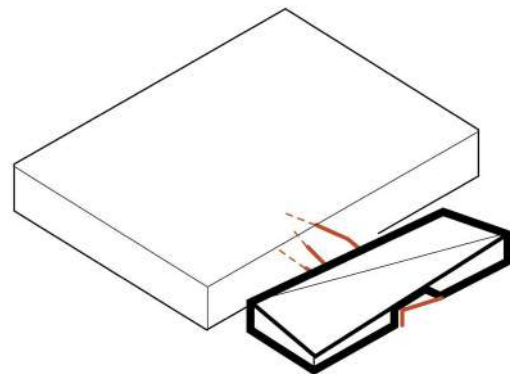
This alternative explores an eastern addition to Bouillon Hall that extends toward the primary campus approach, creating a strong and welcoming point of arrival. A double-story entry volume contrasts with the primarily single-story character of the existing building, establishing a sense of prominence and visibility at the campus edge. This approach reinforces the building's role as a gateway, orienting visitors, prospective students, and families while distinguishing the Students First Center from adjacent campus-facing facilities.



EMBRACE

ALTERNATIVE B: WEAVE

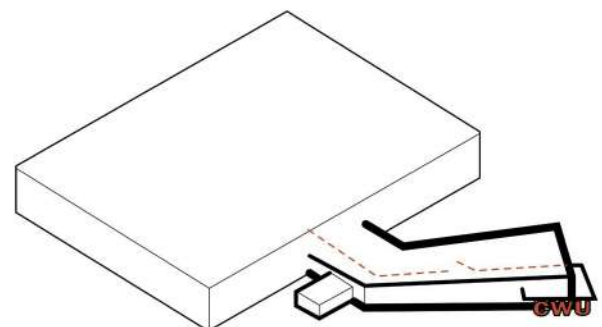
This alternative envisions an eastern addition that begins as a simple, single-story volume aligned with the rectangular form of Bouillon Hall, then evolves in height and expression to accommodate programmatic needs. The extension of the existing central spine into the addition creates a continuous organizational framework, while subtle shifts in form introduce a more dynamic architectural language. This approach emphasizes continuity and integration, blending new and existing elements into a cohesive and adaptable whole.



WEAVE

ALTERNATIVE C: DISCOVER

This alternative proposes a sloping, single-story addition to the east side of Bouillon Hall that responds directly to site movement and visibility from University Way. The angled form enhances visibility and creates a welcoming gesture toward the primary approach, reinforcing the building's presence as an accessible and engaging destination while establishing a distinct new identity for the Student First Center.



DISCOVER

ALTERNATIVE D: REIMAGINE (PREFERRED)

This alternative reimagines Bouillon Hall through comprehensive modernization and reorganization of the existing facility without constructing a building addition. The approach focuses on improving visibility, accessibility, wayfinding, and service integration within the existing building footprint while addressing aging infrastructure, accessibility deficiencies, and seismic concerns associated with existing concrete and masonry screen elements. By transforming underutilized and inefficient spaces into a cohesive student-centered environment, Reimagine advances the Student First model while preserving and modernizing an important campus asset.

1.4 SUMMARY OF PREFERRED ALTERNATIVE

Alternative D, Reimagine, was identified as the preferred approach because it achieves the core goals of the Students First Center through strategic modernization and reorganization of the existing Bouillon Hall facility. The alternative improves visibility, accessibility, service integration, and operational efficiency while addressing aging infrastructure, code compliance deficiencies, and seismic concerns.

By maximizing the use of existing space, Reimagine supports CWU's Students First model while preserving the building's defining architectural character and extending the useful life of a significant campus asset. This approach balances student success objectives, facility stewardship, project cost, and long-term operational value.

1.5 SUMMARY BUDGET OF PREFERRED ALTERNATIVE

Cost estimates were developed for each alternative using consistent baseline assumptions, including delivery method, primary construction materials, building systems, and program area/assignable square footage. Variations in total cost are driven primarily by differences in the size and configuration of the proposed addition for Alternative A through Alternative C. Alternative D, Reimagine, explores the modernization of Bouillon Hall and is the preferred option.

CWU Students First Center Cost Estimate Overview				
	Alternative A	Alternative B	Alternative C	Alternative D
	Embrace	Weave	Discover	Reimagine
ASF	51,200	51,200	51,200	43,502
GSF	84,860	85,160	85,360	72,504
Efficiency	60%	60%	60%	60%
Construction MACC	\$63,220,700	\$63,444,200	\$63,597,562	\$49,258,405
Total Project Cost	\$92,072,171	\$92,397,668	\$91,780,880	\$71,738,027

Section 2

PROBLEM STATEMENT

2.0 PROBLEM STATEMENT

2.1 IDENTIFY THE PROBLEM & OPPORTUNITY

Central Washington University's Students First Center addresses a critical need to improve how students access essential campus services that support their success. Currently, Admissions, Advising, Financial Aid, Registrar, and Career Services are distributed across multiple locations, creating barriers to access and awareness. Students often navigate a complex system to find assistance, delaying progress and reducing engagement.

These challenges are reinforced by facilities that were not designed to support integrated service delivery. Bouillon Hall, while centrally located and historically significant, lacks the visibility, organization, and flexibility needed to support collaboration and provide a clear point of entry. The building's original library configuration has resulted in compartmentalized office suites, inefficient space utilization, and long corridors that complicate wayfinding, limit visibility, and hinder interaction between students and support staff. Fragmented service locations further constrain coordination and timely support.

The opportunity is to create a centralized Students First Center that aligns service delivery with a purpose-built environment. By co-locating core

services in a highly visible location, the Center will establish a "no wrong door" approach in which students can easily find and receive coordinated support. This approach reflects a shift from siloed service delivery toward more collaborative staff environments that support student success.

This approach reflects a shift from siloed, office-based service delivery toward more collaborative staff environments that enable coordinated, student-centered support.

Improved wayfinding, shared advising spaces, and integrated service delivery will reduce barriers to support. Rather than navigating multiple offices, students will receive coordinated assistance within a common setting. This model enables earlier intervention and supports recruitment, retention, and completion.

The project will renovate and strategically expand Bouillon Hall into a cohesive, student-centered facility that prioritizes visibility, flexibility, and collaboration. By aligning physical space with operational goals, the Students First Center will establish a welcoming gateway that supports student success from first connection through graduation.



Existing Bouillon Hall West Campus-Facing Entry & Help Desk

2.2 IDENTIFY THE OPERATIONAL REQUIREMENTS

The Students First Center is shaped by federal, state, and institutional requirements that govern student service delivery. These include financial aid regulations tied to Satisfactory Academic Progress, accessibility standards under the Americans with Disabilities Act, and privacy requirements for student records and advising. Together, these drivers require environments that support both open access and confidential, one-on-one interactions.

Operational demand further reinforces the need for a centralized, integrated facility. CWU serves a diverse student population, including a significant number of first-generation and Pell-eligible students who benefit from accessible and coordinated support. Existing service points recorded 4,866 student interactions between September 2025 and February 2026, demonstrating sustained demand for admissions, financial aid, and related services.

In response, the project assumes that co-locating services, improving visibility, and enhancing coordination will increase access, support earlier intervention, and improve student outcomes. The Students First Center is planned to accommodate high levels of daily use through flexible spaces that can adapt to evolving service models and student needs.

The operational programs are governed by health, safety, and accessibility requirements, including compliance with the Americans with Disabilities Act (ADA), state and local building codes, and accreditation standards established by the Northwest Commission on Colleges and Universities (NWCCU).

Constructed in 1961, the existing building predates many of these requirements and presents challenges related to accessibility, privacy, and the spatial organization needed to support integrated service delivery. These limitations reinforce the need for renovation and expansion to align the facility with current code requirements, operational needs, and student expectations.

Accessibility Requirements for People with Disabilities:

- Washington State Law Against Discrimination (RCW49.60.222)
- Washington State Building Code (WAC 51-50)
- Americans with Disabilities Act of 1990 (2 U.S.C. Part B)
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794)

Green Building Requirements:

- High Performance Building – LEED Silver Standard (RCW 39.35D)
- State Energy Standards for Clean Buildings, RCW 19.27A.210
- Per Executive Order 20-01 State Efficiency and Environmental Performance, New Facility Construction, dated January 23, 2020.
- Electric Car Charging Stations per RCW 19.27.540
- Greenhouse Gas Reduction Strategies per RCW 70A.45.070

Infrastructure Requirements:

- International Building Code (IBC)
- International Mechanical Code
- International Fire Code (IFC)
- Local Codes & Ordinances
- National Electric Code (NFPA 70)

Fire Protection Requirements:

- National Fire Protection Association (NFPA) Section 13
- International Fire Code (IFC)
- Local Pasco Codes & Ordinances (Pasco PMC Title 16)
- Regulations of the State Fire Marshall

The project also provides an opportunity to address aging building systems and exterior elements, including existing concrete and masonry screen structures that present seismic and life-safety concerns. The building's age, construction methods, and distinctive structural systems, including its folded concrete roof structure, faceted building geometry, and concrete and masonry screens, contribute significantly to its architectural character while creating additional challenges associated with modernization, accessibility improvements, and the integration of contemporary student service environments. These conditions increase the importance of early investigation, coordination, and continuous cost validation throughout project development making the Progressive Design Build delivery method highly aligned with the project scope and complexity.



Uninviting east entry, converted from a former loading dock.



Bouillon Hall existing west campus-facing entry articulated with a dynamic and colorful concrete canopy.

2.3 CONNECTION TO MISSION, GOALS, AND OBJECTIVES

The Students First Center directly advances Central Washington University's mission to be a model learning community of equity and belonging by improving access to essential services and strengthening support systems that enable all students to succeed.

STRATEGIC PLAN ALIGNMENT

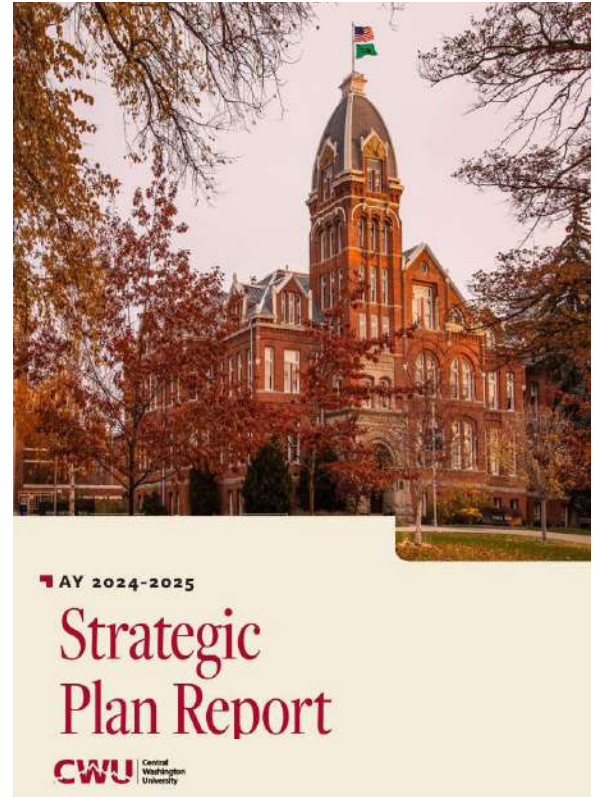
The project aligns closely with CWU's Strategic Plan, particularly the unifying value of Student Success, which emphasizes creating clear pathways into and through the university, improving retention and completion rates, and closing equity gaps among student populations. The Students First Center supports these priorities by centralizing services that are critical to student navigation, persistence, and timely degree completion.

The project advances additional strategic priorities:

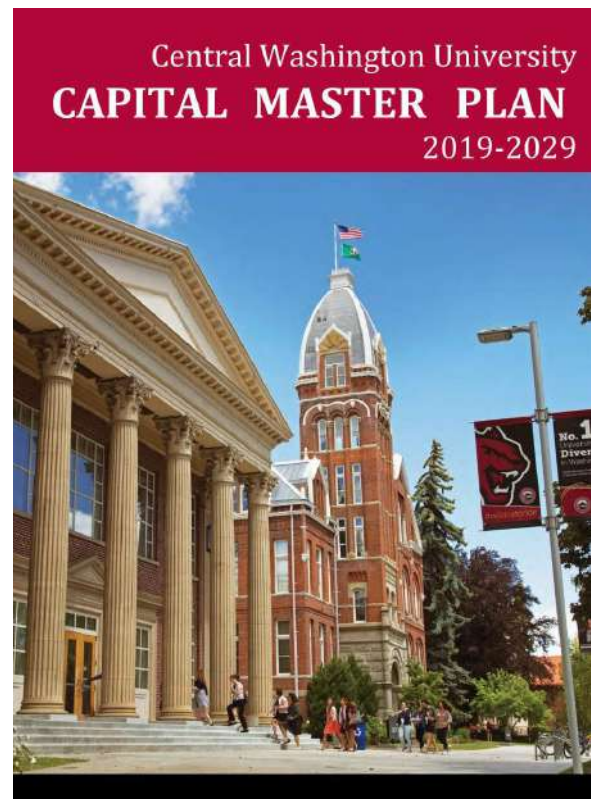
- **Belonging:** By creating an inclusive, welcoming, and highly visible environment, the Center supports a campus culture that fosters connection, engagement, and a sense of belonging for all students.
- **Engagement:** Co-locating services enhance opportunities for meaningful interaction between students and staff, strengthening relationships that support student success.
- **Stewardship:** The project reflects responsible investment in facilities that improve operational efficiency, align space with institutional priorities, and enhance the effective use of resources.

CAMPUS MASTER PLAN

The project is consistent with the CWU Capital Master Plan, which calls for integrated, flexible, and student-centered facilities that support teaching, learning, and student services within a cohesive campus environment. The plan emphasizes the importance of accessibility, visibility, and well-defined campus gateways, reinforcing the need for a highly visible and welcoming Students First Center at the east campus edge.



CWU Strategic Plan Report



CWU Capital Master Plan Document

GUIDING PRINCIPLES

Through a collaborative visioning process with the Design Advisory Team, a set of guiding principles was established to align the project with CWU's mission and strategic priorities while informing design decisions throughout the predesign process. These principles ensure that the Students First Center reflects institutional values and supports long-term student success goals.

Welcoming Gateway: The Students First Center serves as a highly visible and welcoming place where students, families, and visitors can easily understand how to access support at CWU. A strong support system strengthens student recruitment, connection, and long-term success.

Seamless Support: Students should not have to navigate complexity to find help. By integrating services into a “no wrong door” experience, the Students First Center removes barriers, simplifies access, and ensures every student receives timely, coordinated support.

Culture of Belonging: An inclusive, representative environment fosters connection and equity. When students see their identities, cultures, and experiences reflected in the space and services, they are more likely to engage, persist, and succeed.

Hub for Connection: Student success is built on relationships. The Students First Center becomes a vibrant, relational hub supporting collaboration among students, staff, families, alumni, and employers, and enabling experiences that go beyond transactions to transformation.

Flexible and Future-Ready: Student needs are always evolving. Flexible, transparent, and interconnected spaces support collaboration, adapt over time, and ensure the Students First Center remains effective, efficient, and highly utilized well into the future.

Operational Excellence: Thoughtful planning and design advance stewardship of institutional resources, optimizing space utilization, enhancing staff effectiveness, and promoting high-performing building systems that support wellbeing, sustainability, and long-term value.



Work Session 1 - Design Advisory Team Visioning Session



Work Session 1 - Visioning Images Selected by DAT

CONNECTION TO THE PROBLEM

The fragmentation of student services and limitations of existing facilities directly conflict with CWU's goals of improving access, retention, and equitable student outcomes. The Students First Center resolves this gap by aligning the delivery of services with the university's mission and strategic priorities, creating a centralized and coordinated support system that enables students to more easily access the resources they need to succeed.

Together, these connections demonstrate that the Students First Center is not only a facility improvement, but a strategic investment that advances CWU's mission, fulfills institutional priorities, and strengthens the university's ability to support student success.

2.4 SOLVING THE PROBLEM

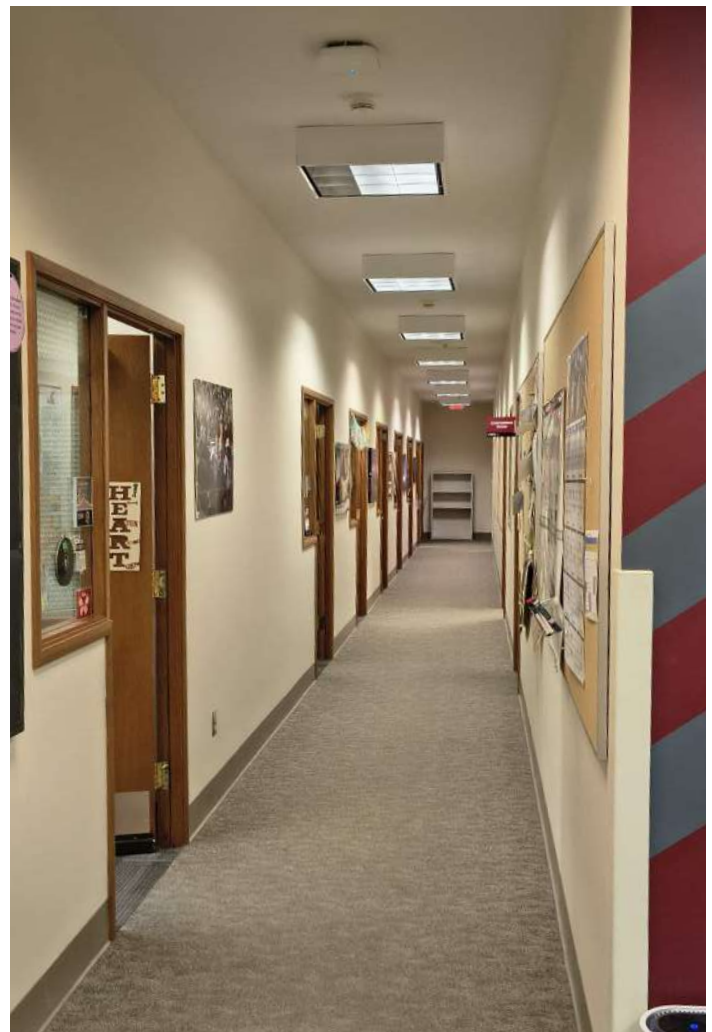
Solving the problem requires transforming the current fragmented service model into a centralized, integrated Students First Center that aligns physical space with student success priorities. This includes the modernization of Bouillon Hall to create a highly visible, accessible, and welcoming facility that serves as a primary point of entry for essential student services.

The project will consolidate core services including admissions, advising, financial aid, and career support within a cohesive environment designed to support a "no wrong door" approach. Key features of the solution include:

- **Centralized Service Delivery:** Co-location of core student services to streamline access and improve coordination.
- **Improved Visibility & Wayfinding:** A clear and welcoming point of entry that increases awareness and ease of navigation.
- **Integrated Support Environments:** Spaces that support both open, high-volume interactions and private, confidential advising.
- **Flexible & Adaptable Spaces:** Configurations that can evolve with changing service models, staffing, and student needs.



Inflexible interior walls have resulted in spatial inefficiencies, leaving significant square footage underutilized within the existing large private offices.



Long corridors of offices block natural daylight from interior spaces & create complexity in building wayfinding.

The modernization of Bouillon Hall presents complexities beyond those of a typical renovation project. The building's distinctive structural systems, character-defining architectural features, and age require careful coordination to balance preservation, modernization, accessibility improvements, and operational goals. However, reinvesting in existing building stock for both the historical and economical value far outweigh these challenges and align with State and CWU priorities.

The project must balance preservation of significant architectural features with modernization of building systems, accessibility upgrades, seismic improvements, and the reorganization of student services within an existing concrete structural framework. The complexity and uncertainty associated with existing conditions make early contractor involvement particularly beneficial for validating design assumptions, identifying risks, informing sequencing strategies, and maintaining alignment between scope, budget, and schedule throughout project development. These factors reinforce the value of a collaborative project delivery method, such as Progressive Design Build, that supports early decision-making, continuous cost validation, and integration of design and construction expertise throughout project development.

By improving visibility, simplifying wayfinding, and integrating services, the Center will reduce barriers to access, increase utilization of support programs, and enable more timely and coordinated student support.

Together, these improvements create a purpose-built, student-centered facility that enhances service delivery, strengthens cross-departmental coordination, and supports CWU's goals for student access, retention, and completion.



Individual departmental lounges are not easily accessible to students, reinforce silos, lack daylight, and are underutilized.



Individual departmental receptions are spread throughout the building interior - difficult to find and not welcoming.



Current CAMP student lounge is an internal space that doesn't invite student activity and collaboration.

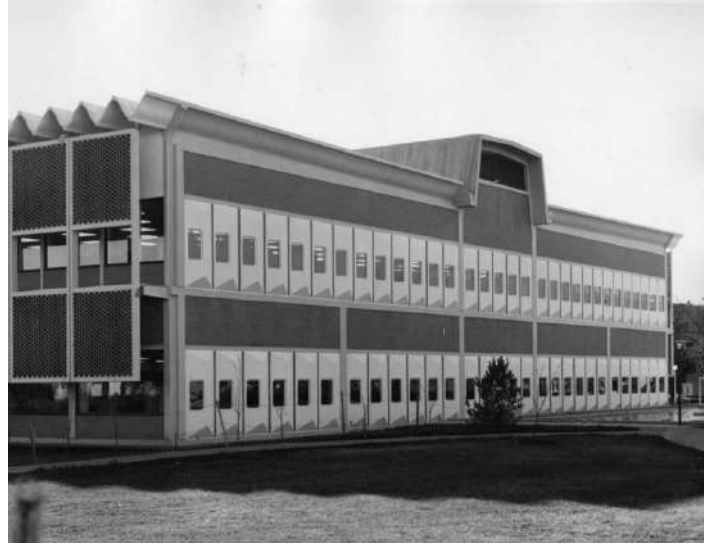
2.5 PROJECT HISTORY

The Students First Center project builds on Central Washington University's ongoing efforts to improve access to and coordination of student services. Over time, the university has advanced operational strategies to better align Admissions, Advising, Financial Aid, and Career Services through the development of a Students First model focused on integrated, student-centered support.

Constructed in 1961 as the university library, Bouillon Hall has been adapted over time to accommodate a range of academic and student support functions following the completion of Brooks Library in 1976. While these incremental changes have responded to evolving needs, the building was not designed to support a centralized, integrated student service model.

Bouillon Hall remains an important architectural asset within the campus environment. Its signature folded concrete roof structure, faceted building geometry, and concrete and masonry screen elements contribute to its identity and prominence along a major campus approach. Modernizing the building to support contemporary student service models while preserving these defining characteristics introduces planning, structural, and construction complexities that require thoughtful coordination throughout design and implementation.

Unlike a conventional renovation, modernization of Bouillon Hall requires careful coordination between architectural preservation, structural intervention, accessibility improvements, seismic upgrades, and building systems modernization. Major changes to circulation, program organization, and infrastructure must be implemented within the constraints of an existing concrete structural framework while maintaining the building's defining architectural character and campus presence. These conditions increase project complexity and reinforce the importance of early collaboration, investigation of existing conditions, and continuous alignment of scope, budget, and schedule throughout the design and construction process.



Character-defining mid-century features - specifically the faceted north facade, structural precast concrete folded roof plane, and unreinforced concrete/masonry screens - serve as a vital architectural anchor.



Faceted north facade with curved corner windows.

This predesign effort represents the next step in advancing the CWU Students First model by aligning service delivery with a purpose-built facility. The project reflects a broader institutional shift toward integrated service delivery and the elimination of barriers between departments to better support students from enrollment through graduation.



Unreinforced concrete & masonry exterior screens.



Character-defining mid-century features - specifically the faceted north facade, structural precast concrete folded roof plane, and unreinforced concrete/masonry screens - serve as a vital architectural anchor and visual gateway for the campus.

Section 3

ANALYSIS OF ALTERNATIVES

3.0 ANALYSIS OF ALTERNATIVES

3.1 ALTERNATIVES CONSIDERED

The following offers an expanded description of the alternatives considered, including a “no action” alternative.

3.1.1 NO ACTION ALTERNATIVE

A no action approach would maintain facilities that were not designed for integrated, student-centered service delivery, continuing to constrain the impact of student support services and limiting their ability to effectively reach and support all CWU students.

Advantages:

- There are no advantages to the “no action” alternative.

Disadvantages:

- Continued fragmentation of student services.
- Barriers to student access and engagement.
- Potential for reduced student retention and completion outcomes.
- Inequitable student experience for first generation, pell-eligible, transfer and historically underserved students.
- Operational inefficiencies and limitations.
- Inability to implement the “Students First” model
- Continued facility limitations for accessibility, privacy, wayfinding, spatial organization, and flexibility.
- Missed opportunity to create a welcoming east campus gateway.
- Continued reliance on students to navigate institutional complexity.
- Unreinforced masonry screens remain a seismic safety concern for CWU.
- Inability to reduce building related emissions in alignment with state goals.
- Increased maintenance costs for MEP building equipment that is near end of service life.
- Unable to connect to new campus geothermal low temperature heating water system, with continued reliance on fossil fuel generated steam for heating and domestic hot water.



Long, sterile hallways and confusing signage make it difficult for students to find departments.



Internal suite layouts restrict student access, leaving potentially vibrant lounge spaces underutilized.



Despite implementing various signage strategies, visibility and navigation throughout the existing building remain ineffective.

3.1.2 ALTERNATIVE A: EMBRACE

This alternative explores an eastern addition to Bouillon Hall that extends toward the primary campus approach, creating a strong and welcoming point of arrival. A double-story entry volume contrasts with the primarily single-story character of the existing building, establishing a sense of prominence and visibility at the campus edge.

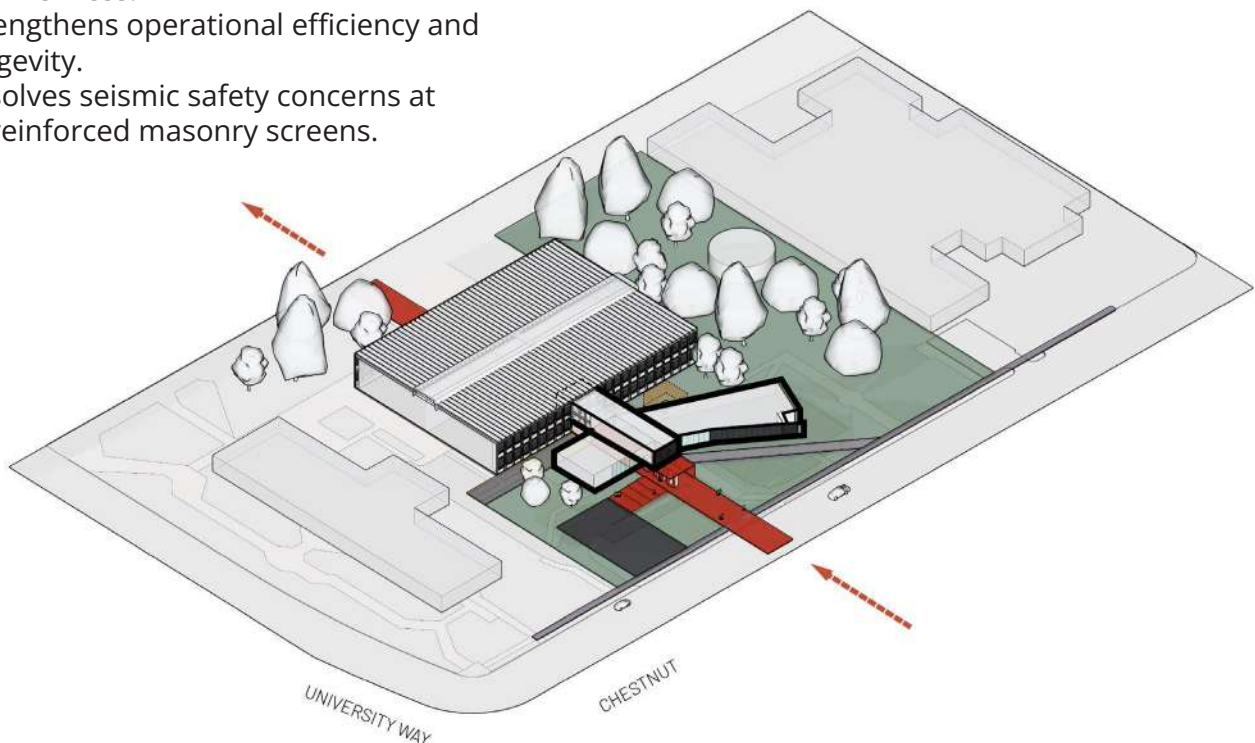
This approach reinforces the building's role as a gateway, orienting visitors, prospective students, and families while distinguishing the Students First Center from adjacent campus-facing facilities.

Advantages:

- Creates a highly visible east student gateway.
- Activates the east campus edge.
- Improves access and wayfinding.
- Supports a “no wrong door” experience.
- Preserves and enhances the connections of an important campus building.
- Improves operational efficiency.
- Provides flexible and adaptable space.
- Enhances student experience and belonging.
- Accommodates modern support environments.
- Improves accessibility and code compliance in an existing building.
- Supports recruitment, retention, and completion goals.
- Leverages existing campus infrastructure.
- Creates opportunities for improving daylight and wellness.
- Strengthens operational efficiency and longevity.
- Resolves seismic safety concerns at unreinforced masonry screens.

Disadvantages:

- Complex renovation of an existing building with rigid structural system.
- Disruption to departments operations through relocation during construction.
- Balancing preservation of an existing iconic building with modern needs.
- Double height volume at entry of new addition perceived as competing with the existing building.



Alternative A: Embrace - Addition Massing Concept

3.1.3 ALTERNATIVE B: WEAVE

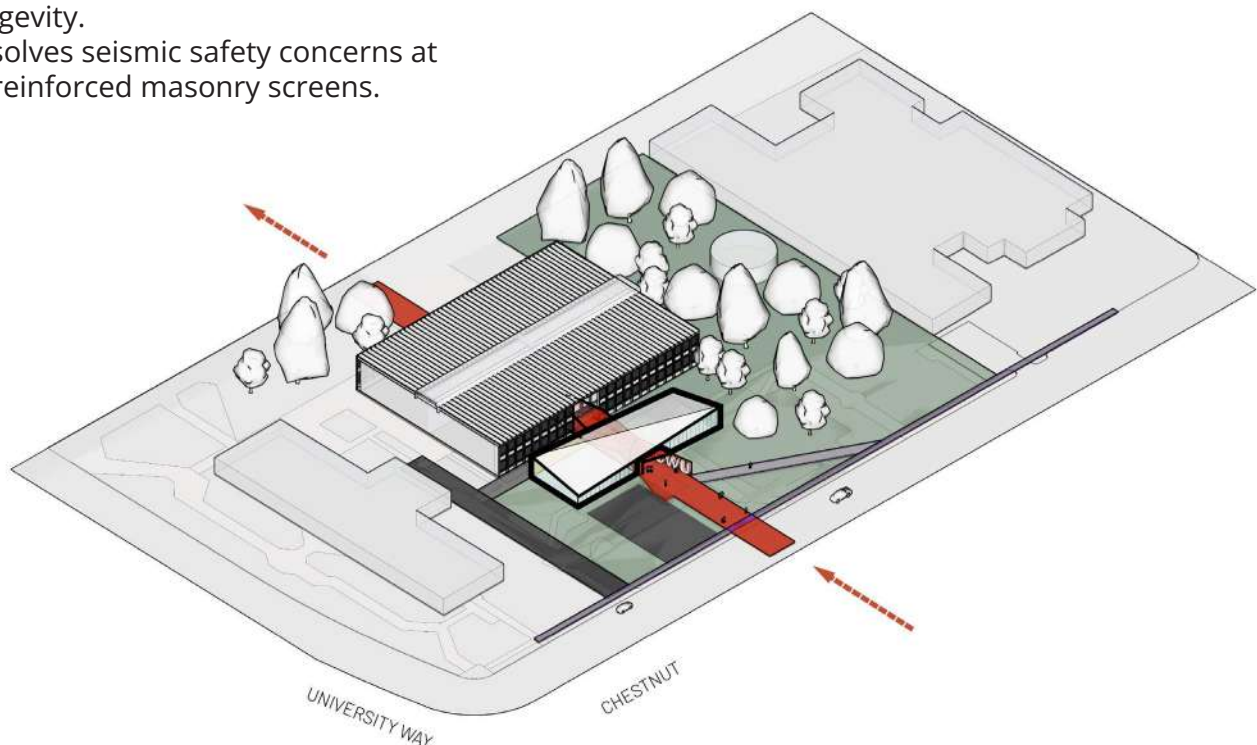
This alternative envisions an eastern addition that begins as a simple, single-story volume aligned with the rectangular form of Bouillon Hall, then evolves in height and expression to accommodate programmatic needs. The extension of the existing central spine into the addition creates a continuous organizational framework, while subtle shifts in form introduce a more dynamic architectural language. This approach emphasizes continuity and integration, blending new and existing elements into a cohesive and adaptable whole.

Advantages:

- Creates a highly visible east student gateway.
- Activates the east campus edge.
- Improves access and wayfinding.
- Supports a “no wrong door” experience.
- Preserves and enhances the connections of an important campus building.
- Improves operational efficiency.
- Provides flexible and adaptable space.
- Enhances student experience and belonging.
- Accommodates modern support environments.
- Improves accessibility and code compliance in an existing building.
- Supports recruitment, retention, and completion goals.
- Leverages existing campus infrastructure.
- Creates opportunities for improving daylight and wellness.
- Strengthens operational efficiency and longevity.
- Resolves seismic safety concerns at unreinforced masonry screens.

Disadvantages:

- Complex renovation of an existing building with rigid structural system.
- Disruption to departments operations through relocation during construction.
- Balancing preservation of an existing iconic building with modern needs.



Alternative B: Weave - Addition Massing Concept

3.1.4 ALTERNATIVE C: DISCOVER

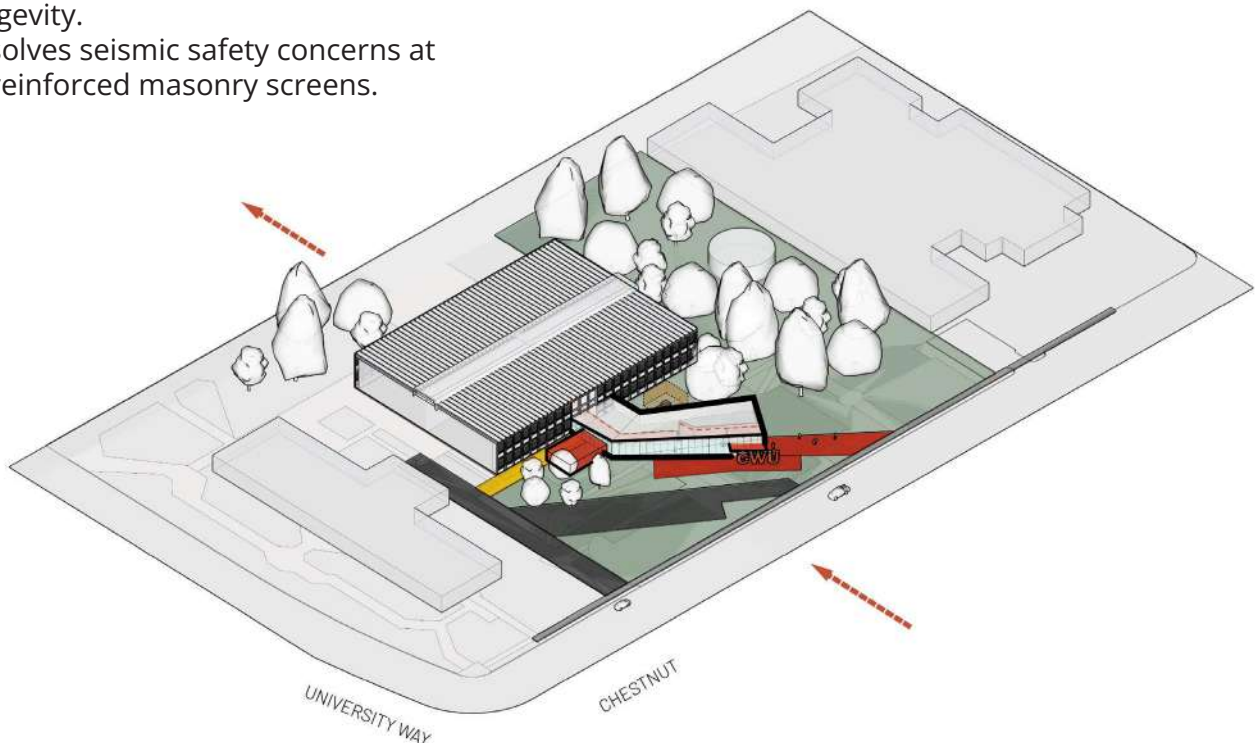
This alternative proposes a sloping, single-story addition to the east side of Bouillon Hall that responds directly to site movement and visibility from University Way. Two primary entry points are aligned with the extension of the existing building spine and the multi-use event space at the north end, supporting both daily use and larger gatherings. The angled form enhances visibility and creates a welcoming gesture toward the primary approach, encouraging exploration and reinforcing the building's presence as an accessible and engaging destination.

Advantages:

- Creates a highly visible east student gateway.
- Activates the east campus edge.
- Improves access and wayfinding.
- Supports a “no wrong door” experience.
- Preserves and enhances the connections of an important campus building.
- Improves operational efficiency.
- Provides flexible and adaptable space.
- Enhances student experience and belonging.
- Accommodates modern support environments.
- Improves accessibility and code compliance in an existing building.
- Supports recruitment, retention, and completion goals.
- Leverages existing campus infrastructure.
- Creates opportunities for improving daylight and wellness.
- Strengthens operational efficiency and longevity.
- Resolves seismic safety concerns at unreinforced masonry screens.

Disadvantages:

- Complex renovation of an existing building with rigid structural system.
- Disruption to departments operations through relocation during construction.
- Balancing preservation of an existing iconic building with modern needs.



Alternative C: Discover - Addition Massing Concept

3.1.5 ALTERNATIVE D: REIMAGINE (PREFERRED ALTERNATIVE)

Alternative D modernizes and reorganizes the existing Bouillon Hall facility to support CWU's Student First model without constructing a building addition. The approach focuses on improving visibility, wayfinding, accessibility, collaboration, and operational efficiency through strategic renovation of existing space. Existing circulation patterns are simplified, oversized offices are right-sized, open and shared work environments are introduced, and student-centered commons and support spaces are integrated throughout the building.

The alternative preserves and modernizes significant architectural features while addressing aging building systems, accessibility limitations, and seismic concerns associated with existing concrete and masonry screen structures. This approach reinforces stewardship of an important campus asset while aligning the facility with contemporary student service delivery models.

Advantages:

- Meets Student First program objectives.
- Improves access, visibility, and wayfinding.
- Supports a “no wrong door” experience.
- Preserves significant architectural features.
- Addresses seismic and life-safety concerns.
- Modernizes aging building systems.
- Improves space utilization and operational efficiency.
- Reduces project cost compared with expansion alternatives.
- Minimizes new building area and long-term maintenance obligations.
- Supports sustainability through renovation of existing facilities.
- Leverages existing campus infrastructure.
- Improves accessibility and code compliance.

Disadvantages:

- Limited ability to expand overall building area.
- Reduced flexibility for future growth.
- Constraints imposed by existing building geometry and structure.
- More intensive space planning required to achieve program efficiencies.
- Potential need to share or adapt certain support spaces to remain within the existing building footprint.



3.1.6 SUMMARY OF ALTERNATIVES CONSIDERED

The alternatives evaluated during the predesign process addressed the need for a centralized, integrated Student First Center while leveraging Bouillon Hall as the long-term home for student support services. Alternatives A, B, and C explored varying approaches to expanding the building through a new east addition, while Alternative D focused on comprehensive modernization. All four alternatives improve the organization and delivery of student services and advanced the goals of the Student First model. The primary distinctions between the alternatives involved the extent of new construction, project cost, campus presence, operational flexibility, and the degree to which existing building space could be repurposed to support student-facing functions.

Alternative D was identified as the preferred alternative because it achieves the core program goals through the strategic modernization of Bouillon Hall while minimizing the cost, schedule, and operational impacts associated with a major building addition. The alternative improves visibility, accessibility, collaboration, and service integration while addressing aging infrastructure, seismic concerns, accessibility deficiencies, and building system modernization.

Criteria	Alternative A: Embrace Modernization & Addition	Alternative B: Weave Modernization & Addition	Alternative C: Discover Modernization & Addition	Alternative D: Reimagine Modernization Only
Meets Program Requirements	Yes	Yes	Yes	Yes
Supports "No Wrong Door" Model	Yes	Yes	Yes	Yes
Improves Visibility & Access	High Visibility	Visible	High Visibility & Clarity	Visible
East Campus Gateway Presence	Strong Iconic Presence	Integrated Presence	Balanced, Welcoming Gateway	Improved
Integration with Existing Building	Competes with Existing	Moderate	Moderate	Best
Wayfinding Clarity	Yes	Yes	Yes	Yes
Operational Efficiency	Yes	Yes	Yes	Yes
Flexibility & Adaptability	High	High	High	Moderate
Impact on Student Experience	Improved	Improved	Improved	Improved
Complexity & Risk	High Complexity	High Complexity	High Complexity	Moderate
Budget & Schedule	Good	Good	Good	Best
Alignment with Project Goals	Good	Good	Good	Best

3.2 COST ESTIMATE FOR EACH ALTERNATIVE

3.2.1 ESTIMATE OVERVIEW

Cost estimates were performed for each of the alternatives which includes the renovation and addition during this predesign. All the alternatives uses the same general assumptions including the delivery type, construction materials, and building systems. Alternative A through C cost estimates use the same program areas and assignable square footages, with an addition that has varying footprint. Alternative D focuses on the modernization of Bouillon Hall, which is the preferred alternative. The preferred alternative detailed cost estimate is included in the appendix section 6.3.

CWU Students First Center Cost Estimate Overview				
	Alternative A	Alternative B	Alternative C	Alternative D
	Embrace	Weave	Discover	Reimagine
ASF	51,200	51,200	51,200	43,502
GSF	84,860	85,160	85,360	72,504
Efficiency	60%	60%	60%	60%
Construction MACC	\$63,220,700	\$63,444,200	\$63,597,562	\$49,258,405
Total Project Cost	\$92,072,171	\$92,397,668	\$91,780,880	\$71,738,027

3.2.2 LCCM

Each of the alternatives were analyzed using the Office of Financial Management (OFM) Life Cycle Cost Model (LCCM). This assumes connection to the future geothermal plant. The No Action alternative was not studied as it will not meet the University's needs as outlined above. Alternative A through C are provided in the LCCM, the completed LCCM can be found in the appendix section 6.2. Alternative D uses the same LCCM template to do the calculations as shown in the table below, but is not included in the LCCM in appendix section 6.2.

LCCM				
	Alternative A	Alternative B	Alternative C	Alternative D
	Embrace	Weave	Discover	Reimagine
Construction MACC	\$63,220,700	\$63,444,200	\$63,597,562	\$49,258,405
Total Project Cost	\$92,072,171	\$92,397,668	\$91,780,880	\$71,738,027
Annual Energy Cost	\$33,944	\$34,064	\$34,144	\$34,144
30 Year Net Present Value	\$165,623,950	\$166,069,778	\$166,373,112	\$132,595,395
50 Year Net Present Value	\$203,737,809	\$204,318,379	\$204,711,541	\$165,159,704
LCCM Ranking	1	2	3	Preferred

3.3 SCHEDULE ESTIMATE

All the alternatives studied would have the same anticipated project schedule as outlined below. A full milestone schedule is included in Section 4.

Project Schedule: Preferred Alternative		
Phase	Start	End
Design	August-27	October-27
Construction Start	July-28	November-29
Construction Mid Point	March-29	March-29
Substantial Completion	October-29	October-29
Final Completion	October-29	December-29

Section 4

DETAILED ANALYSIS OF PREFERRED ALTERNATIVE



4.0 DETAILED ANALYSIS OF PREFERRED ALTERNATIVE

4.1 DESCRIPTION OF PREFERRED ALTERNATIVE

The preferred alternative, Reimagine, transforms Bouillon Hall into a centralized Students First Center through comprehensive modernization and reorganization of the existing facility. Rather than expanding the building footprint, the project improves visibility, accessibility, wayfinding, and service integration within the existing structure, creating a more cohesive and student-centered environment.

4.1.1 NATURE OF SPACE

The Students First Center is organized around three interconnected space typologies that support CWU's Students First model: Welcome, Connect, and Support.

Together, these environments create a cohesive and student-centered facility that improves access to services, strengthens engagement, and supports coordinated care throughout the student journey. The organization of space emphasizes visibility, accessibility, flexibility, and collaboration while balancing high-volume service functions with environments that foster belonging, mentoring, and relationship-building.

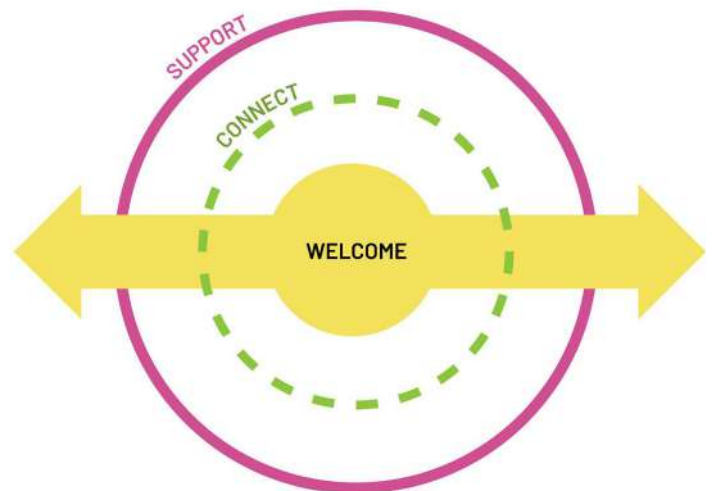


DIAGRAM OF CWU STUDENTS FIRST MODEL

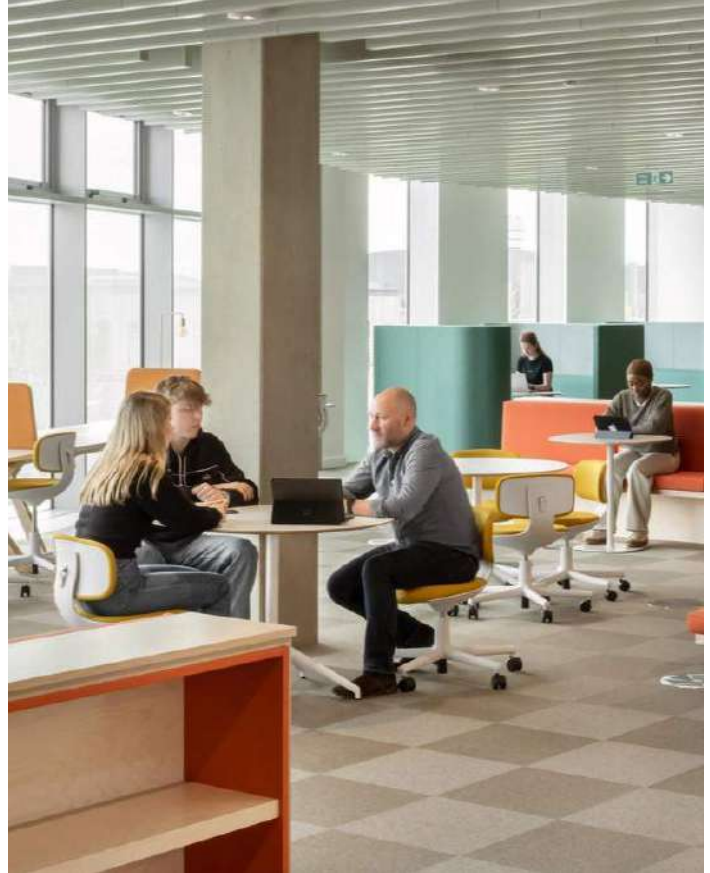
Welcome

Welcome spaces establish the Students First Center as a highly visible and accessible point of entry for students, families, and visitors. These areas create an intuitive arrival experience that improves awareness of available services and simplifies navigation throughout the building.

Key spaces of **Welcome** include:

- Centralized Students First Center shared reception and check-in areas
- Students First commons and lounge spaces
- Gallery and display areas supporting CWU branding and identity
- Flexible multi-use event space used for tours, onboarding, presentations, and campus events

These spaces are designed to create a welcoming first impression while supporting orientation, gathering, informal engagement, and student connection from the first point of contact through graduation.



Example Open and Accessible Student Open Collaboration Spaces



Example Student Lounge with Integrated Connection to Reception and Support Services

Connect

Connect spaces support collaboration, mentoring, relationship-building, and shared engagement between students, staff, peers, and campus partners. These environments encourage interaction beyond traditional transactional service models and create opportunities for coordinated support across departments.

Key **Connect** spaces include:

- Peer Mentoring Lounge
- Transfer Lounge
- CAMP Study Lounge
- TRIO / SSS Study Lounge
- Shared advising and meeting rooms
- Small and medium conference rooms
- Flexible collaboration spaces
- Shared flexible multi-use event space

Shared advising and meeting environments are a central feature of the project, allowing multiple departments to support students within a common setting rather than requiring students to navigate between offices or repeat their needs across departments. These spaces support mentoring, workshops, group engagement, informal interaction, and coordinated student support while fostering a stronger sense of belonging and connection to campus resources.



Example Open & Enclosed Connection Spaces



Example Tutoring & Transfer Lounge

Support

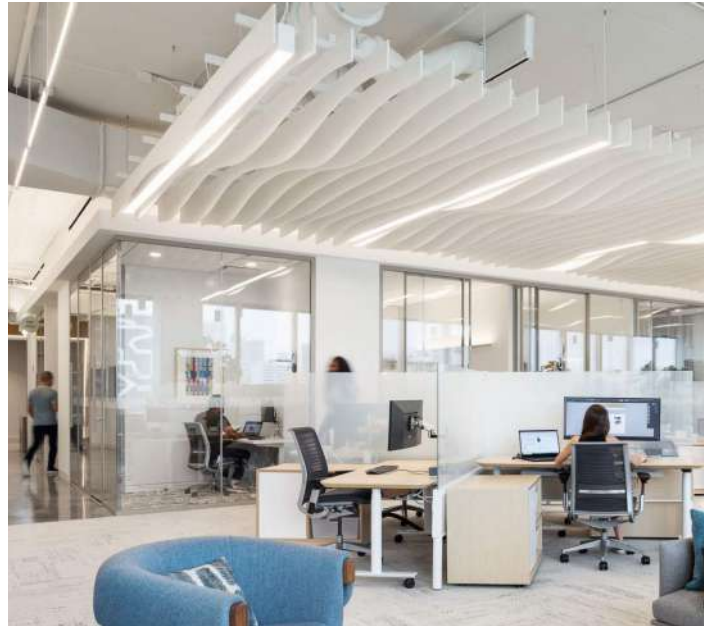
Support spaces accommodate the core student-facing operational programs housed within the Students First Center. These include admissions, advising, financial aid, registrar, career services, disability services, testing services, student accounts, case management, CAMP, TRIO/SSS, veteran and military-connected student services, student rights and responsibilities, computer support services, and administrative leadership functions.

Key **Support** spaces include:

- Private offices for confidential advising
- Open office workstations for cross-departmental collaboration and support
- Call center spaces
- Testing environments
- Hearing and meeting rooms
- Workrooms and storage spaces
- Student employee workspaces
- Professional & Casual Clothing Closet
- Shared operational support areas

Approximately 40 percent of staff are accommodated in open work environments, reducing reliance on private offices and allowing more space to be devoted to student-facing and collaborative environments. This approach supports greater staff interaction, improves coordination across departments, and prioritizes space for student engagement.

The spaces are designed to support efficient service delivery while maintaining flexibility for evolving staffing models, technologies, and student needs over time. The integration of open and private environments allows staff to provide both high-volume assistance and confidential one-on-one support within a coordinated and student-centered framework.



Example Combination Enclosed & Open Office Environment



Example Private meeting space or office for confidential interactions.

Applying the CWU Students First Model

Together, these Welcome, Connect, and Support environments create a cohesive Students First Center that aligns the organization of physical space with CWU's goals for access, belonging, operational excellence, retention, and student success.

All departments located within the Students First Center are critical student-facing entities that support recruitment, student success, retention, and completion. Welcome functions are prioritized along the primary circulation spine to maximize visibility, accessibility, and intuitive navigation, while operational and administrative spaces are positioned deeper within the building. Connection spaces are distributed throughout the facility, particularly at the intersection of welcome and support functions, creating active and inviting environments that reinforce the building's role as a gateway for student engagement and support with the support spaces nearby.

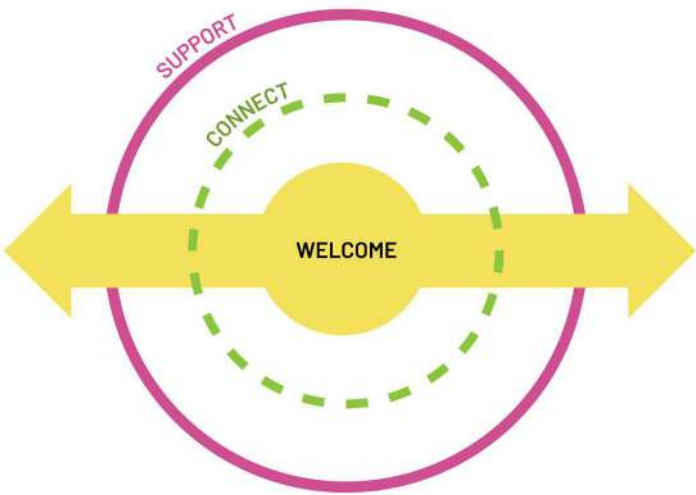
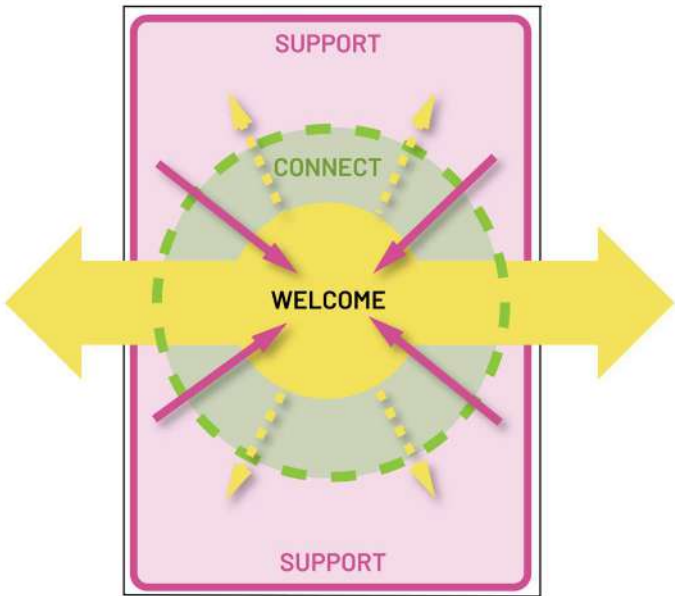


DIAGRAM OF CWU STUDENTS FIRST MODEL



CWU STUDENTS FIRST MODEL APPLIED

4.1.2 OCCUPANCY NUMBERS

The preferred alternative is designed to support a dynamic mix of daily staff activity and student engagement, accommodating varied occupant densities across program areas. The building provides workspace for approximately 150+ staff and administrators serving students, organized to balance confidentiality, accessibility, and collaboration. Approximately 40% of staff whose roles do not require daily private interaction with students are accommodated in open workstation environments, supporting a more flexible and service-oriented workplace model.

This distribution includes:

- 86 occupants in private offices, dedicated to advising, counseling, and other functions requiring confidentiality.
- 58 occupants in open workstations, supporting collaborative workflows and staff with intermittent student-facing responsibilities, supplemented by access to reservable flex offices and meeting spaces.
- 6 occupants in private offices for leadership and administrative oversight.

The facility also supports regular student workers and front-line service roles, including:

- 12 call center stations staffed by student employees.
- Up to 20 occupants at reception and service points during peak periods.

In addition to regular staff occupancy, the building is expected to experience substantial daily student visitor activity.

- Student visitors represent a significant component of building occupancy, with recorded service points of 4,866 financial aid and admissions interactions during the 2025-2026 academic year, generating a continuous flow of visitors throughout the day and seasonal peaks associated with enrollment, registration, and financial aid cycles.

The Student Lounge and shared commons spaces provide flexible areas that support studying, mentoring, informal collaboration, and student engagement throughout the day.

Together, these components create a layered occupancy profile that balances consistent daily use with the flexibility needed to accommodate fluctuations in student demand throughout the academic year.

***Typical Building Utilization:** Approximately 250–300 occupants, including staff, student employees, students accessing services, and users of commons, lounge, and advising spaces throughout a typical academic day.*

***Peak Building Utilization:** Approximately 350–450 occupants during periods of elevated student service activity, registration, enrollment, and financial aid cycles.*

Program Category	Occupants & Activity
Student Services Staff Offices	86
Open Workstations	58
Leadership & Administration	6
Call Center	12
Reception & Service	15-20
Total Regular Building Occupants (FTE)	182 - 202
	+/- 4,800 Annually (Based on 2025-2026)
Student Visitors	
Student Lounge	Variable
Typical Building Utilization	250 - 300
Peak Building Utilization	350 - 450

4.1.3 SPACE NEEDS ASSESSMENT

The Students First Center (SFC) space program was developed through a collaborative planning process involving university leadership, departmental stakeholders, design advisory team work sessions, operational analysis, and review of existing space utilization. The resulting program responds to the need for a centralized and integrated student support environment that improves visibility, accessibility, coordination, and student engagement.

Space planning assumptions were informed by the Washington State Facilities Evaluation and Planning Guide (FEPG) for four-year higher education facilities and OFM Statewide Space Use Guidelines. These guidelines were used as references for office sizes, workstation planning, conference and meeting spaces, support areas, and overall facility efficiency. Shared-use spaces, flexible meeting environments, and consolidated support functions were incorporated throughout the program to improve efficiency and reduce redundancy between departments.

The preferred program includes approximately 43,500 assignable square feet within an estimated 72,504 gross square foot renovated and expanded facility, resulting in an anticipated building efficiency of approximately 60%. As part of this approach, departments are shifting a significant portion of staff work environments from traditional private offices to open workstations.

Nearly 40 percent of staff are accommodated in open office environments, improving collaboration while reducing space dedicated to individual offices. This strategy allows a greater portion of the building to be devoted to student-facing spaces, shared advising environments, and engagement areas.

The program includes a mix of:

- Private offices and open workstations
- Shared advising and collaboration spaces
- Student engagement and commons areas
- Student amenities: Peer Mentoring, Transfer Lounge, Professional Clothing Closet, Casual Clothing Closet, PUSH Pantry, and more.
- Testing and confidential support environments
- Flexible conference, event, and meeting spaces
- Shared operational support functions and building infrastructure

The resulting program aligns with applicable planning guidelines while supporting CWU's Students First operational model and the long-term flexibility needed to accommodate evolving student services, staffing structures, and methods of engagement.

Program Area	FEPG Guidelines	Space Use Guidelines	SFC Program
Collaboration Space	n/a	20 SF / person	24 SF each*
Conference Rooms	20 SF / person	15 SF / person	24 SF each*
Work Stations	n/a	42-64 SF each	48 SF each
Offices	120-175 SF each	120-200 SF each	120-200 SF each

* calculated based on Student First Center FT staff - does not include daily student visitors who would be utilizing conference rooms for advising, counseling, and study.

SPACE ID	SPACE	OCCUPANTS	QUANTITY	SF	TOTAL SF	NOTES
SHARED SPACES - STUDENTS						
1.01	Student Lounge - Renovation	Varies	1	6,500	6,500	Levels 1 & 2 shared spine, Gallery/Display Areas Throughout Building including CWU branding, include Vending and PUSH Food Pantry Shelving / Refrigerator
1.02	Shared Flex Office	2-3	4	140	560	Reservable
1.03	Shared Small Conference Room	6-8	4	250	1,000	Reservable
1.04	Shared Medium Conference Room	10-12	4	480	1,920	Reservable
1.05	Shared Large Conference Room	16-20	1	1,000	1,000	Reservable
1.06	Mothers Room	1	1	100	100	
1.07	Shared Workroom	1	7	200	1,400	Equipment / Copier / Support Area
1.08	Professional Clothing Room	3-4	1	450	450	Career Services
1.09	Casual Clothing Room	3-4	1	450	450	Career Services
					13,380	
SHARED SPACES - DEPARTMENTS						
2.01	Shared Staff Lounge	6-8	2	420	840	1-2 per floor, may be within suites, shared but only shared between suite depts, includes mailboxes(near service access)
2.02	Shared Storage	1	6	500	3,000	
2.03	Shared Reception	1	4	1,000	4,000	Student First Reception has 1 supervisor office, entry paths to suite should be equipped with power operators
2.04	Call Center	14	1	1,000	1,000	Fin Aid 6 student employee CC, 1 manager/supervisor, Student Accounts 6 student employee CC, 1 manager/supervisor
2.05	Transfer Lounge	1	1	700	700	Admissions
2.06	Peer Mentoring Lounge	1	1	780	800	Advising
2.07	Study Lounge	2	1	300	300	Trio / SSS
2.08	Study Lounge	2	1	300	300	CAMP (computer lab)
2.09	Study Lounge	2	1	300	300	Veteran
					11,240	
ADVISING						
3.01	Office	1	7	140	980	Executive Director, Assistant Director of Academic Success, Assistant director first year and exploratory advising, Lead academic advisor, Academic advisor
3.02	Office	1	6	120	720	Retention specialist, Academic success coaching coordinator, Office Support Supervisor, Peer Mentors
3.03	Open Office Workstation	1	10	48	480	Standard 6x8 workstation
					2,180	
FINANCIAL AID						
4.01	Office	1	11	140	1,540	Director, Associate Director, Counselors
4.02	Open Office Workstation	1	4	48	192	Standard 6x8 workstation
					1,732	

ADMISSIONS / ENROLLMENT MANAGEMENT / TRANSFERS						
5.01	Office	1	10	140	1,400	Executive Director, (3)Director, Associate Director, Assistant Director, Counselors, Processors
5.02	Open Office Workstation	1	16	48	768	Standard 6x8 workstation
					2,168	
CAREER SERVICES						
6.01	Office	1	4	140	560	Director, Career Counselor, Employee Outreach
6.02	Office	1	2	120	240	Events Coordinator, Program Specialist Flex rooms for interviews/small private meetings
6.03	Open Office Workstation	1	1	48	48	Standard 6x8 workstation, Data Consultant
					848	
REGISTRAR						
7.01	Office	1	3	140	420	Registrar, Associate Registrar, Assistant Registrar
7.02	Office	1	5	120	600	Program Coordinator/Assistant to the Registrar, Program Coordinator, Customer Service Specialist
7.03	Open Office Workstation	1	9	48	432	Standard 6x8 workstation
7.04	Student Employees	7	7	50	350	
					1,802	
DISABILITY SERVICES						
8.01	Office	1	4	140	560	Director, Administrative Assistant, Access Specialist, Interpreter Coordinator
8.02	Study Lounge / Work area	3-4	1	140	140	Some computer work tables, lounge area and tables (incorporated into the reception / student lounge space)
					700	
TESTING SERVICES						
9.01	Office	1	1	140	140	Director
9.02	Testing Rooms	25-30	2	1,000	2,000	
9.03	Testing Pod Booths	1	4	85	340	ADA/ Quiet Rooms
9.04	Reception (shared with Disability Services)	varies	1	600	600	(3 workstations for intake)(may be shared - entry path to suite should be equipped with power operators, check-in with lockers, secure)
					3,080	
VETERAN AND MILITARY-CONNECTED STUDENT CENTER						
10.01	Office	1	1	140	140	Director
10.02	Office	1	2	120	240	Coordinator, Office Assistant, Program Coordinator
10.03	Student Employees (open office workstations)	8	8	48	384	Standard 6x8 workstation, 8 Student Workstations
					764	
CASE MANAGEMENT						
11.01	Office	1	5	140	700	Director, Case Manager, PATH advocate
11.02	Open Office Workstation	1	1	48	48	Standard 6x8 workstation
					748	

COLLEGE ASSISTANT MIGRANT PROGRAM (CAMP)						
12.01	Office	1	2	140	280	Executive director federal grants, Retention counselor/recruiter,
12.02	Office	1	1	120	120	Program coordinator
12.03	Open Office Workstation	1	1	48	48	Standard 6x8 workstation, CAMP study tables supervisor
					448	
STUDENT SUPPORT SERVICES (SSS/TRIO)						
13.01	Office	1	3	140	420	Director, Academic advisor
13.02	Open Office Workstation	1	1	48	48	Standard 6x8 workstation
					468	
STUDENT RIGHTS & RESPONSIBILITIES						
14.01	Office	1	2	140	280	Director, Assistant Director, Conduct Coordinator
14.02	Hearing room	10-12	1	300	300	(confidential - back exit desirable)
					580	
OFFICE OF THE VICE PRESIDENT						
15.01	Office	1	1	200	200	Vice President
15.02	Office	1	2	175	350	Student Development and Belonging AVP, Enrollment Management AVP
15.03	Office	1	2	140	280	Fiscal, Exec Admin
15.04	Open Office Workstation	1	2	48	96	Standard 6x8 workstation, Support staff, Orientation staff, Orientation and Transitions Director
15.05	Conference Room	10-12	1	400	400	dedicated in suite, not shared
					1,326	
STUDENT ACCOUNTS						
16.01	Office	1	3	140	420	
16.02	Office	1	5	120	600	
16.03	Open Office Workstation	1	5	48	240	Standard 6x8 workstation
					1,260	
COMPUTER SUPPORT HELP DESK						
17.01	Computer Support Help Desk	4	1	300	300	4 Student workers at front counter
17.02	Office	1	2	120	240	Supervisor Computer Support Help Desk
17.03	Workroom	Varies	1	120	120	
17.04	Storage	Varies	1	120	120	
					780	

TOTAL ASSIGNABLE SF:				43,504
EFFICIENCY:				60%
TOTAL GROSS SF:				72,504

4.1.4 BUILDING CONFIGURATION

The Students First Center is envisioned as a comprehensive modernization and reorganization of the existing 72,504 gross square foot Bouillon Hall facility. The project improves visibility, accessibility, and service integration through strategic renovation, a new east entry, and targeted investments in building systems, life safety, and student-centered environments. These improvements transform the facility into a centralized hub for student engagement, support, and success while preserving the building's architectural character.

CAMPUS ARRIVAL & ACCESS

The Students First Center modernizes and reorganizes Bouillon Hall to create a more visible, accessible, and welcoming arrival experience for students, families, and visitors. A new east entry establishes a clearly identifiable front door oriented toward primary parking areas and campus arrival routes, improving visibility and simplifying access to student services within the existing building footprint.

Interior spaces are reorganized to support student engagement and integrated service delivery, with commons areas, shared reception functions, and student-focused amenities positioned to increase awareness of available resources and encourage interaction between students, peer mentors, advisors, and staff.

The building configuration is organized around a clear circulation spine that improves visibility, accessibility, and wayfinding throughout the facility. Strategic renovation of underutilized spaces creates stronger connections between departments while reducing barriers that previously limited access to support services.



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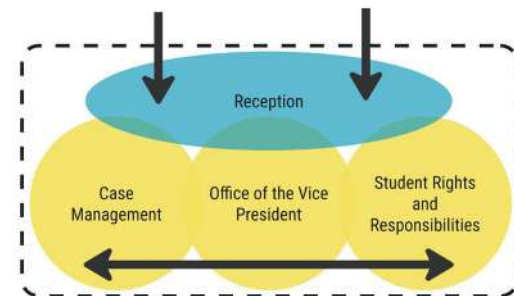
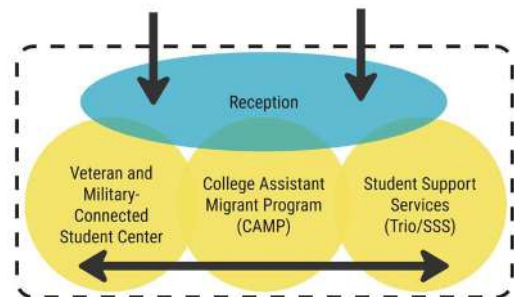
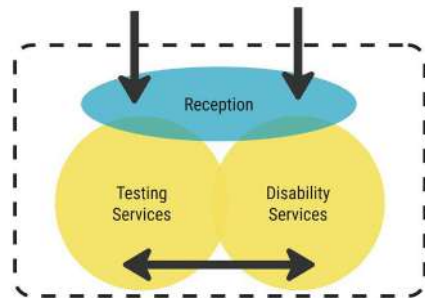
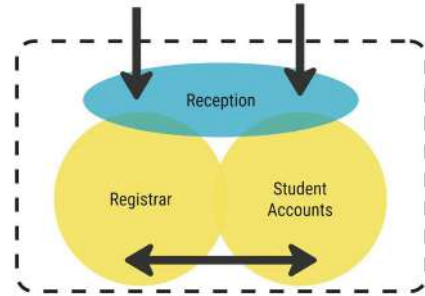
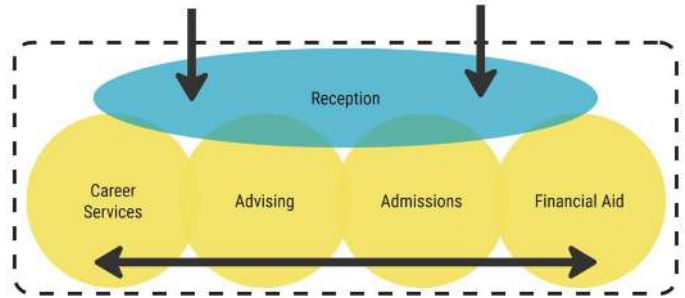
INTEGRATED STUDENT SERVICES

All departments located within the Students First Center are critical student-facing entities that support recruitment, student success, retention, and completion. Welcome functions are prioritized along the primary circulation spine to maximize visibility, accessibility, and intuitive navigation, while operational and administrative spaces are positioned deeper within the building. Connection spaces are distributed throughout the facility, particularly at the intersection of welcome and support functions, creating active and inviting environments that reinforce the building's role as a gateway for student engagement and support with the support spaces nearby.

This integrated organizational model strengthens collaboration between departments while simplifying the student experience. This approach is supported by a shift toward more open and shared staff work environments, with nearly 40 percent of staff accommodated in open workstations rather than traditional private offices. This improves opportunities for collaboration and coordination while allowing more space to be devoted to student-facing and engagement areas.

Level 1 is organized around the building's most public-facing and high-traffic student service functions, supporting onboarding, enrollment, and day-to-day student assistance. While Level 2 accommodates functions centered around ongoing student support, academic progress, case management, and administrative coordination. Programs requiring increased privacy and confidentiality are organized to balance accessibility with discretion and acoustic separation.

Shared advising and collaboration spaces distributed across both levels reinforce the project's "no wrong door" approach by allowing coordinated support to occur within common settings rather than requiring students to navigate multiple offices or repeat their needs across departments.



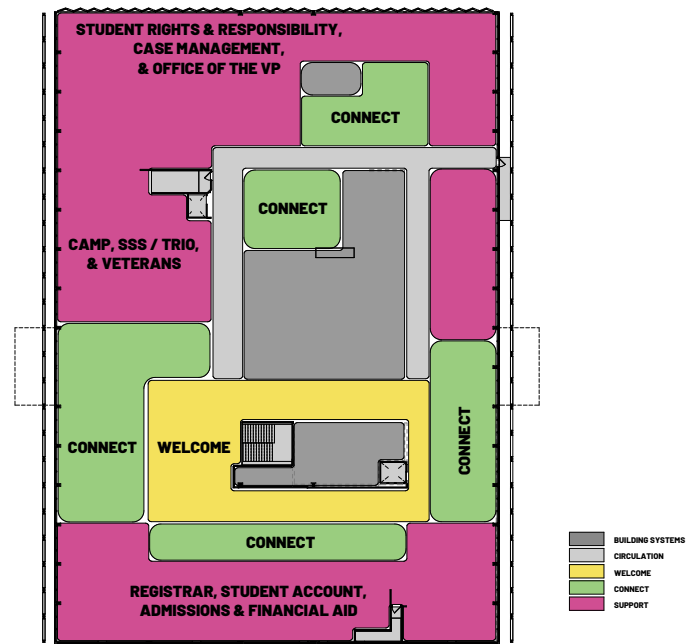
Diagrams of Departmental Relationships & Collaboration

FLEXIBLE & STUDENT-CENTERED ENVIRONMENTS

The project strategically renovates and reorganizes Bouillon Hall to support a more cohesive, flexible, and student-centered operational framework. Underutilized and inefficient spaces are transformed into highly functional environments that prioritize student engagement, collaboration, and coordinated service delivery while improving overall space utilization.

Commons areas, open work environments, shared advising spaces, and flexible support areas are designed to accommodate evolving staffing models, changing technologies, and future service delivery needs. This approach allows the facility to adapt over time while maximizing the value of the existing building footprint.

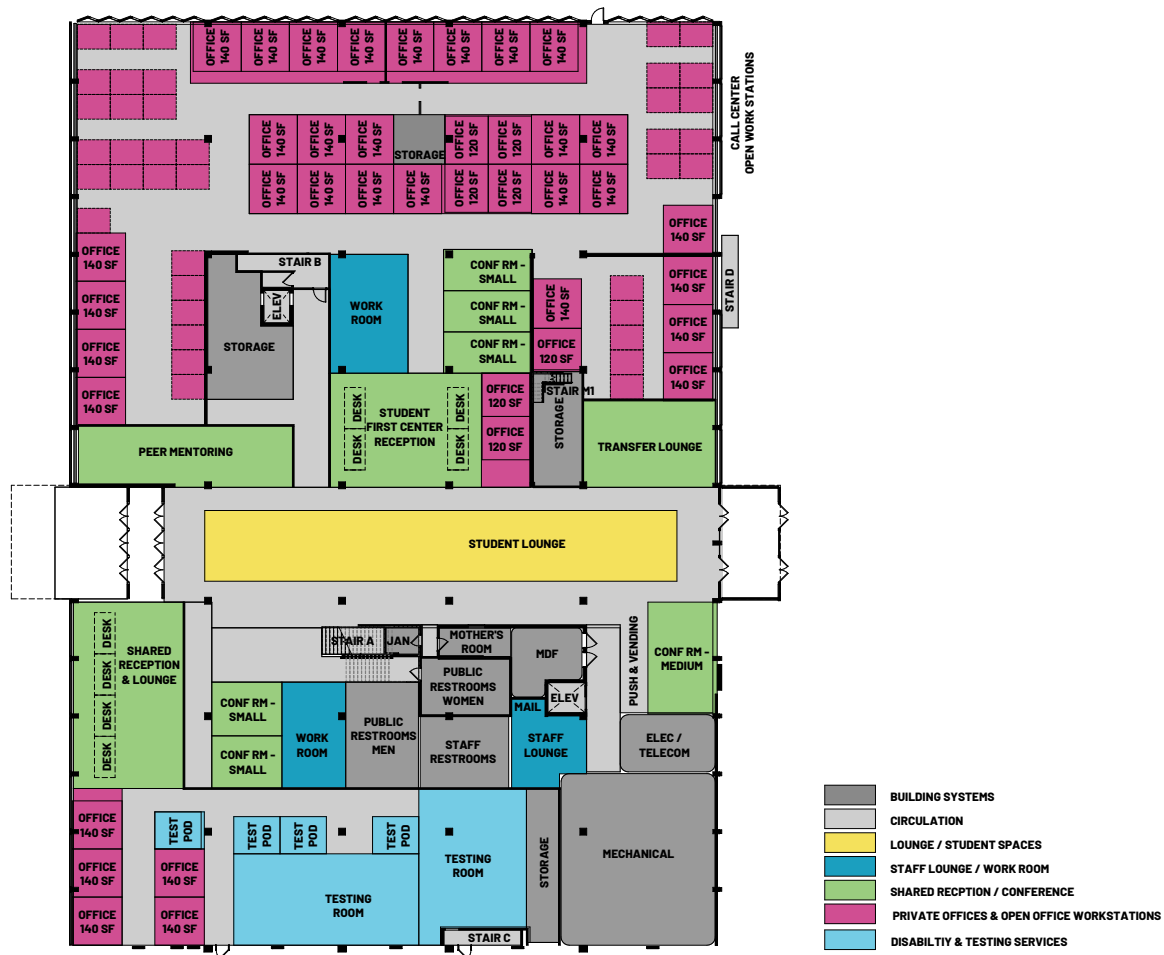
The overall building configuration emphasizes flexibility, visibility, and connection while extending the life and relevance of an iconic campus building. Through comprehensive modernization, the Students First Center aligns the physical environment with CWU's goals for access, belonging, retention, and student success while demonstrating responsible stewardship of an important campus asset.



LEVEL 2 - ORGANIZATION DIAGRAM



LEVEL 1 - ORGANIZATION DIAGRAM



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

4.2 SITE ANALYSIS

4.2.1 SITE STUDIES

The preferred alternative explores the modernization of Bouillon Hall. No site studies are anticipated.

4.2.2 LOCATION

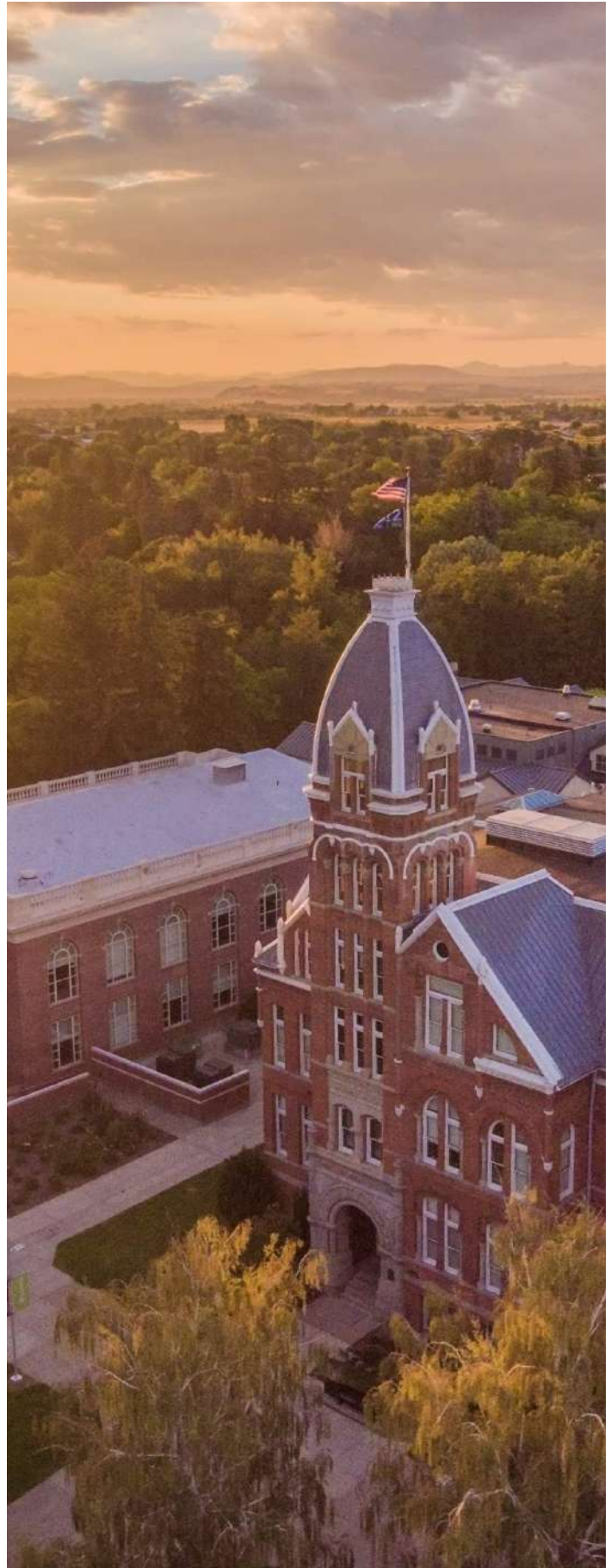
Central Washington University is in Ellensburg, Washington, a semi-arid region characterized by warm, dry summers, cold winters, abundant sunshine, and prevailing winds from the west and northwest.

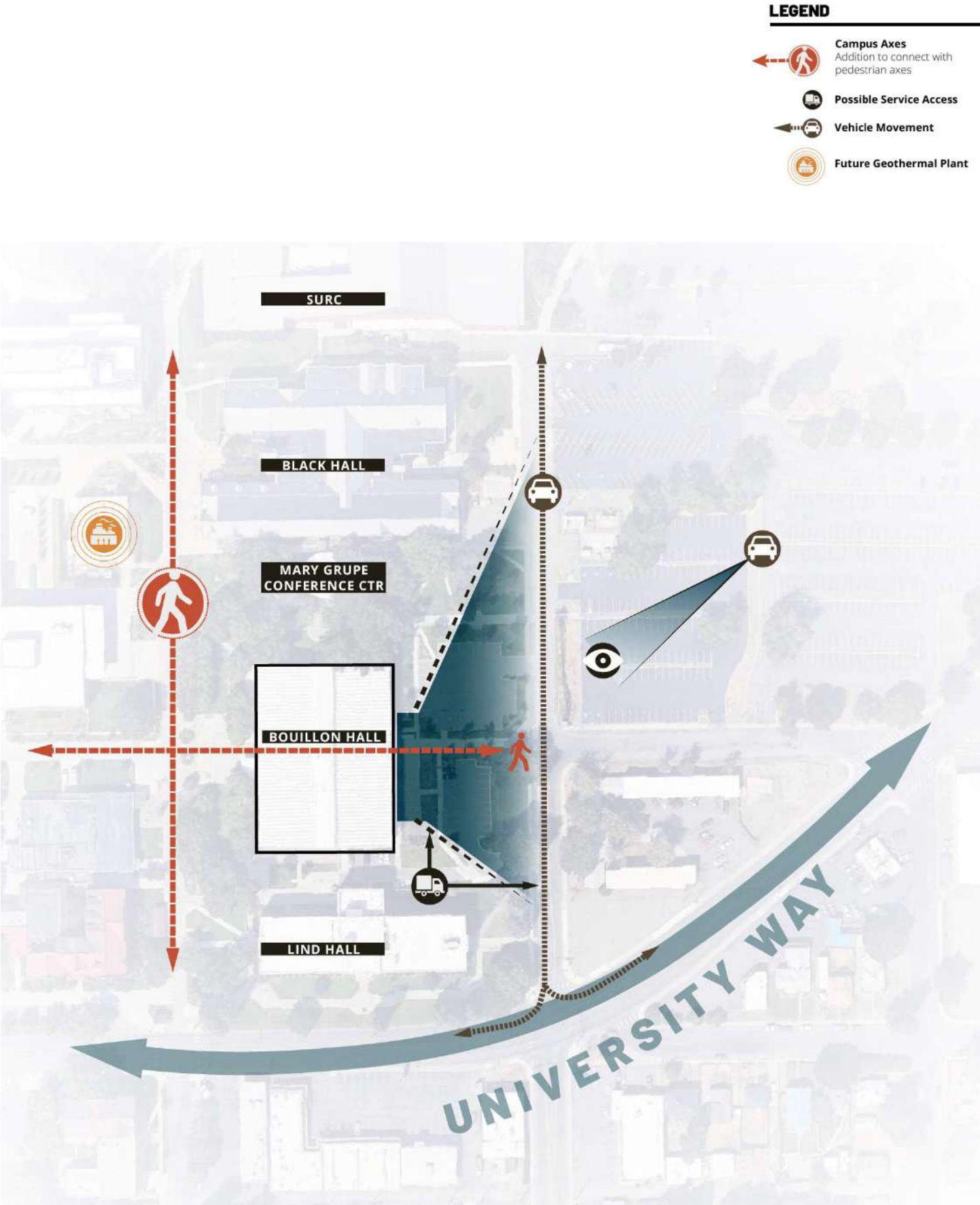
Existing Bouillon Hall is located at the southeastern edge of the CWU campus near the intersection of East University Way and North Chestnut Street, across from primary campus parking areas. The building occupies a prominent location along a major north-south campus axis connecting the Japanese Garden and central campus green. This visible and accessible site is well positioned to serve as a gateway for student engagement and support.

4.2.3 BUILDING AND SITE RELATIONSHIP

The proposed east entry renovation transforms a former service-oriented edge into a welcoming and visible front door for the university. Oriented toward the primary arrival sequence used by prospective students, families, and visitors, the east entry renovation will improve access and wayfinding while reinforcing the Students First Center's role as a centralized hub for student support.

The easy entry plaza will be renovated to strengthen pedestrian connections, improve wayfinding, and establishes a clearer building entry point. Through the renovation of Bouillon Hall, the project repositions an important historic campus building as an active gateway that reduces barriers to student support while reinforcing belonging and engagement central to the Students First model.





Site Location & Campus Relationships

4.2.4 WATER RIGHTS AND AVAILABILITY

The Central Washington University campus receives municipal water from the City of Ellensburg which is subject to standard state and federal water quality regulations. The campus has private water mains that are interconnected throughout the property, and which ultimately connect to the public water mains in E University Way. CWU also has a series of side sewers that are combined into private mains across the campus that convey sewerage to the City of Ellensburg's public main in E University Way. No changes to water rights are anticipated.

4.2.5 STORM WATER REQUIREMENTS

Existing bio-retention planters treat the water run-off from the existing parking lot. The east plaza is anticipated to be renovated to create a new inviting entry within the existing footprint, but no additional impervious area or flow control is anticipated. As long as the project does not add 5,000 square feet of impervious area to the total site, flow control is not triggered.

4.2.6 SITE OWNERSHIP, EASEMENTS AND ACQUISITION

The project site is owned by Central Washington University and is within the confines of the existing campus boundary. No acquisition or change of ownership is needed. If any public utility extensions are required, new easements will need to be dedicated as required.

4.2.7 SETBACK REQUIREMENTS

The project site is within the existing Central Washington University Campus and per the municipal code for a public reserve zone, only a minimum frontage of 10 feet is required.

4.2.8 NEIGHBORHOOD ISSUES (CONSTRUCTION RELATED)

There is no anticipated construction related neighborhood issues since the project site is well contained within the existing CWU Campus.

4.2.9 NEIGHBORHOOD ISSUES (LONG-TERM)

The renovated east entry and plaza will provide CWU with an improved east facade which will give Chestnut Street a more prominent face. Vehicular and pedestrian traffic along the property frontages will remain the same. This project anticipates no long-term neighborhood issues since the use will remain the same.

4.2.10 UTILITY CONNECTIONS, EXTENSIONS OR RELOCATION ISSUES

Domestic Water:

Existing building's connection to the domestic water system is anticipated to remain. No additional external meter or backflow devices are required.

Fire Water:

The building is currently not sprinkled and as part of this project, as part of the full building modernization the building will be fully sprinklered.

Sewer:

Existing sewer mains run north to south on both the west and east side of Bouillon Hall. No modification to the sewer mains is anticipated.

Stormwater:

Please refer to Section 4.2.5 for an explanation of the stormwater requirements.

Site Paving:

The existing entry and plaza will be modernized, which include new site paving consisting concrete per the University's standards.

Concrete and asphalt paving will also be used to patch disturbed areas due to utility trenching. The trenching for the installation of the geothermal conduits from Samuelson Union Building to the project site will require disturbance of sidewalk areas. These areas are to be restored to existing conditions with in-kind pavement materials.

Mechanical:

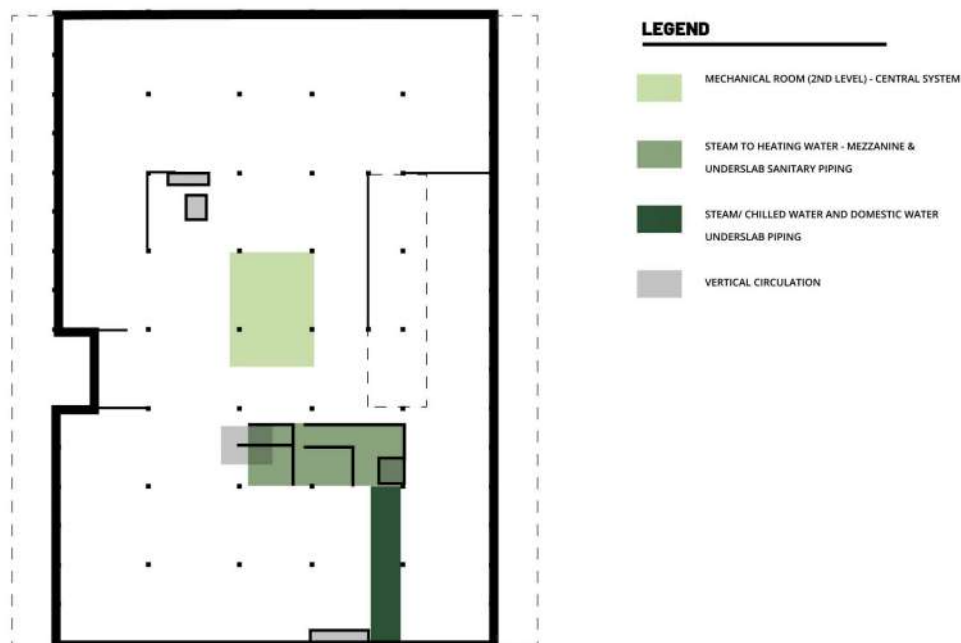
Most existing mechanical systems are planned to be demolished in entirety back to the service mains and replaced in entirety to eliminate deferred maintenance and better align with the new renovated layout. The existing mechanical mechanical mezzanines and mechanical room on the second floor are to remain, but equipment is to be replaced.

A concrete steam utility trench with an accessible lid traverses North-South immediately to the West of the Bouillon Hall. Steam services Bouillon Hall and Lind Hall via a concrete utility trench between the two buildings. It is recommended this utility trench remain in place for continued service of Lind Hall after Bouillon Hall has been converted to the low temperature hot water (LTHW) campus system. Steam piping to Bouillon will be abandoned in place or demolished back to the mains.

Chilled water mains traverse North-South immediately to the West of the Bouillon Hall. Chilled water services Bouillon Hall entering the south side of the building from a branch off the North-South main and is expected to remain in place for chilled water entrance into Bouillon Hall after the renovations.

Bouillon Hall will be connected to the campus low temperature heating water (LTHW) system, which operates at 120°F. Capacity to service Students First Center will be available once the second GeoEco Plant (GEP) Node has been constructed, but will be serviced from the steam to LTHW heat exchanger in the central plant until that time. The second GEP is anticipated to be constructed in the location of the original computer center. Should Bouillon Hall renovations occur before the second GEP node is constructed, LTHW mains from Bouillon Hall will be routed from the building to the existing LTHW loop just to the north of Samuelson Hall. Design consideration should be made for site piping to Bouillon Hall to accommodate future tie into the second GEP node to be placed at the northeast corner of Samuelson. This could include larger piping mains where the future LTHW campus loop is anticipated to route, although LTHW pipe to service Students First is anticipated to only necessitate 6" supply and return piping.

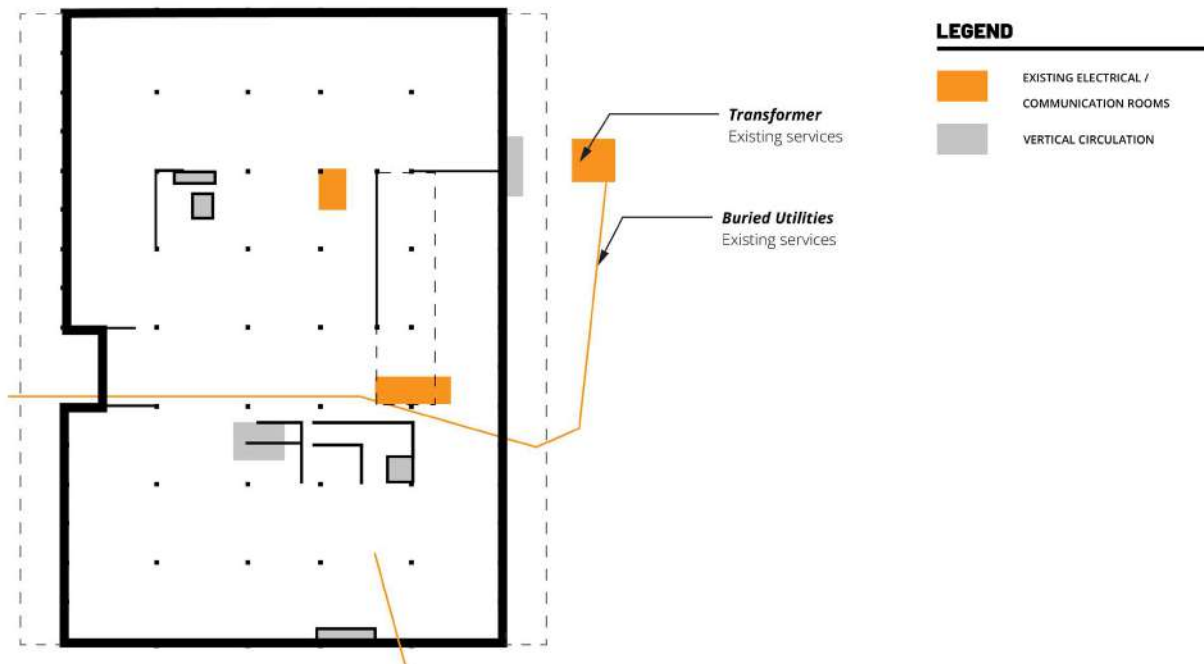
LTHW distribution to the site is anticipated to utilize direct-buried, insulated, jacketed, fusion-welded high-temperature HDPE (SDR-11) piping consistent with campus standards. Internal building systems will be configured to run on LTHW temperatures.



Power & Telecommunications:

Buried campus owned primary power lines exist below the existing building footprint. The existing primary power lines will be rerouted to be outside of the existing building footprint for connection to a new service location. New buried pathways will be installed to reroute the existing campus infrastructure including new primary cabling to existing campus line switch LSA1.

Buried campus communications lines serve the existing building from the South & West. The existing buried comm service lines will be rerouted to serve the new main comm closet (MDF) location in the building. New buried pathways will be installed to reroute the existing campus infrastructure including new OSP cabling to the campus demarcation point.



4.2.11 POTENTIAL ENVIRONMENTAL IMPACTS

Since the project site is currently entirely developed and within the CWU Campus, no environmental impacts are anticipated. There are no wetlands or other bodies of water within or near the site. The campus does not lie within a 100-year floodplain. There are no known geological hazards. There are no priority habitats or species documented by Washington Department of Fish and Wildlife. With CWU Students First Center being a modernization of Bouillon Hall, no site impacts are anticipated.

4.2.12 PARKING AND ACCESS

Parking:

The existing parking lot consisting of 56 stalls will remain, no additional parking is anticipated.

Fire Access:

The building has fire access through the plaza along the western side of the existing building. With the expansion extending to the east, N Chestnut Street will serve as fire access along the eastern side of the building. The driveway to the south will need to be widened to 20 feet for fire access and the parking lot will help to serve as the fire truck turn around.

Fire Coverage:

The existing fire hydrant to the west of Bouillon Hall and the fire hydrant along N Chestnut Street just northeast of the east plaza will serve as fire coverage for the renovated building.

4.2.13 IMPACT ON SURROUNDINGS DURING CONSTRUCTION

Site Preparation and Excavation:

Demolition will include removal of the existing concrete plaza at the east entry. The two existing asphalt parking lots with the bio-retention planters providing water quality will be remain. Existing utilities such as stormwater and electrical lighting will remain. All demolished materials will be removed from the site and disposed of properly.

Temporary Sediment and Erosion Control:

Sediment and erosion control will be managed through implementation of applicable Best Management Practices during construction in accordance with the Stormwater Management Manual for Eastern Washington, including silt fencing, stabilized construction entrances, ground cover, site watering for dust control, catch basin inserts and protection. All storm water runoff will continue to be contained and managed on site.

It is anticipated that the disturbed acreage of this project will not exceed 1 acre therefore a Construction General Stormwater Permit will not be required through the Department of Ecology.

Temporary Construction Features:

During construction, fencing will be placed around the project site for safety and security. Construction access, contractor lay-down, storage, stockpiles, and construction trailer locations will be strategically coordinated to develop a site logistics plan to be maintained for the duration of construction.

Construction Debris:

The contractor will implement BMPs to prevent demolition and construction debris, waste, material, fuel, oil, lubricants, and other fluids from leaving the work areas, or entering the public right of way and the existing storm conveyance system. All waste materials shall be disposed of in appropriate, legal locations. Recycling or reuse of demolished or excess material when appropriate is encouraged.

Temporary Construction Impacts:

Since this is an active University campus, construction fencing will be utilized to secure the project site from the public, student population and other non-construction personnel. Vehicular and pedestrian pathways that will be temporarily closed or have appropriately identified and signed detours. The site logistics plan will define dedicated or restricted access to the construction site to separate construction traffic from campus traffic.

During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality. Dust control measures will be implemented in accordance with recommendations by the Department of Ecology. Measures include, but are not limited to, watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days.

Short-term traffic and construction noise activities will be during the City allowed hours of operation and will conclude when the construction of the overall project has been completed. Noise impacts from construction activities and ongoing operations are expected to be minimal. All operations will be conducted in a manner compliant with the Ellensburg City Code and Washington State Maximum Environmental Noise Levels.

4.3 CONSISTENCY WITH APPLICABLE LONG-TERM PLANS

The CWU Students First Center is aligned with CWU's long-term campus vision advancing the goals established in the 2021-2029 CWU Capital Master Plan. It supports the university's commitment to student centered, flexible, and adaptable learning environments while reinforcing priorities around cultural vitality, equity, and community engagement. By improving accessibility, and integrating technology ready spaces, the project delivers on the institution's long-range strategy to create inclusive, future focused environments that strengthen academic excellence and community connection.

4.4 CONSISTENCY WITH OTHER LAWS AND REGULATIONS

4.4.1 HIGH PERFORMANCE BUILDINGS

Central Washington University has a proven track dating back to 2007 of designing and constructing high-performance buildings using the LEED rating system. This project will select design consultants who embody CWU's sustainability objectives. This project will be designed, constructed, and certified to the LEED Gold Standard, as a minimum, in accordance with RCW 39.35D and CWU's campus LEED goals. A LEED V5 Checklist, outlining a preliminary approach for a renovation and addition, has been included in the Appendix. LEED V5 will be reviewed during schematic design for the modernization of Bouillon Hall.

4.4.2 STATE EFFICIENCY AND ENVIRONMENTAL PERFORMANCE

The Governor's Executive Order 20-01 mandates high performance buildings for reduction of greenhouse gases, reduction of pollutants from fossil fuels, and the use of clean energy when technically and economically feasible. Central Washington University recognizes that the costs of constructing zero energy, or zero energy capable buildings are becoming closer to that of conventional buildings and will continue to advance their building construction towards this mandate using life-cycle cost analysis tools for decision making in the design process.

CWU is currently under construction of a new all-electric geothermal central heating and cooling plant, referred to as the GeoEco Plant or GEP. The Students First Center renovations will include mechanical systems that can be serviced with all-electric, highly efficient, heating and cooling energy from the GEP. The GEP is funded through a separate project, but design considerations will be implemented to connect the Students First Center to the GEP LTHW system. The disconnection of Students First Center from the existing campus fossil fuel generated steam system and connection to the GEP, outlined in the preferred option, will immediately reduce the campus' greenhouse gas emissions and natural gas usage.

CWU's Climate Change Action Plan (CAP), published in 2024, services as the University's strategic roadmap to becoming a zero-carbon campus no later than 2050. The CAP is comprised of objectives and strategies across eleven focus areas, including energy, transportation, built infrastructure, and education/curriculum.

CWU has also developed a campus Decarbonization Plan, which was completed in 2025. This decarbonization plan details the necessary steps to align the campus with House Bill 1390 for the decarbonization of the existing central utility plant. The decarbonization plan provides recommendations that, at a minimum, will be incorporated into this renovation project, further aligning CWU with the requirements of House Bill 1390.

4.4.3 STATE ENERGY STANDARDS FOR CLEAN BUILDINGS

The Department of Commerce, through RCW 19.27A.210, has developed standards for reducing greenhouse gas emissions from the building sector as published in the Washington State Clean Buildings Performance Standard (2021). The Clean Building Standard has established energy use intensity targets. This building is anticipated to exceed the 50,000 square feet threshold for Tier 1 Buildings, mandating compliance on the building level. CWU monitors their Energy Use Intensity (EUI) as a campus and has been evaluating their overall EUI in relation to the Washington State Clean Building Performance Standard, with a target campus EUI of 112.2.

The renovation will reduce overall building EUI through:

- Comprehensive retrofit of aging air handling systems.
- Conversion to all-electric low-temperature heating distribution.
- Installation and optimization of variable-speed pumping and fan systems.
- Full modernization of the building automation system.
- Optimization of ventilation and reheat strategies.

The 2024 Edition of the Washington State Energy Code is planned to go into effect on May 3, 2027. This project will follow the State Energy Code in place at the time the building is permitted. With outcome-based targets, increasing more stringent energy code requirements and mandated elimination of fossil fuels, public facilities will be on pace to achieve reductions of energy and associated greenhouse gas emissions as established for the state in the Greenhouse Gas Emissions Policy

4.4.4 VEHICLE CHARGE CAPABILITY

Existing parking lot is to remain. No additional parking or EV charging capability is anticipated.

4.4.5 GREENHOUSE GAS EMISSIONS POLICY

The referenced Revised Code of Washington regarding the greenhouse gas emissions reductions requires all state agencies to reduce greenhouse gas emissions as follows:

- By 2020 to 1990 levels.
- By 2030 to forty-five percent below 1990 levels.
- By 2040 to seventy percent below 1990 levels.
- By 2050 to ninety-five percent below 1990 levels.

A key part of the University's strategy toward reducing greenhouse gas emissions is the reduction in the use of fossil fuels for building energy and power. This inclusion of energy-conserving HVAC and electrical systems in this proposed facility renovation is the best way for the project to assist in the goal of reducing overall campus use of fossil fuels. Since major capital projects are typically the greatest consumers of energy on a campus, discovering ways to make the new facility a lower energy consumer will be especially significant.

This renovation project is structured to:

- Reconfigure and replace heating coils and distribution systems to operate at 120°F supply temperatures with the all-electric LTHW district system.
- Convert domestic hot water systems to be generated using the all-electric LTHW district system and electric boosting strategies where required.
- Modernize control infrastructure to reduce heating energy waste.

The campus LTHW system will significantly reduce the building's associated greenhouse gas emissions compared to its current condition.

4.4.6 ARCHAEOLOGICAL AND CULTURAL RESOURCES

In adherence with Executive Order 21-02 and Section 106 of the National Historic Preservation Act of 1966, CWU has initiated consultation with the Washington State Department of Archaeology and Historic Preservation (DAHP) and received a letter of significance (see appendix for reference). The University is committed to working with DAHP throughout the design phase to address historical and cultural resource impacts.

The scope of work includes the modernization of Bouillon Hall and the renovation of the east plaza will be on previously disturbed ground; therefore, we do not anticipate any archaeological resources will be uncovered as part of this work. Project specifications will include requirements for an Inadvertent Discovery Plan (IDP) should any artifacts or remains be discovered during excavation.

4.4.7 AMERICANS WITH DISABILITY ACT

The purpose of the Americans with Disability Act is to prohibit discrimination based on disability in employment, State and local government, public accommodations, commercial facilities, transportation, and telecommunications. ADA Title II requires that State and local governments provide people with disabilities an equal opportunity to benefit from all the programs, services, and activities (e.g., public education, employment, transportation, recreation, health care, social services, courts, voting and town meetings). This project will adhere to the State requirements for ADA.

4.4.8 PLANNING COMPLIANCE

The parcel is zoned Public Reserve (P R), is a special use classification established to provide existing and future areas where public uses, such as, but not limited to, governmental, educational, recreational, cultural, and other public uses operated by a public entity. CWU Students First Center will comply with all City of Ellensburg code ordinances and requirements.

4.4.9 INFORMATION REQUIRED BY RCW

The new CWU Students First Center is planned in accordance with the Growth Management Act (GMA) RCW 36.70A as required by RCW 43.88.0301(1). The proposed project fully complies with the city's comprehensive plan and zoning codes.

4.4.10 OTHER CODES OR REGULATIONS

- City of Ellensburg Codes and Ordinances
- State of Washington Department of General Administration
- Leadership in Energy and Environmental Design (LEED)
- Quality Assurance Process Guidelines for State Agency/University Facilities

4.5 PROBLEMS REQUIRING FURTHER STUDY

Low Temperature Heating Water Connection as mentioned previously will require additional investigation. This renovation/expansion is expected to connect to the low temperature heating water loops that will be extended east from the existing campus LTHW circuit and eventually connect to the second GEP Node. This node will be located northeast of the Samuelson Building where the computer center was located. The GEP node is to be completed under a different project scope but connection of the Students First Center to the new LTHW system will be accounted for as part of this renovation.

Roughly 850ft of 6" buried LTHW supply and return pipe will need to be routed from the existing LTHW circuit currently terminating northwest of Samuelson. This piping design should account for future LTHW routing on campus as well and tying into the future GEP Node to be constructed at the northeast corner of Samuelson.

Bouillon Hall's AHU had a fan array replacement completed within the last 5 years. Due to the fan's relatively young service life, salvage and re-use of these fans should be explored as part of the future design. The existing system does not have any form of energy recovery which will need to be included as part of the new design.

4.6 REQUIREMENTS IN EXCESS OF EXISTING CODE

No items have been identified.

4.7 TECHNOLOGY INFRASTRUCTURE INVESTMENTS

New campus owned outside plant cabling will be provided to the building from the existing campus IT infrastructure. New site communications pathways will be provided to connect the new facility to the existing site utility pathways near the site. Communications rooms will be located throughout the new facility in accordance with CWU Design and Construction Standards (DACS). The main telecom room will be located on the ground level of the building. Additional secondary communications rooms will be provided as needed to ensure that all station cabling distances will be less than 295 feet from the nearest closet. Each floor of the building will be provided with a minimum of (1) closet. Cable trays will be provided at accessible ceilings on each floor to support horizontal cabling distribution. The building technology systems will align with campus standards as set forth by CWU's published design and construction standards.

4.8 SECURITY

No additional site lighting or security cameras are anticipated for this project.

4.9 COMMISSIONING

A third-party commissioning agent, hired directly by Central Washington University, will conduct the project commissioning in compliance with WAC 51-115C-4801 and LEED requirements for energy and water-consuming systems. The consultant will be a member of the Building Commissioning Association and the U.S. Green Building Council. The consultant will function as the University's Commissioning Authority for the project. Commissioning services will enhance the facility's value, increase maintainability, save energy, and improve indoor environmental quality and comfort for the building occupants. In addition to the commissioning requirements identified in the Washington State Energy code and the Enhanced Commissioning requirements of LEED, the commissioning agent will have the responsibilities of:

- Development of a commissioning plan.
- Identification of all the roles of the project members, including the University, the Architect/Engineering Consultants, sub-consultants, contractors, and sub-contractors.
- The plan will identify the needs of Central Washington University to ensure that functional building requirements are met and to establish the project design intent.
- The commissioning process will begin in the early phases of design and continue through construction to final completion, final acceptance, and the warranty phase.
- Commissioning services will include but not be limited to the following areas of the building operations: energy monitoring, building automation and energy management systems, heating, ventilating and air conditioning systems, lighting controls, plumbing, domestic heating water system, HVAC heating and cooling systems, building enclosure, and renewable power systems.

4.10 FUTURE PHASES OR OTHER FACILITY IMPACTS

The proposed project does not assume any future phasing.

4.11 PROJECT DELIVERY METHODS

4.11.1 DELIVERY METHOD COMPARISON

Central Washington University (CWU) plans to deliver this project using the Progressive Design-Build (PDB) method. Given the complexity of the existing building, PDB offers notable advantages in both schedule and cost control. By engaging the full design-build team alongside the Owner from the outset, this approach encourages early collaboration and supports the development of creative, cost-effective solutions that align with project goals. This level of integration will be especially important in achieving the project's performance targets, including meeting LEED Gold standards under LEED v5.

CWU has also evaluated other delivery methods, including Design-Bid-Build (DBB) and General Contractor/Construction Manager (GC/CM), and has experience working with both. While these methods can be effective, the University believes Design-Build provides greater cost certainty earlier in the process compared to DBB. The traditional DBB approach often extends the project timeline and increases the risk of exceeding the budget due to the low-bid procurement structure. With the complexity of the existing building design, if bids come in over budget, the Owner must revisit the completed design to identify cost reductions, often without the benefit of contractor input on constructability.

The GC/CM method improves on DBB by incorporating contractor expertise during design, which can help manage cost and address construction challenges earlier. However, it still carries some budget uncertainty due to reliance on multiple bid packages and the inherent variability of the low-bid process. Additionally, the GC/CM approach can introduce inefficiencies during the design phase that are typically avoided under PDB, where design and construction are more fully integrated, resulting in a more streamlined schedule and potential cost savings.

CWU has utilized the Progressive Design-Build method on the Dugmore Hall project, which has been delivered in 18 months from start to finish despite challenges. Based on this experience, CWU considers PDB to be the most appropriate delivery method for the Students First Center.

4.11.2 MANAGEMENT ORGANIZATION WITHIN THE AGENCY

CWU will oversee all aspects of the project from programming and budgeting through design development, construction, commissioning, and warranty. CWU's Construction and Planning team will work collaboratively with university's administration and the design-builder throughout the process to ensure that design decisions, cost modeling, and construction activities remain aligned with project goals. This integrated approach supports timely delivery, cost control, and consistent communication from concept through completion.

4.12 SCHEDULE

4.12.1 MILESTONE SCHEDULE

Utilizing a progressive design-build delivery method, CWU Students First Center modernization identifies key milestones. The schedule on the following page details key phases including predesign, design-build procurement, phased design and permitting, construction, commissioning, and final move-in. Major milestones such as Guaranteed Maximum Price (GMP) establishment, permit issuance, and substantial completion are clearly identified to support tracking of progress, budget alignment, and timely delivery of the new CWU Students First Center.

Schedule		
Phase	Start	End
Progressive Design Build		
Predesign	May-26	June-26
Survey, Haz Mat Procured (CWU)	July-26	June-27
Owner's Project Requirements (OPR)	July-26	June-27
Procurement	July-27	September-27
Approved Funding	July-27	July-27
DB Procurement (RFQ/RFP)/Award	July-27	September-27
Design/Permitting	August-27	June-29
Program Verification	August-27	October-27
SD/DD Documentation	October-27	February-28
Validation	February-28	March-28
Early Site Package	March-28	May-28
Early Sitework & Utilities Package Permitted	May-28	July-28
GMP Fixed	May-28	May-28
CD Documentation	May-28	October-28
90% CD	October-28	October-28
Permit Review and Comments	October-28	February-29
CWU Comments	October-28	November-28
IFC (Buy Out)	February-29	June-29
Construction	July-28	November-29
Early Sitework & Utilities Package Construction	July-28	August-28
Construction	August-28	August-29
Commissioning	August-29	October-29
O&M Manuals, As Builts/Record/Training	August-29	October-29
Substantial Completion	October-29	October-29
Move-In	October-29	December-29
Closeout	November-29	December-29

4.12.2 VALUE ENGINEERING AND ANALYSIS

In a design build delivery method, value engineering (VE) is integrated throughout the design process rather than occurring at the end of a milestone. VE is continuous throughout the design process as cost modeling, constructability reviews, and subcontractor input refine materials, systems, and detailing. Prior to establishing the Guaranteed Maximum Price (GMP), the design builder will provide cost effective options. This continuous, collaborative approach minimizes redesign and ensures that cost, schedule, and performance remain aligned throughout the project.

4.12.3 POTENTIAL FACTORS THAT MAY DELAY SCHEDULE

There are no known factors that are expected to delay the project. The construction schedule may be affected by current supply chain challenges, but the progressive design-build delivery method will allow the Design Build team to help identify those issues early on and proactively work to address them.

4.12.4 PERMITTING OR ORDINANCES ISSUES THAT MAY DELAY SCHEDULE

City of Ellensburg permit reviews pose additional risks if the review is beyond what is anticipated per the schedule. It will be important for the team to work with the agencies early in design to ensure timely review and coordination to maintain the schedule to ensure substantial completion is achieved and allow the university to move back into the building.

4.12.5 LOCAL JURISDICTION COORDINATION

The Authority having jurisdiction is the City of Ellensburg. The project team will coordinate with the permitting agencies to better understand the site access and zoning parameters. CWU's campus is a single parcel zoned Public-Reserve (P-R). The team will continue to work with the city to ensure that all development requirements are met and that the required permits are obtained in a timely manner.

Section 5

BUDGET ANALYSIS OF PREFERRED ALTERNATIVE

5.0 BUDGET ANALYSIS OF PREFERRED ALTERNATIVE

5.1 COST ESTIMATE

As part of this predesign, the Students First Center proposes a comprehensive modernization of Bouillon Hall to meet stakeholder needs and advance University goals. The cost estimate and C-100 provided in the appendix reflects the full renovation scope for Bouillon Hall. Given current capital budget targets, the modernization, identified as the preferred alternative, offers the most aligned and financially feasible path forward.

5.1.1 MAJOR ASSUMPTIONS

The Students First Center project at Central Washington University is centered on the transformation of Bouillon Hall, the project enhances the university's ability to streamline enrollment for prospective students while improving access to essential services that support student retention and long-term success.

Bouillon Hall, currently totaling 72,504 gross square feet, will undergo a comprehensive renovation. The improvements will create a modernized, welcoming, and efficient hub that consolidates key student services under one roof. The project will also renovate the east entry to strengthen the campus arrival experience and reinforces CWU's commitment to student-centered engagement.

The outline specification on the following pages provide additional scope description for the CWU Students First Center modernization.



Site Plan - Identifying Proposed Scope

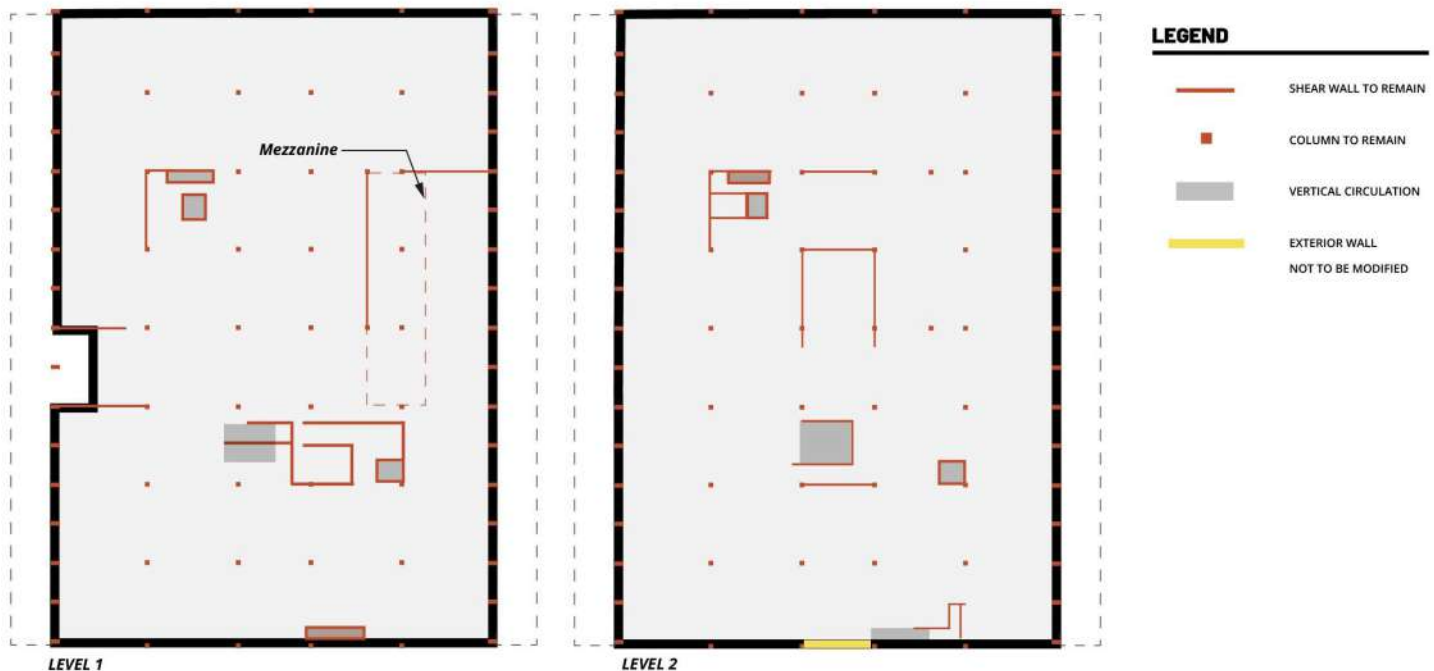
A10: Foundations

The existing structure was constructed around 1960. Existing structural columns, vertical circulation, mezzanines, and shear walls will remain in place. No foundation work is anticipated in the existing building. Existing columns and concrete walls are supported on spread footings.

B10: Superstructure

The existing roof structure consists of long-span, trough-shaped precast concrete elements supported by concrete beams, walls, and columns. The second floor is constructed as a concrete waffle slab, and the lower level is a conventional slab-on-grade. The building's lateral force-resisting system is composed of ordinary reinforced concrete shear walls. Notably, there are discontinuities in the lateral system, as several lower-level shear walls do not align with those at the upper level.

Bouillon Hall's original 1960 structural and architectural design makes modifications to the exterior envelope or interior structural elements highly challenging, as such changes would likely trigger a full seismic upgrade under current code. The proposed renovation scope avoids alterations to the primary structural system and preserves the building's historic identity.



CWU Bouillon Hall - Existing Structural Components

B20: Exterior enclosure

New furred walls at all the exterior walls are being provided to meet code required insulation. All windows will be replaced to be double-pane to provide better energy efficiency in the building. A few small windows on the south face of the building will be provided at both levels to allow for more light to enter the building. Entry storefront will be replaced to provide a thermally insulated system.

Existing Sunscreen:

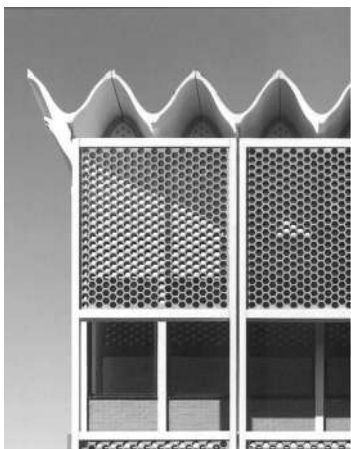
The existing sunscreens on the east and west sides of the building are comprised of concrete frames that are infilled with honeycomb-shaped unreinforced masonry. A 2002 structural/seismic report identified that these elements pose risk of collapse in a moderate to heavy seismic loading condition. The unreinforced masonry infill should be retrofitted or replaced. Possible solutions include the replacement of the unreinforced masonry and concrete frame with a metal frame with reinforced glass fiber reinforced concrete (GFRC) system that matched the existing masonry color to preserve the same historic aesthetic of the building.



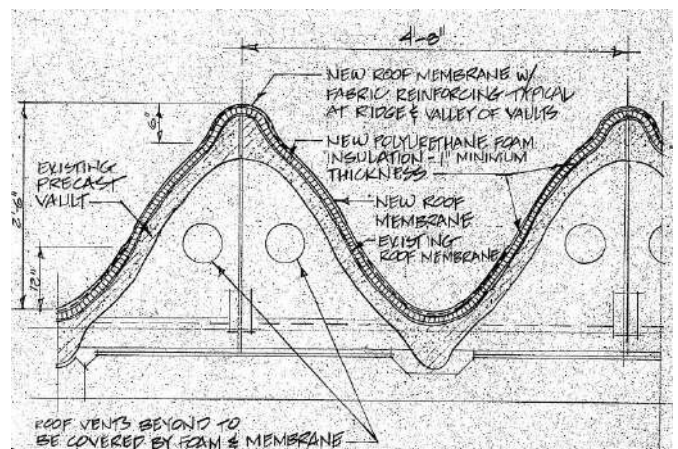
CWU Bouillon Hall - Existing Sunscreen

**B30: Roofing****Renovation:**

Existing roof structure to remain. Roof scope of work includes a reroof with thermoplastic polyolefin (TPO) membrane, which will require abatement prior to the installation. Encapsulating the existing roof membrane is not an option. Due to the vaulted shape of the roof, extensive labor is required for reroof and abatement.



CWU Bouillon Hall - 1960s Photos



CWU Bouillon Hall - 1984 Reroof Detail

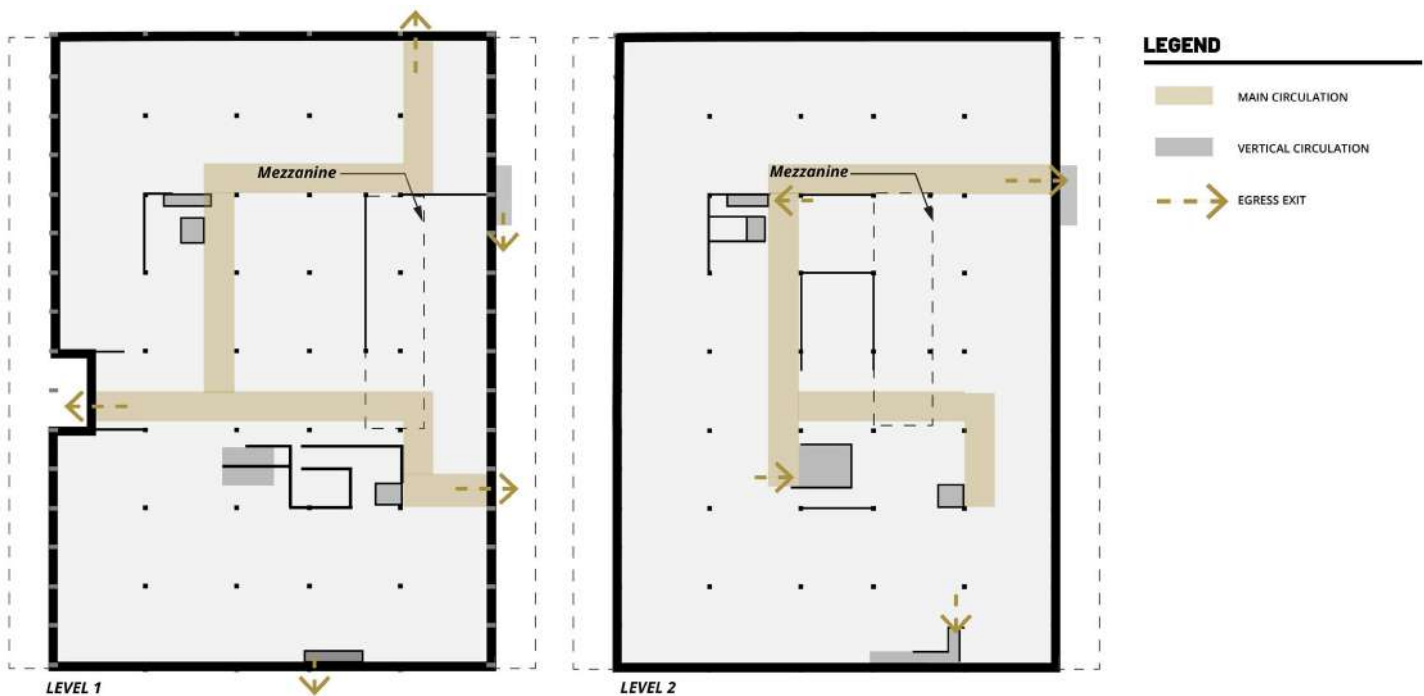
C10: Interior Construction

Interior partitions will consist of metal stud framing, batt insulation and gypsum board with many of those assemblies having STC ratings of 50 or higher to provide the needed acoustic separation. In addition to isolated wall assemblies, the mechanical systems for sensitive spaces will require isolated mounting, insulated ductwork and duct silencers.

The fittings and specialties will include toilet partitions, whiteboards, signage, corner guards, restroom and toilet accessories, fire extinguishers and cabinets.

C20: Stairs

Existing stairs to remain. Walls at the vertical circulation will be re-painted and stair railings will be replaced.



CWU Bouillon Hall - Existing Egress

C30: Interior Finishes

Wall finishes will include painted gypsum board, porcelain tiles at all restroom walls, and specialty wall finishes in common areas. Floor finishes include porcelain tiles at restrooms, carpet tiles in conference rooms, offices and admin areas, sealed concrete in common areas, MEP rooms. Ceiling finishes will include ACT, wood slat ceiling, gypsum board painted at restrooms, and acoustic baffles at common areas.

D10: Conveying systems

One 2100lb Otis Hydrofit passenger elevator is being retrofitted to include a mezzanine stop. This will be a third stop in between the lower-level and upper level of the building. A new opening will need to be framed to serve the mezzanine stop.

D20: Plumbing

General

Existing Division 22 systems are planned to be demolished in entirety back to the service mains and replaced in entirety to eliminate deferred maintenance.

The new building plumbing systems will comply with Central Washington University's campus standards. Water conservation is a high regional priority for central Washington and low consumption fixtures, and water conservation strategies shall be employed to provide optimal efficiency and high performance to minimize maintenance.

Water

Domestic cold water distribution systems will be provided throughout the building. Backflow prevention assemblies will be provided for the system in accordance with the AWWA Backflow Prevention and Control Manual and reviewed with the City of Ellensburg Water department and will be located in the ground floor mechanical room.

Domestic hot water distribution systems will be provided throughout the building. Hot water will be generated by water-to-water heat exchangers connected to the campus low temperature heating water system, serviced by the GeoEco Plant (GEP).

Domestic hot water needs in excess of 120°F will be provided with booster heaters located within the building. Booster heaters should consider using heat pump water heaters. A hot water recirculation system, controlled through the campus building automation system (BAS), will be provided, and distributed at low velocities, using in-line all-bronze circulating pumps throughout the building.

Sanitary Waste System

A gravity sanitary sewer system will be utilized for all flushing and flow fixtures with drain connections. All waste systems will discharge five feet outside the building for connection to the existing site sanitary sewer connection points.

Rainwater Drainage

Gravity primary and overflow storm drainage systems that will be piped with interior roof drain leaders. The new storm drainage piping is planned to connect to the existing storm connection exiting Bouillon Hall to the east. Overflow drains will terminate at grade level on splash blocks.

Other Plumbing Systems

At a minimum, isolation valves will be provided for plumbing systems at each floor, at all branch take-offs to individual fixture groups, at each suite, and each restroom (men's, women's, and gender neutral) with individual isolation valves located on the same floor and within easy access.

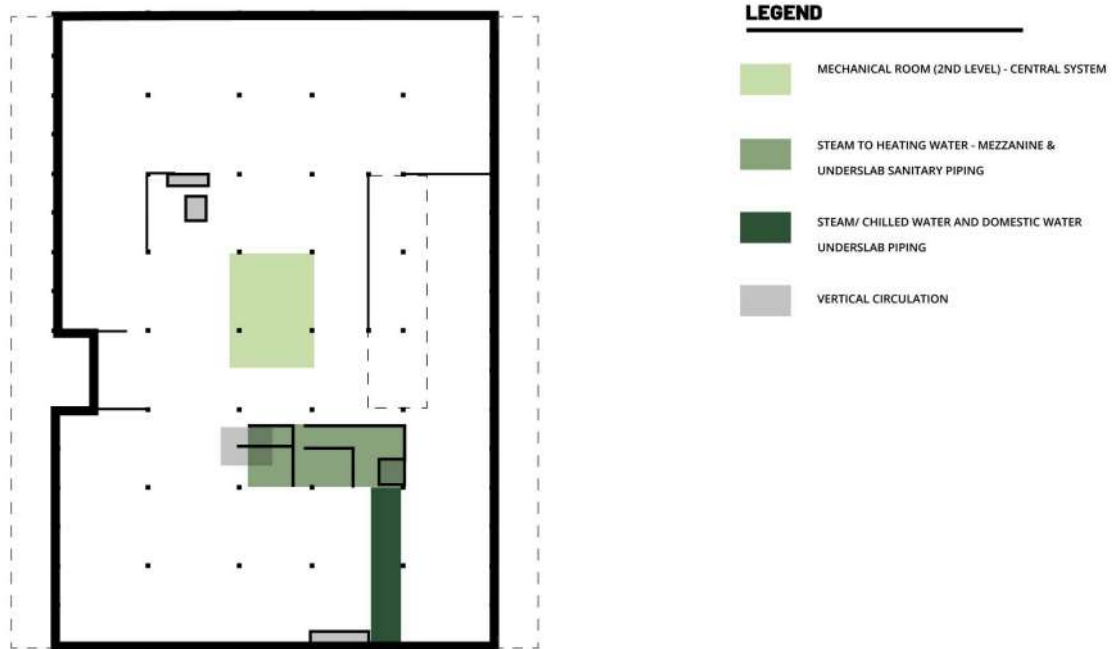
System vibration isolation requirements will be provided in accordance with the space acoustical criteria.

Further discussions with L&I should occur during design to confirm if elevator pits should be provided including sump pumps piped to sanitary. This may depend on the degree to which the elevators are renovated.

D30: Heating, Ventilation and Air Conditioning (HVAC)

General

Most existing Division 23 systems are planned to be demolished in entirety back to the service mains and replaced in entirety to eliminate deferred maintenance. The exception to this is the radiant floor system indicated on existing drawings on the north and south 8' interior floor slabs on levels 1 and 2 of the building. Site verification will be needed to determine if the radiant slabs systems exist and are operational, as it is unclear on the original drawings if the alternative was accepted and CWU is not aware of these systems currently being in place. Re-use of the radiant slab system should be explored if they do exist.



CWU Bouillon Hall - Mezzanine/Level 2 - Existing Mechanical

The building HVAC Systems shall comply with Central Washington University's campus standards and State of Washington Clean Building Performance Standards. The proposed mechanical systems are designed for a balance between high energy performance, flexibility, and low maintenance. Systems with the lowest anticipated energy use are proposed. Campus utilities will be metered and interfaced with the Division 23 building automation system.

Outdoor Design Conditions: Heating Systems will be sized for the ASHRAE median of extremes for Ellensburg, Washington which is -10°F. Cooling systems will be sized for the ASHRAE 10-year max design condition temperatures which is 107°F dry bulb and 73°F wet bulb.

Indoor Design Conditions: In cooling mode, the occupied spaces will be designed to control to 74 to 76°F during occupied mode. Telecommunication rooms will be controlled to 68-75°F 24 hours per day, 7 days per week. Mechanical and electrical spaces will control to 85-90°F. In the heating mode, the occupied spaces will be designed to control to 69-71°F during occupied mode. Telecommunication rooms will be controlled to 68-75°F 24 hours per day, 7 days per week. Mechanical and electrical spaces will control to 55°F. Gallery, collection storage areas, and all required support areas will be designed in accordance with the accreditation requirements of the facility.

Utilities

Once the building is connected to the campus LTHW system, the building will be heated by the new open-source geothermal heating plant, known as the GEP. LTHW will be routed to this building via insulated, jacketed, and fusion-welded high temperature HDPE SDR-11 pipe. The LTHW water will then be distributed through the building via fully redundant building heating water pumps. Air handling equipment exposed to outside air shall be serviced by a dedicated heating water system, freeze protected with 50% propylene glycol, separated from the campus LTHW system via a heat exchanger. This building will be cooled from campus chilled water system, supplied by the existing chiller plant and the new GEP. The chilled water will then be distributed through the building via 60-70% redundant building chilled water pumps. Chilled beam systems utilizing 6-way valves shall be serviced by a dedicated tempered chilled water loop and separated from the campus chilled water system via a heat exchanger to prevent mixing of treated low temperature heating water from the minimally treated campus chilled water.

Ventilation and Exhaust Air

Spaces with an ASHRAE Air Classification of 1 and 2 will be ventilated in accordance with ASHRAE Standard 62.1: Ventilation and Acceptable Indoor Air Quality. Within these spaces, ventilation air will be ducted via a dedicated outside air system (DOAS). Air will be regulated to each major zone through air terminal units and returned to the unit via exhaust air ducting and regulated from each major zone or on a floor basis using air regulating devices. Ventilation air will be adjusted based upon occupancy and space CO2 levels.

A transpired solar collector will be provided to passively heat the ventilation air before entering the air handling units for heating and cooling. The transpired solar collector will be equipped with louvers that bypass the preheat plenum when the air system is in cooling mode. All outside air intakes will be located away from exhaust vents, plumbing vents, exhaust discharges, smoking areas, designed to prevent hoar frost buildup, and will take prevailing winds into consideration. Prevailing winds are predominantly from the northwest, but occasionally from the southeast.

Space Conditioning

Supply Air Handling Units for Air Class 1 and 2 spaces: These spaces will be serviced from central dedicated outside air system (DOAS) style air handling unit with supply fans, exhaust fans, filters, chilled water cooling coils, heating water heating coils, a total energy heat wheel or other style of heat recovery, and sized for ventilation needs in these spaces. The DOAS unit will recover a minimum of 68% sensible recovery effectiveness or have an enthalpy recovery ratio of not less than 60 percent at design conditions, in accordance with the Washington State Energy Code (WSEC), from the conditioned air that is exhausted from the building. Energy recovery efficiency in excess of the WSEC requirements will be considered as part of the project's energy goals. Fans shall be arranged in a fan array for N+1 redundancy, efficiency, and ease of service. Local space temperature control will be provided from active chilled beams.

Each conference room will be provided with its own thermostat. Offices will be provided with a minimum of one thermostat for every two offices.

Building Automation System

The Building Automation System (BAS) will be an extension of the existing campus wide Alerton control system. This system will provide operational controls for all mechanical systems which include system operation, alarm reporting, mechanical and electrical energy monitoring, water consumption monitoring, and unoccupied setback controls.

Other

System vibration isolation requirements will be provided to meet the project acoustical goals.

Telecom rooms will be cooled with systems that allow for year-round cooling and the option for economizer cooling.

The elevator machine room will have an independent stand-alone system per Washington Elevator Code requirements.

A hydronic snowmelt system will be provided for exterior walkways at main entrances including the following locations:

- West Entrance: 1000SF
- East Main Entrance: 1000 SF

Hydronic heat for the snowmelt system will be generated from a water-to-water heat exchanger connected to the new heating water system.

D40: Fire Protection Systems

Bouillon Hall is currently not sprinkled, as part of the renovation, a new fire water line will be brought into the building. Water pressures in this area of campus have been found to be 60 PSI or less. Booster pumps are undesirable to CWU, and pipe sizing and routing should be reviewed during design to confirm if a booster pump can be avoided.

As part of the modernization the building will be fully sprinklered in accordance with NFPA-13 requirements and the Central Washington University Campus Standards. The systems will be a wet sprinkler system throughout the building. Piping shall be sloped to low points for drainage.

D50: ElectricalPower

The building will receive electrical service from the campus owned medium voltage distribution system. New buried conduit pathways, vaults and cabling will be provided from the nearby existing campus medium voltage system to the new building service yard. A total of (2) pad mounted oil filled transformer will be installed on the site to provide normal electrical services to the building.

Electrical services will be derived from the (2) transformers with secondary voltages of 480Y/277V and 208Y/120V. The (2) services will have an estimated rating of 1600 amps and 2000 amps respectively. The main service switchboards will be housed in a dedicated main electrical room at the ground floor. The proposed dual service approach is intended to remove heat producing transformers from inside the building, which would also eliminate the need for electrical room space conditioning.

Battery systems will be provided to supply NEC 700 emergency loads. This will be accomplished through the use of centralized inverters on each floor.

The building's electrical distribution will originate from a main electrical room on the ground floor. The building electrical distribution will be designed to provide separation of lighting, mechanical, and general building loads. Circuit breaker panelboards shall be provided throughout the building as required to adequately serve the associated building loads. Each telecommunications room will be provided with a dedicated 120/208V power panelboard and an equipment ground bar. Surge protection shall be provided by installing surge protection devices at the main switchboard, distribution panelboards, emergency panelboards and appropriate branch panelboard locations.

Branch circuit distribution within each programmatic space will be closely coordinated with the specific function of each space. Additional spare electrical capacity will be designed into each panel to accommodate future potential changes to the building program. Wall mounted surface raceway with receptacles shall be considered for spaces with workstations such as computer labs. Where floor structure allows, floor boxes will be provided within meeting rooms and classrooms as required by the program and the electrical code.

Owner metering shall be provided for the building main electrical service equipment. Additional sub meters shall be provided for lighting, mechanical, and plug loads to allow separate metering for each end use type.

Lighting

Building interior and exterior lighting will LED type. Lighting illumination levels will be in conformance with IES standards. Lighting power densities will be in conformance with the Washington state energy code. Egress and exit lighting will be provided with backup power from battery systems.

A low voltage lighting control system shall be provided for time-based, sensor-based (both occupancy and daylight), and manual lighting control in compliance with the energy code, LEED and the building program needs. Fixtures with embedded controls shall be considered to allow for lighting zone control changes throughout the life of the building. Switching of receptacles based upon occupancy shall be provided in compliance with the energy code.

Communications

Relocation of the existing buried communications pathways is required to accommodate the renovated building floor plan. New outside plant cabling will be provided as required to serve the new building from the existing campus infrastructure. Existing pathways in close proximity to the building will be extended for connection to the building main telecom room (MDF).

Communications Distribution: Communications building distribution cabling, devices and pathways will be provided by the contractor. Communications riser cabling will be provided from the entrance location to each Communications room. Each Communications room shall be provided with a dedicated 120/208V power panelboard, branch circuits and an equipment ground bar.

Communication Cabling Pathways: Cable trays will be installed on each level to facilitate cabling installation. All horizontal distribution of Communications risers will occur on the main floor level. Vertical distribution of Communications risers will route vertically through the building via 4" conduit pathways between floors.

Communication Outlets: Communications outlets will be provided throughout the facility at locations such as workstations, computers, printers, projectors, lecturns and wireless access points. Horizontal station cable will be provided and routed to the nearest Communications room located on the associated floor. Category 6A copper twisted pair cabling will be routed through the communications raceway system to each communications outlet in the building. Typically, each outlet will be served with two Category 6A cables.

WiFi Systems: WiFi system pathways, station cabling and outlets will be provided by the contractor. Required locations for indoor and outdoor wireless access points will be closely coordinated with CWU. All wireless access points will be provided and installed by CWU.

Audio/Video Systems: Audio visual systems will be provided and installed by the contractor. Spaces requiring audio visual system should include, but not be limited to assembly spaces, classrooms and meeting rooms. The basis of design for assembly spaces and classrooms shall be a hybrid learning classroom which will include projectors, projector screens, overhead ceiling speakers, wireless microphone systems, assistive listening devices, room control, lecture capture camera and wireless device connectivity. Large meeting rooms will require a projector and screen or wall mounted display, reinforced sound and control systems. Small and medium-size meeting room audio visual equipment shall be owner furnished and installed. Computer labs will be treated as basic classrooms with either projectors and screen or wall mounted displays, overhead ceiling speakers, wireless microphone systems, assistive listening devices, room control, and wireless device connectivity.

Life Safety & Security

Distributed Antenna System (DAS): A complete distributed antenna system for emergency responder radio coverage will be provided for the renovated and new building as required by the latest adopted version of the International Building Code (IBC).

Access Control: A complete access control system will be provided in accordance with CWU campus standards. Required locations for miscellaneous access control devices will be closely coordinated with CWU. Typical spaces to be provided with access control include building exterior entries, office suite entries, classroom doors, telecom closets and AV closets. Additional access controls should be considered for building areas that have unique 24/7 access needs for students.

Video Surveillance (IPCCTV): Video Surveillance system cabling, pathways, equipment and mounting hardware will be provided by the contractor. Required locations for IPCCTV devices will be closely coordinated with CWU. Typical spaces with IPCCTV devices include building entrances, building exterior and site parking. The installed cameras will connect to the existing campus IPCCTV network via CAT6A network cabling connections.

Fire Alarm: A complete battery backed addressable fire alarm system with manual pull stations, automatic detection and ADA compliant speaker/strobes will be provided throughout the facility. Initiating and annunciation devices will be installed as required by the governing codes, and in accordance with CWU campus standards. Notification devices shall be white in color with clear lens and labeled ALERT to allow for dual purpose use as mass notification. The building fire sprinkler system will be monitored by the fire alarm system for system flow and shutoff valve tampering. Central reporting capabilities will also be provided with the fire alarm system.

E10: Equipment

The construction cost includes the supply and installation of all residential appliances to outfit the staff break room. This also includes electrically operated projection screens and associated infrastructure.

E20: Fixed Furnishings

Fixed furnishings include walk-off mats, built in casework and benches, and interior window treatments.

F10: Demolition

Bouillon Hall full demolition of interior non-bearing walls is included. All existing structural walls and columns to remain. East entry and plaza to be demolished to create a more prominent and inviting entry.

G20: Landscaping and Irrigation

The building's existing eastern entrance is approximately a foot and a half below the finished floor. The plaza will receive new hardscaping and landscaping, assumed to be primarily lawn that will be irrigated in a manner similar to other lawn areas on campus.

5.1.2 SUMMARY TABLE

The following table summarizes the construction costs for the preferred alternative D, modernization, and reflects the C-100 cost breakdown. Full C-100 documentation and detailed cost estimates are included in Appendix Sections 6.3 and 6.4.

Summary Construction Budget of Preferred Alternative (Renovation Only)	
G10 - Site Preparation	\$150,665
G20 - Site Improvements	\$398,198
G30 - Site Mechanical Utilities	\$977,750
G40 - Site Electrical Utilities	\$600,000
G60 - Other Site Construction	\$0
Site Work Subtotal	\$2,126,613
A10 - Foundations	\$0
A20 - Basement Construction	\$0
B10 - Superstructure	\$260,783
B20 - Exterior Closure	\$4,551,012
B30 - Roofing	\$2,958,280
C10 - Interior Construction	\$4,583,936
C20 - Stairs	\$0
C30 - Interior Finishes	\$2,141,024
D10 - Conveying	\$65,000
D20 - Plumbing Systems	\$1,391,609
D30 - HVAC Systems	\$7,242,034
D40 - Fire Protection Systems	\$486,794
D50 - Electrical Systems	\$5,695,490
E10 - Equipment	\$27,800
E20 - Casework & Furnishings	\$390,311
F10 - Special Construction	\$0
F20 - Selective Demolition	\$2,396,100
General Conditions	\$1,253,542
Facility Construction Subtotal (Unescalated)	\$35,570,327
Construction MACC (Escalated)	\$49,258,405
Total Project Cost (Escalated)	\$71,738,027

5.2 PROPOSED FUNDING

5.2.1 FUND SOURCES

The project will be funded through the Washington State Capital Budget, which supports major facility preservation, modernization, and systemwide improvements across public institutions. This funding structure ensures the project advances state goals for long-term stewardship and energy-efficient campus infrastructure.

5.2.2 ALTERNATIVE FINANCE ASSUMPTIONS

The project will not use any alternative finance options.

5.2.3 BIENNIUM BREAKDOWN

Design and construction funding will be from the 25-27 Biennium. This allows the project to be designed, permitted under the same code cycles, and constructed providing design and construction continuity.

Project Costs	25-27 Biennium
Acquisition	\$0
Consultant Services	\$6,667,914
Construction	\$59,064,682
Equipment	\$2,851,560
Artwork	\$356,906
Project Administration	\$2,578,965
Other Costs	\$218,000
Projected Costs/Yr	\$71,738,027
Projected Costs/Yr (Rounded)	\$71,738,000

5.3 FACILITY OPERATIONS AND MAINTENANCE REQUIREMENTS

5.3.1 OPERATING BUDGET IMPACT

The proposed project is expected to increase the University's ongoing maintenance and operations costs. These costs have been estimated based on assumed occupancy in October 2029. Funding for the increase in operating costs will be requested within the overall state appropriated budget.

5.3.2 OPERATING COSTS

The following chart illustrates the projected maintenance and operations costs for the first six biennia of building occupancy. These projections assume Bouillon Hall continues to utilize the existing campus infrastructure. As part of the project, the building is anticipated to connect to the future geothermal plant. Once connected, gas consumption and HVAC operating costs are expected to decrease due to improved efficiency; however, electrical costs are projected to continue increasing each biennium.

	31-33 Bienium		33-35 Bienium		35-37 Bienium	
	2031	2032	2033	2034	2035	2036
M&O Expense						
Utilities	\$134,808.64	\$138,852.90	\$143,018.49	\$147,309.04	\$151,728.32	\$156,280.17
Building Maintenance	\$230,346.83	\$237,257.24	\$244,374.95	\$251,706.20	\$259,257.39	\$267,035.11
Projected Costs/Yr	\$365,155.47	\$376,110.14	\$387,393.44	\$399,015.25	\$410,985.70	\$423,315.27

	37-39 Bienium		39-41 Bienium		41-43 Bienium	
	2037	2038	2039	2040	2041	2042
M&O Expense						
Utilities	\$160,968.57	\$165,797.63	\$170,771.56	\$175,894.70	\$181,171.54	\$186,606.69
Building Maintenance	\$275,046.16	\$283,297.55	\$291,796.47	\$300,550.37	\$309,566.88	\$318,853.89
Projected Costs/Yr	\$436,014.73	\$449,095.17	\$462,568.03	\$476,445.07	\$490,738.42	\$505,460.58

5.3.3 MAINTENANCE AND OPERATIONS RESPONSIBILITY

CWU will be responsible for all ongoing maintenance and operations. As part of the Students First Center, the project includes plans to connect the building to the future geothermal plant, which will improve overall system efficiency. The renovation also provides a more efficient building envelope through glazing replacement and a furred exterior wall assembly. CWU's maintenance and operations staffing levels (FTE) are expected to remain unchanged, with no anticipated increase.

5.4 FURNITURE, FIXTURES AND EQUIPMENT

The Budget for furniture, fixtures, and equipment has been included in the C-100 cost outline. This budget includes built-in items such as casework and equipment that will require coordination with building systems and utilities. The budget also includes funds for information technology, telecommunication, and audio-visual equipment.

Section 6

APPENDICES

Section 6.1

PREDESIGN CHECKLIST

8.3 Appendices

Appendix 1: Predesign checklist and outline

A predesign should include the content detailed here. OFM will approve limited scope predesigns on a case-by-case basis.

Executive summary

Problem statement, opportunity, or program requirement

- ☒ Identify the problem, opportunity, or program requirement that the project addresses and how it will be accomplished.
- ☒ Identify and explain the statutory or other requirements that drive the project's operational programs and how these affect the need for space, location, or physical accommodations. Include anticipated caseload projections (growth or decline) and assumptions, if applicable.
- ☒ Explain the connection between the agency's mission, goals, and objectives; statutory requirements; and the problem, opportunity, or program requirements.
- ☒ Describe in general terms what is needed to solve the problem.
- ☒ Include any relevant history of the project, including previous predesigns or budget funding requests that did not go forward to design or construction.

Analysis of alternatives (including the preferred alternative)

- ☒ Describe all alternatives that were considered, including the preferred alternative. Include:
- ☒ A no action alternative.
- ☒ Advantages and disadvantages of each alternative. Please include a high-level summary
- ☒ table with your analysis that compares the alternatives, including the anticipated cost for each alternative.
- ☒ Cost estimates for each alternative:
- ☒ Provide enough information so decision makers have a general understanding of the costs.
- ☒ Complete OFM's Life Cycle Cost [Model](#) (RCW [39.35B.050](#)).
- ☒ Schedule estimates for each alternative. Estimate the start, midpoint, and completion dates.

Detailed analysis of preferred alternative

- ☒ Nature of space – how much of the proposed space will be used for what purpose (i.e., office, lab, conference, classroom, etc.)
- ☒ Occupancy numbers.
- ☒ Basic configuration of the building, including square footage and the number of floors.
- ☒ Space needs assessment. Identify the guidelines used.
- ☒ Site analysis:
 - ☒ Identify site studies that are completed or under way and summarize their results.
 - ☒ Location.
 - ☒ Building footprint and its relationship to adjacent facilities and site features. Provide aerial view, sketches of the building site and basic floorplans.
 - ☒ Water rights and water availability.
 - ☒ Stormwater requirements.
 - ☒ Ownership of the site, easements, and any acquisition issues.
 - ☒ Property setback requirements.
 - ☒ Potential issues with the surrounding neighborhood, during construction and ongoing.
 - ☒ Utility extension or relocation issues.
 - ☒ Potential environmental impacts.
 - ☒ Parking and access issues, including improvements required by local ordinances, local road impacts and parking demand.
 - ☒ Impact on surroundings and existing development with construction lay-down areas and construction phasing.
 - ☒ Consistency with applicable long-term plans (such as the Thurston County and Capitol campus master plans and agency or area master plans) as required by RCW 43.88.110.

- ☒ Consistency with other laws and regulations:
 - ☒ High-performance public buildings (Chapter [39.35D](#) RCW).
 - ☒ State efficiency and environmental performance, if applicable (Executive Order [20-01](#)).
 - ☒ State energy standards for clean buildings (RCW [19.27A.210](#)).
 - ☒ Compliance with required vehicle charging capability for new buildings that provide on-site parking (RCW [19.27.540](#)).
 - ☒ Greenhouse gas emissions reduction policy (RCW [70.235.070](#)).
 - ☒ Archeological and cultural resources (Executive Order [21-02](#) and [Section 106](#) of the National Historic Preservation Act of 1966). If mitigation is anticipated, please note this in the predesign with narrative about how mitigation is worked into the project schedule and budget.
 - ☒ Americans with Disabilities Act (ADA) implementation (Executive Order [96-04](#)).
 - ☒ Compliance with planning under Chapter [36.70A](#) RCW, as required by RCW [43.88.0301](#).
 - ☒ Information required by RCW [43.88.0301](#)(1).
 - ☒ Other codes or regulations.
- ☒ Identify problems that require further study. Evaluate identified problems to establish probable costs and risk.
- ☒ Identify significant or distinguishable components, including major equipment and ADA requirements in excess of existing code.
- ☒ Identify planned technology infrastructure and other related IT investments that affect the building plans.
- ☒ Identify any site-related and/or physical security measures for the project.
- ☒ Describe planned commissioning to ensure systems function as designed.
- ☒ Describe any future phases or other facilities that will affect this project, including impacts to current lease contracts. Include detail on the need to backfill space or cost assumptions for vacant space.
- ☒ Provide a comparative discussion of the pros and cons of the project delivery methods considered for this project and offer a recommendation of proposed procurement method for the preferred alternative. The proposed method of project delivery must be justified.
- ☒ Describe how the project will be managed within the agency.
- ☒ Schedule.
 - ☒ Provide a high-level milestone schedule for the project, including key dates for budget approval, design, bid, acquisition, construction, equipment installation, testing, occupancy and full operation.
 - ☒ Incorporate value-engineering analysis and constructability review into the project schedule, as required by RCW 43.88.110(5)(c).
- ☒ Describe factors that may delay the project schedule.
- ☒ Describe the permitting or local government ordinances or neighborhood issues (such as location or parking compatibility) that could affect the schedule.
- ☒ Identify when the local jurisdiction will be contacted and whether community stakeholder meetings are a part of the process.

Project budget analysis for the preferred alternative

- ☒ Cost estimate.
 - ☒ Major assumptions used in preparing the cost estimate.
 - ☒ Summary table of Uniformat Level II cost estimates.
 - ☒ The [C-100](#).
- ☒ Proposed funding.
 - ☒ Identify the fund sources and expected receipt of the funds.
 - ☒ If alternatively financed, such as through a COP, provide the projected debt service and fund source. Include the assumptions used for calculating finance terms and interest rates.
- ☒ Facility operations and maintenance requirements.
 - ☒ Define the anticipated impact of the proposed project on the operating budget for the agency or institution. Include maintenance and operating assumptions (including FTEs) and moving costs.
 - ☒ Show five biennia of capital and operating costs from the time of occupancy, including an estimate of building repair, replacement, and maintenance.
 - ☒ Identify the agency responsible for ongoing maintenance and operations, if not maintained by the owner.
- ☒ Clarify whether furniture, fixtures and equipment are included in the project budget. If not included, explain why.

Predesign appendices

- ☒ Completed Life Cycle Cost [Model](#).
- ☒ A letter from DAHP.
- ☒ Title report for projects including proposed acquisition.

Section 6.2

COMPLETED LIFE CYCLE COST MODEL

Project and Existing Facility Information Sheet

* **Requires a user input** **Green Cell** = Value can be entered by user. **Yellow Cell** = Calculated value.

* Agency	Central Washington Univerisity
* Project Title	Students First Center

* **Date of Analysis:** **6/22/2026**

* **Analysis Period**
Years of Analysis (If not 30 or 50) **30**

Existing Facility Description	
--------------------------------------	--

	Existing Lease Information	Lease 1	Lease 2	Lease 3	Lease 4	Lease 5	Lease 6	Total
	Existing Square Feet							-
	Lease Start Date / Last Lease Increase							
	Lease End Date							
	Lease Rate per Month							\$ -
	Lease Rate per SF per Year at End Date							
	Additional Operating Costs per Month	\$ -						\$ -
	Total Lease Costs per Month							\$ -
* Persons Relocating								-
	SF per Person Calculated							
	Estimated Lease Renewal Rate - 5 Year							\$ -

Lease Option 1 Information Sheet

* **Requires a user input** **Green Cell** = Value can be entered by user. **Yellow Cell** = Calculated value.

* New Lease Option 1 Description	
---	--

New Lease Information		
* Lease Location		Market Area:
* Lease Square Feet Type		
* New Facility Square Feet		
* New Lease Start Date		
SF per Person Calculated		

	New Lease Costs	Years of Term	Rate / SF / Year	Rate / Month	Adjusted to FS Rate	Total FS Rate / Month	Estimated FSG Market Rate	Estimated FSG Rate / Month	Real Estate Transaction Fees for Term	
*	Year				\$ -	\$ -	\$ -			
	Years				\$ -	\$ -				
	Years				\$ -	\$ -				
	Years				\$ -	\$ -				
	Years				\$ -	\$ -				
	Total Length of Lease	0								\$ -
	Transaction Fee for first 5 Years	2.50%	of total rent for first 5 years of term							
	Transaction Fee for Additional Years	1.25%	of total rent for term beyond 5 years							

Note: Real estate transaction fees calculated on base lease - not full service rate including added services and utilities.

Added Services	New Lease Operating Costs (Starting in current year)	Known Cost / SF / Year	Estimated Cost / SF / Year	Total Cost / Year	Cost / Month	Escalated to lease start date
☐	Energy (Electricity, Natural Gas)		\$ -	\$ -	\$ -	
☐	Janitorial Services	\$ -	\$ -	\$ -	\$ -	
☐	Utilities (Water, Sewer, & Garbage)	\$ -	\$ -	\$ -	\$ -	
☐	Grounds	\$ -	\$ -	\$ -	\$ -	
☐	Pest Control	\$ -	\$ -	\$ -	\$ -	
☐	Security	\$ -	\$ -	\$ -	\$ -	
☐	Maintenance and Repair	\$ -	\$ -	\$ -	\$ -	
☐	Management	\$ -	\$ -	\$ -	\$ -	
☐	Road Clearance	\$ -	\$ -	\$ -	\$ -	
☐	Telecom	\$ -	\$ -	\$ -	\$ -	
	Additional Parking	\$ -	\$ -	\$ -	\$ -	
	Other	\$ -	\$ -	\$ -	\$ -	
	Total Operating Costs	\$ -	\$ -	\$ -	\$ -	

New Lease One Time Costs		Current Estimate	Calculated (for reference)
⚠ Important: Calculated (yellow) values are for reference only. To include costs in results, you must enter values in the green cells. Yellow values are not included in results unless they are re-entered into the green cells under the Current Estimate column.			
*	Real Estate Transaction Fees		\$ -
*	Tenant Improvements		\$ -
*	IT Infrastructure		\$ -
*	Furniture Costs		\$ -
*	Building Security and Access Systems		
*	Moving Vendor and Supplies		\$ -
	Other / Incentive		
	Total	\$ -	\$ -

Per Std %
\$150 per SF
\$1500 per Person
\$7000 per Person
\$450 per person
\$300 per Person

Biennium Budget Impacts for New Lease	Biennium Time Period		Existing Lease Option	New Lease Option 1	Biennium Impact:
	Start	Finish			
27-29 Biennium Lease Expenditure	7/1/2027	6/30/2029	\$ -	\$ -	\$ -
29-31 Biennium Lease Expenditure	7/1/2029	6/30/2031	\$ -	\$ -	\$ -
31-33 Biennium Lease Expenditure	7/1/2031	6/30/2033	\$ -	\$ -	\$ -
33-35 Biennium Lease Expenditure	7/1/2033	6/30/2035	\$ -	\$ -	\$ -
35-37 Biennium Lease Expenditure	7/1/2035	6/30/2037	\$ -	\$ -	\$ -

Lease Option 2 Information Sheet

* **Requires a user input** **Green Cell** = Value can be entered by user. **Yellow Cell** = Calculated value.

* **New Lease Option 2 Description**

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New Lease Information

Lease Location		Market Area:
Lease Square Feet Type		
New Facility Square Feet		
New Lease Start Date		
SF per Person Calculated		

New Lease Costs	Years of Term	Rate / SF / Year	Rate / Month	Adjusted to FS Rate	Total FS Rate / Month	Estimated FSG Market Rate	Estimated FSG Rate / Month	Real Estate Transaction Fees for Term
Year				\$ -	\$ -	\$ -		
Years				\$ -	\$ -			
Years				\$ -	\$ -			
Years				\$ -	\$ -			
Years				\$ -	\$ -			
Total Length of Lease	0							\$ -
Transaction Fee for first 5 Years	2.50%	of total rent for first 5 years of term						
Transaction Fee for Additional Years	1.25%	of total rent for term beyond 5 years						

Note: Real estate transaction fees calculated on base lease - not including added services and utilities.

Added Services	New Lease Operating Costs (Starting in current year)	Known Cost / SF / Year	Estimated Cost / SF / Year	Total Cost / Year	Cost / Month	Escalated to lease start date
☐	Energy (Electricity, Natural Gas)	\$ -	\$ -	\$ -	\$ -	
☐	Janitorial Services	\$ -	\$ -	\$ -	\$ -	
☐	Utilities (Water, Sewer, & Garbage)	\$ -	\$ -	\$ -	\$ -	
☐	Grounds	\$ -	\$ -	\$ -	\$ -	
☐	Pest Control	\$ -	\$ -	\$ -	\$ -	
☐	Security	\$ -	\$ -	\$ -	\$ -	
☐	Maintenance and Repair	\$ -	\$ -	\$ -	\$ -	
☐	Management	\$ -	\$ -	\$ -	\$ -	
☐	Road Clearance	\$ -	\$ -	\$ -	\$ -	
☐	Telecom	\$ -	\$ -	\$ -	\$ -	
	Additional Parking	\$ -	\$ -	\$ -	\$ -	
	Other	\$ -	\$ -	\$ -	\$ -	
	Total Operating Costs	\$ -	\$ -	\$ -	\$ -	

New Lease One Time Costs	Current Estimate	Calculated (for reference)
⚠ Important: Calculated (yellow) values are for reference only. To include costs in results, you must enter values in the green cells. Yellow values are not included in results unless they are re-entered into the green cells under the Current Estimate column.		
Real Estate Transaction Fees		\$ -
Tenant Improvements		\$ -
IT Infrastructure		\$ -
Furniture Costs		\$ -
Building Security and Access Systems		
Moving Vendor and Supplies		\$ -
Other / Incentive		
Total	\$ -	\$ -

Per Std %
\$150 / RSF
\$1500 / Person
\$7000 / Person
\$450 / Person
\$300 / Person

Biennium Budget Impacts for New Lease	Biennium Time Period		Existing Lease Option	New Lease Option 2	Biennium Impact:
	Start	Finish			
27-29 Biennium Lease Expenditure	7/1/2027	6/30/2029	\$ -	\$ -	\$ -
29-31 Biennium Lease Expenditure	7/1/2029	6/30/2031	\$ -	\$ -	\$ -
31-33 Biennium Lease Expenditure	7/1/2031	6/30/2033	\$ -	\$ -	\$ -
33-35 Biennium Lease Expenditure	7/1/2033	6/30/2035	\$ -	\$ -	\$ -
35-37 Biennium Lease Expenditure	7/1/2035	6/30/2037	\$ -	\$ -	\$ -

Ownership Option 1 Information Sheet

* **Requires a user input** **Green Cell** = Value can be entered by user. **Yellow Cell** = Calculated value.

* Project Description	CWU Students First Center - Embrace
------------------------------	-------------------------------------

* Construction or Purchase/Remodel	Construction
---	--------------

* Project Location	Ellensburg	Market Area = Eastern Washington
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	Statistics	
* Gross Sq Ft	84,860	
* Usable Sq Ft	51,200	
Space Efficiency	60%	
Estimated Acres Needed	4.00	
OFM Proxy Cost per Sq Ft	\$745.00	
Estimated Total Project Costs per Sq Ft	\$1,077.12	
Escalated OFM Proxy Cost per Sq Ft	\$815.28	
Escalated Total Project Costs per Sq Ft	\$1,178.73	

* Move In Date	11/1/2029
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Interim Lease Information	Start Date
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced (\$/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)				
		Known Costs	Estimated Costs	Cost to Use
Acquisition Costs Total		\$ -	\$ -	\$ -
A & E	Consultant Services			
	A & E Fee Percentage (if services not specified)	0.00%	5.7% Std	5.70%
	Pre-Schematic Design services	\$ -		
	Construction Documents	\$ 5,046,527		
	Extra Services	\$ 105,660		
	Other Services	\$ 2,331,441		
	Design Services Contingency	\$ 762,943		
	Consultant Services Total	\$ 8,246,571	\$ 3,603,385	\$ 8,246,571
OFM Pro	Construction Contracts			
	Site Work	\$ -		
	Related Project Costs	\$ -		
	Facility Construction	\$ 63,220,700		
OFM Proxy SubTotal		\$ 63,220,700	\$ 57,789,660	\$ 63,220,700
Construction Contingency (5% default)		\$ 6,424,757	\$ 3,161,035	\$ 6,424,757
Non Taxable Items		\$ 904,904		\$ 904,904
Sales Tax		\$ 6,021,919		\$ 6,021,919
Construction Additional Items Total		\$ 13,351,580	\$ 3,161,035	\$ 13,351,580
Equipment				
Equipment		\$ 2,625,745		
Non Taxable Items		\$ -		
Sales Tax		\$ 225,815		
Equipment Total		\$ 2,851,560		\$ 2,851,560
Art Work Total		\$ 456,621	\$ 316,104	\$ 456,621
Other Costs				
Honorarium & Auditor		\$ 218,001		
Other Costs Total		\$ 218,001		\$ 218,001
Project Management Total		\$ 3,058,985		\$ 3,058,985
Grand Total Project Cost		\$ 91,404,018	\$ 64,870,183	\$ 91,404,018

Construction One Time Project Costs		
One Time Costs	Estimate	Calculated
Moving Vendor and Supplies		\$ -
Other (not covered in construction)		
Total	\$ -	\$ -

\$300 / Person in FY24

Ongoing Building Costs					
Added Services	New Building Operating Costs	Known Cost /GSF/ 2029	Estimated Cost /GSF/ 2029	Total Cost / Year	Cost / Month
☒	Energy (Electricity, Natural Gas)	\$ 0.40	\$ 1.75	\$ 33,944	\$ 2,829
☒	Janitorial Services	\$ -	\$ 1.96	\$ 166,515	\$ 13,876
☒	Utilities (Water, Sewer, & Garbage)	\$ -	\$ 1.62	\$ 137,806	\$ 11,484
☒	Grounds	\$ -	\$ 0.08	\$ 6,699	\$ 558
☒	Pest Control	\$ -	\$ 0.14	\$ 11,484	\$ 957
☒	Security	\$ -	\$ 0.12	\$ 10,527	\$ 877
☒	Maintenance and Repair	\$ -	\$ 7.27	\$ 617,255	\$ 51,438
☒	Management	\$ -	\$ 1.07	\$ 90,914	\$ 7,576
☒	Road Clearance	\$ -	\$ 0.19	\$ 16,269	\$ 1,356
☒	Telecom	\$ -	\$ -	\$ -	\$ -
	Additional Parking	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -
	Total Operating Costs	\$ 0.40	\$ 14.21	\$ 1,091,412	\$ 90,951

Ownership Option 2 Information Sheet

* **Requires a user input** **Green Cell** = Value can be entered by user. **Yellow Cell** = Calculated value.

* **Project Description** CWU Students First Center - Weave

* **Construction or Purchase/Remodel** Construction

* **Project Location** Ellensburg Market Area = Eastern Washington

Statistics	
* Gross Sq Ft	85,160
* Usable Sq Ft	51,200
Space Efficiency	60%
Estimated Acres Needed	4.00
OFM Proxy Cost per Sq Ft	\$745.00
Estimated Total Project Costs per Sq Ft	\$1,075.95
Escalated OFM Proxy Cost per Sq Ft	\$815.28
Escalated Total Project Costs per Sq Ft	\$1,177.45

* **Move In Date** 11/1/2029

Interim Lease Information	Start Date
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced (\$/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)			
	Known Costs	Estimated Costs	Cost to Use
Acquisition Costs Total	\$ -	\$ -	\$ -
A & E	Consultant Services		
	A & E Fee Percentage (if services not specified)	0.00%	5.7% Std 5.70%
	Pre-Schematic Design services	\$ -	
	Construction Documents	\$ 5,046,527	
	Extra Services	\$ 105,660	
	Other Services	\$ 2,331,441	
	Design Services Contingency	\$ 762,943	
	Consultant Services Total	\$ 8,246,571	\$ 3,616,124 \$ 8,246,571
OFM Pro	Construction Contracts		
	Site Work	\$ -	
	Related Project Costs	\$ -	
	Facility Construction	\$ 63,444,200	
	OFM Proxy SubTotal	\$ 63,444,200	\$ 57,993,960 \$ 63,444,200
	Construction Contingency (5% default)	\$ 6,424,757	\$ 6,424,757 \$ 6,424,757
	Non Taxable Items	\$ 904,904	\$ 904,904
	Sales Tax	\$ 6,021,919	\$ 6,021,919
	Construction Additional Items Total	\$ 13,351,580	\$ 13,351,580 \$ 13,351,580
	Equipment		
	Equipment	\$ 2,625,745	
	Non Taxable Items	\$ -	
	Sales Tax	\$ 225,815	
	Equipment Total	\$ 2,851,560	\$ 2,851,560
	Art Work Total	\$ 456,621	\$ 317,221 \$ 456,621
	Other Costs		
	Historical and Archeological Mitigation	\$ 218,001	
	Other Costs Total	\$ 218,001	\$ 218,001
	Project Management Total	\$ 3,058,985	\$ 3,058,985
	Grand Total Project Cost		\$ 75,278,885 \$ 91,627,518

Construction One Time Project Costs

One Time Costs	Estimate	Calculated
Moving Vendor and Supplies		\$ -
Other (not covered in construction)		
Total	\$ -	\$ -

\$300 / Person in FY24

Ongoing Building Costs

Added Services	New Building Operating Costs	Known Cost /GSF/ 2029	Estimated Cost /GSF/ 2029	Total Cost / Year	Cost / Month
☒	Energy (Electricity. Natural Gas)	\$ 0.40	\$ 1.75	\$ 34,064	\$ 2,839
☒	Janitorial Services	\$ -	\$ 1.96	\$ 167,104	\$ 13,925
☒	Utilities (Water, Sewer, & Garbage)	\$ -	\$ 1.62	\$ 138,293	\$ 11,524
☒	Grounds	\$ -	\$ 0.08	\$ 6,723	\$ 560
☒	Pest Control	\$ -	\$ 0.14	\$ 11,524	\$ 960
☒	Security	\$ -	\$ 0.12	\$ 10,564	\$ 880
☒	Maintenance and Repair	\$ -	\$ 7.27	\$ 619,437	\$ 51,620
☒	Management	\$ -	\$ 1.07	\$ 91,235	\$ 7,603
☒	Road Clearance	\$ -	\$ 0.19	\$ 16,326	\$ 1,361
☒	Telecom	\$ -	\$ -	\$ -	\$ -
	Additional Parking	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -
	Total Operating Costs	\$ 0.40	\$ 14.21	\$ 1,095,270	\$ 91,273

Ownership Option 3 Information Sheet

* **Requires a user input** **Green Cell** = Value can be entered by user. **Yellow Cell** = Calculated value.

* **Project Description** CWU Students First Center - Discover (Preferred)

* **Construction or Purchase/Remodel** Construction

* **Project Location** Ellensburg Market Area = Eastern Washington

Statistics	
* Gross Sq Ft	85,360
* Usable Sq Ft	51,200
Space Efficiency	60%
Estimated Acres Needed	4.00
OFM Proxy Cost per Sq Ft	\$745.05
Estimated Total Project Costs per Sq Ft	\$1,075.22
Escalated OFM Proxy Cost per Sq Ft	\$815.34
Escalated Total Project Costs per Sq Ft	\$1,176.66

* **Move In Date** 11/1/2029

Interim Lease Information	Start Date
Lease Start Date	
Length of Lease (in months)	
Square Feet (holdover/temp lease)	
Lease Rate- Full Serviced (\$/SF/Year)	
One Time Costs (if double move)	

Construction Cost Estimates (See Capital Budget System For Detail)			
	Known Costs	Estimated Costs	Cost to Use
Acquisition Costs Total		\$ -	\$ -
A & E	Consultant Services		
	A & E Fee Percentage (if services not specified)	0.00%	5.7% Std 5.70%
	Pre-Schematic Design services	\$ -	
	Construction Documents	\$ 5,046,527	
	Extra Services	\$ 105,660	
	Other Services	\$ 2,331,441	
	Design Services Contingency	\$ 762,943	
	Consultant Services Total	\$ 8,246,571	\$ 3,623,080 \$ 8,246,571
OFM Pro	Construction Contracts		
	Site Work	\$ -	
	Related Project Costs	\$ -	
	Facility Construction	\$ 63,597,562	
	OFM Proxy SubTotal	\$ 63,597,562	\$ 58,130,160 \$ 63,597,562
	Construction Contingency (5% default)	\$ 6,424,757	\$ 6,424,757 \$ 6,424,757
	Non Taxable Items	\$ 904,904	\$ 904,904
	Sales Tax	\$ 6,021,919	\$ 6,021,919
	Construction Additional Items Total	\$ 13,351,580	\$ 13,351,580 \$ 13,351,580
	Equipment		
	Equipment	\$ 2,625,745	
	Non Taxable Items	\$ -	
	Sales Tax	\$ 225,815	
	Equipment Total	\$ 2,851,560	\$ 2,851,560
	Art Work Total	\$ 456,621	\$ 317,988 \$ 456,621
	Other Costs		
	Historical and Archeological Mitigation	\$ 218,001	
	Other Costs Total	\$ 218,001	\$ 218,001
	Project Management Total	\$ 3,058,985	\$ 3,058,985
	Grand Total Project Cost		\$ 75,422,808 \$ 91,780,880

Construction One Time Project Costs		
One Time Costs	Estimate	Calculated
Moving Vendor and Supplies		\$ -
Other (not covered in construction)		
Total	\$ -	\$ -

\$300 / Person in FY24

Ongoing Building Costs					
Added Services	New Building Operating Costs	Known Cost /GSF/ 2029	Estimated Cost /GSF/ 2029	Total Cost / Year	Cost / Month
☒	Energy (Electricity. Natural Gas)	\$ 0.40	\$ 1.75	\$ 34,144	\$ 2,845
☒	Janitorial Services	\$ -	\$ 1.96	\$ 167,496	\$ 13,958
☒	Utilities (Water, Sewer, & Garbage)	\$ -	\$ 1.62	\$ 138,618	\$ 11,551
☒	Grounds	\$ -	\$ 0.08	\$ 6,738	\$ 562
☒	Pest Control	\$ -	\$ 0.14	\$ 11,551	\$ 963
☒	Security	\$ -	\$ 0.12	\$ 10,589	\$ 882
☒	Maintenance and Repair	\$ -	\$ 7.27	\$ 620,892	\$ 51,741
☒	Management	\$ -	\$ 1.07	\$ 91,449	\$ 7,621
☒	Road Clearance	\$ -	\$ 0.19	\$ 16,365	\$ 1,364
☒	Telecom	\$ -	\$ -	\$ -	\$ -
	Additional Parking	\$ -	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -	\$ -
	Total Operating Costs	\$ 0.40	\$ 14.21	\$ 1,097,842	\$ 91,487

⚠ Important Note: This tool compares costs based on the inputs and assumptions provided. Results do not include factors such as space utilization, hybrid work, program needs, budget limits, or project risks. These must be considered separately when making decisions.

Life Cycle Cost Analysis - Project Summary

Agency	Central Washington University
Project Title	Students First Center
Existing Description	
Lease Option 1 Description	
Lease Option 2 Description	
Ownership Option 1 Description	CWU Students First Center - Embrace
Ownership Option 2 Description	CWU Students First Center - Weave
Ownership Option 3 Description	CWU Students First Center - Discover (Preferred)

Lease Options Information	Existing Lease	Lease Option 1	Lease Option 2
Total Rentable Square Feet	-	-	-
Annual Lease Cost (Initial Term of Lease)	\$ -	\$ -	\$ -
Full Service Cost/SF (Initial Term of Lease)	\$ -	\$ -	\$ -
Occupancy Date	n/a		
Project Initial Costs	n/a	\$ -	\$ -
Persons Relocating	-	-	-
RSF/Person Calculated			

Ownership Information	Ownership 1	Ownership 2	Ownership 3
Total Gross Square Feet	84,860	85,160	85,360
Total Rentable Square Feet	51,200	51,200	51,200
Occupancy Date	11/1/2029	11/1/2029	11/1/2029
Initial Project Costs	\$ -	\$ -	\$ -
Est Construction TPC (\$/GSF)	\$ 1,179	\$ 1,177	\$ 1,177
RSF/Person Calculated	-	-	-

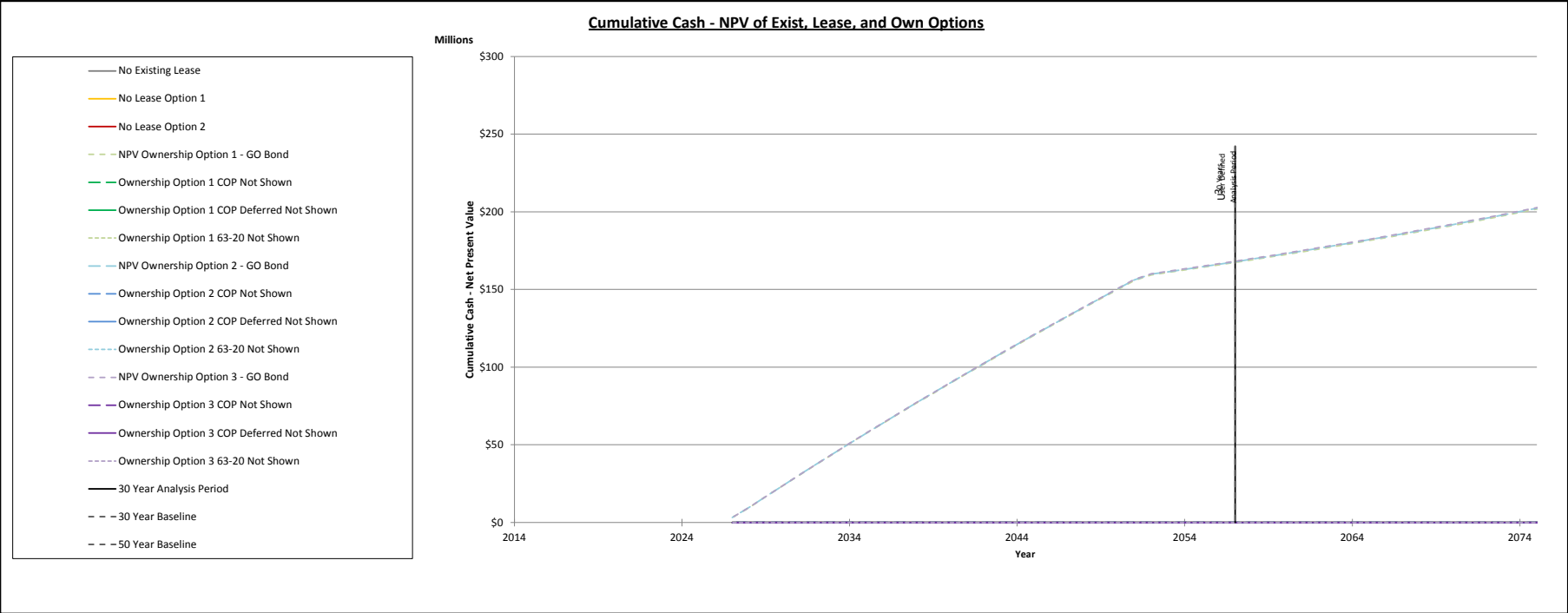
Financial Analysis of Options

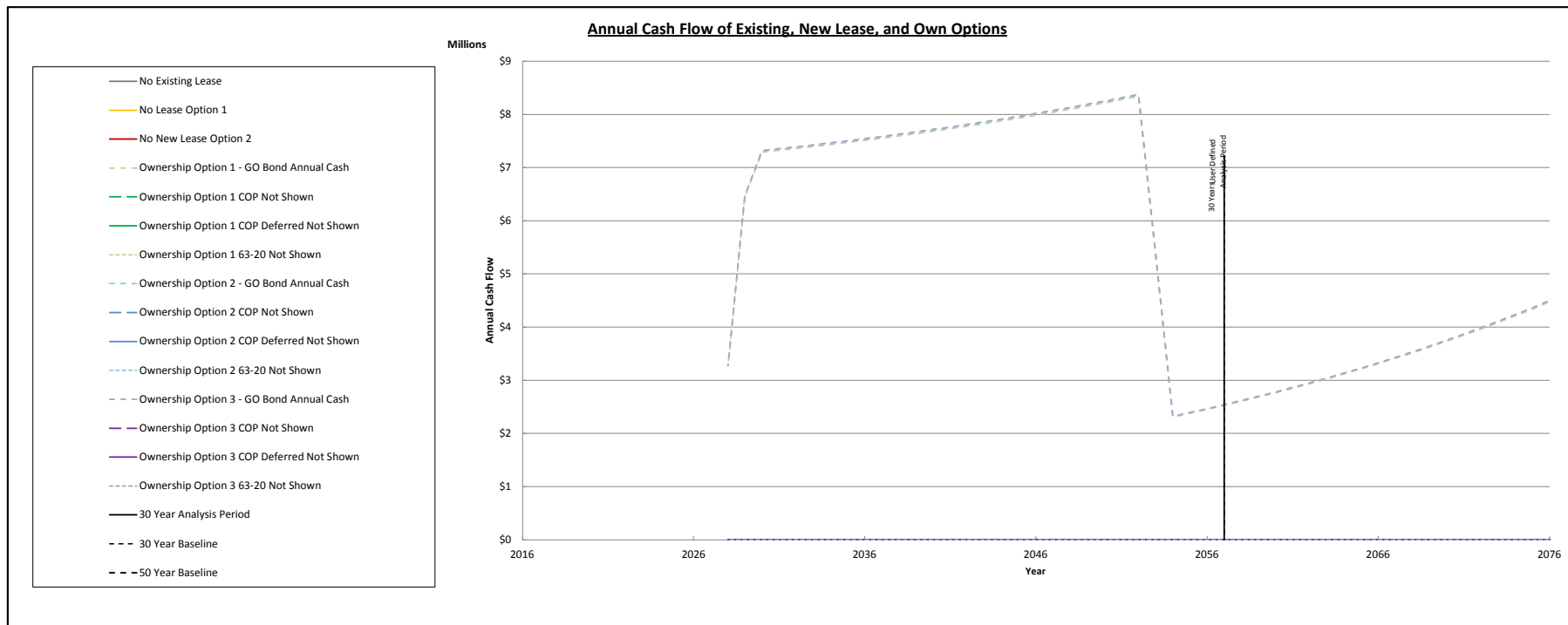
		Display Option?													
		Yes	Yes	Yes	Yes	No	No	No	Yes	No	No	No	Yes	No	No
		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3		
Years	Financial Comparisons	Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred
30	30 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ 202,960,458				\$ 203,509,703				\$ 203,883,234		
	30 Year Net Present Value	\$ -	\$ -	\$ -	\$ 165,623,950				\$ 166,069,778				\$ 166,373,112		
	Lowest Cost Option (Analysis Period)				1				2				3		

		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3		
		Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred
30	30 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ 202,960,458				\$ 203,509,703				\$ 203,883,234		
	30 Year Net Present Value	\$ -	\$ -	\$ -	\$ 165,623,950				\$ 166,069,778				\$ 166,373,112		
	Lowest Cost Option (30 Years)				1				2				3		

		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3		
		Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred
50	50 Year Cumulative Cash	\$ -	\$ -	\$ -	\$ 273,075,851				\$ 273,872,971				\$ 274,411,751		
	50 Year Net Present Value	\$ -	\$ -	\$ -	\$ 203,737,809				\$ 204,318,379				\$ 204,711,541		
	Lowest Cost Option (50 Years)				1				2				3		

* - Defers payment on principle for 2 years while the building is being constructed. See instructions on Capitalized Interest.





Financial Assumptions

Date of Life Cycle Cost Analysis:	6/22/2026
Analysis Period Start Date	11/2/2027
User Input Years of Analysis	30

All assumptions subject to change to reflect updated costs and conditions.

	Lease Options			Ownership Option 1			Ownership Option 2			Ownership Option 3		
	Existing Lease	Lease Option 1	Lease Option 2	GO Bond	COP	63-20	GO Bond	COP	63-20	GO Bond	COP	63-20
Inflation / Interest Rate	3.051%	3.051%	3.051%	4.505%	4.605%	4.755%	4.505%	4.605%	4.755%	4.505%	4.605%	4.755%
Discount Rate	1.509%	1.509%	1.509%	1.509%	1.509%	1.509%	1.509%	1.509%	1.509%	1.509%	1.509%	1.509%
Length of Financing	N/A	N/A	N/A	25	25	25	25	25	25	25	25	25

See Financial Assumptions tab for more detailed information

COP Deferred and 63-20 Financing defer the payment on principle until construction completion.

New Lease Assumptions

Real Estate Transaction fees are 2.5% of the lease for the first 5 years and 1.25% for each year thereafter in the initial term of the lease.

Tenant Improvements are typically estimated at \$19 per rentable square foot.

IT infrastructure is typically estimated at \$1500 per person.

Furniture costs are typically estimated at \$7000 per person and do not include new workstations.

Moving Vendor and Supplies are typically estimated at \$300 per person.

Default Ownership Options Assumptions

Assumes a 2 month lease to move-in overlap period for outfitting building and relocation.

Assumes surface parking.

The floor plate of the construction option office building is 29,413 gross square feet.

The estimated total project cost for construction is \$953.40 per square foot.

See the Capital Construction Defaults tab for more construction assumptions.

Section 6.3

COST ESTIMATE REPORT

SUMMARY Page

CWU Student First

Ellensburg, WA

PD1

PERFERRED ALTERNATIVE

DIV	Desc of Work	Base	Addition	Total	Original	Variance
		TOTAL	TOTAL			
A10	Foundations	-	551,777	551,777	551777	-
A20	Basement Construction	-	-	-	-	-
B10	Superstructure	260,783	1,099,875	1,360,658	1360658	-
B20	Exterior Enclosure	4,551,012	1,426,185	5,977,197	5977197	-
B30	Roofing	2,958,280	428,075	3,386,355	3386355	-
C10	Interior Construction	4,583,936	947,263	5,531,198	5531198	-
C20	Stairs	-	-	-	-	-
C30	Interior Finishes	2,141,024	448,650	2,589,674	2589674	-
D10	Conveying Systems	65,000	-	65,000	65000	-
D20	Plumbing	1,391,609	277,482	1,669,091	1669091	-
D30	HVAC	7,242,034	1,457,946	8,699,980	8699980	-
D40	Fire Protection	486,794	98,000	584,794	584794	-
D50	Electrical	5,695,490	1,146,600	6,842,090	6842090	-
E10	Equipment	27,800	55,200	83,000	83000	-
E20	Casework & Furnishings	390,311	51,600	441,911	441911	-
F10	Special Construction	-	-	-	-	-
F20	Selective Demolition	2,396,100	-	2,396,100	2396100	-
Z10	General Requirements	1,253,542	-	1,253,542	1253542	-
			-	-	-	-
	Sub-total Building	33,443,714	7,988,652	41,432,365	41432365	-
			-	-	-	-
G10	Site Preparation	150,665	396,225	546,890	546890	-
G20	Site Improvements	398,198	32,525	430,723	430723	-
G30	Site Mechanical Utilities	977,750	223,000	1,200,750	1200750	-
G40	Site Electrical Utilities	600,000	-	600,000	600000	-
G50	Other Site Construction	-	-	-	-	-
			-	-	-	-
	Sub-total Site	2,126,613	651,750	2,778,363	2778363	-
			-	-	-	-
	Sub-total	35,570,327	8,640,402	44,210,728	44210728	-
			-	-	-	-
	27.70% Front-End Costs	9,853,351	2,896,094	12,749,445	14818575	-
			-	-	-	-
	Contingency	5,660,495	1,833,324	7,493,819	9380651	1,886,832
	9.66% Escalation (Mar, 29)	4,192,856	1,062,770	5,255,626	5437924	182,298
			-	-	-	-
	Total without Contractor Fee	45,423,677	11,536,496	56,960,173	59029303	2,069,130

SUMMARY Page

CWU Student First

Ellensburg, WA

PD1

DIV	Desc of Work	SEC	Cost/SF	% Total	Compare w		Notes
		TOTAL	Bldg	Cost	Previous	Variance	
A10	Foundations	-	0.00	0.0%		-	
A20	Basement Construction	-	0.00	0.0%		-	
B10	Superstructure	260,783	3.75	0.6%		260,783	
B20	Exterior Enclosure	4,551,012	65.44	10.0%		4,551,012	
B30	Roofing	2,958,280	42.54	6.5%		2,958,280	
C10	Interior Construction	4,583,936	65.92	10.1%		4,583,936	
C20	Stairs	-	0.00	0.0%		-	
C30	Interior Finishes	2,141,024	30.79	4.7%		2,141,024	
D10	Conveying Systems	65,000	0.93	0.1%		65,000	
D20	Plumbing	1,391,609	20.01	3.1%		1,391,609	
D30	HVAC	7,242,034	104.14	15.9%		7,242,034	
D40	Fire Protection	486,794	7.00	1.1%		486,794	
D50	Electrical	5,695,490	81.90	12.5%		5,695,490	
E10	Equipment	27,800	0.40	0.1%		27,800	
E20	Casework & Furnishings	390,311	5.61	0.9%		390,311	
F10	Special Construction	-	0.00	0.0%		-	
F20	Selective Demolition	2,396,100	34.46	5.3%		2,396,100	
Z10	General Requirements	1,253,542	18.03	2.8%		1,253,542	
Sub-total Building		33,443,714	481	0.74	-	33,443,714	
G10	Site Preparation	150,665	2.17	0.3%		150,665	
G20	Site Improvements	398,198	5.73	0.9%		398,198	
G30	Site Mechanical Utilities	977,750	14.06	2.2%		977,750	
G40	Site Electrical Utilities	600,000	8.63	1.3%		600,000	
G50	Other Site Construction	-	0.00	0.0%		-	
Sub-total Site		2,126,613	31	0	-	2,126,613	
Sub-total		35,570,327	511	1	-	35,570,327	
27.70% Front-End Costs		9,853,351	-	-		-	
15.00% Contingency		5,660,495					
9.66% Escalation (Mar, 29)		4,192,856					
Total without Contractor Fee		45,423,677	653.18 /SF		-	45,423,677	

Total without Contractor Fee	45,423,677	653.18 /SF	-	45,423,677
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0.80% Bonds	284,563
0.00% Subs Bond	-
0.50% B&O Tax	179,274
0.60% Insurance	216,205
0.00% Market Adjustment (All Div's)	-
4.10% Contractors Overhead & Profit	1,486,265

Total without WSST	47,589,984	684.33 /SF	-	47,589,984
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Included Above, complete with front-end costs	-
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Abatement - Roof Membrane, General Abatement, Window Caulk	1,298,030
Sunscreen Replacement Allowance	5,000,000
Snow Melt	221,249
Geothermal Piping	708,963

Alternates, complete with front-end costs
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Section 6.4

C-100

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2026

Agency	Central Washington University	
Project Name	Student First Center	
OFM Project Number	40000207	

Contact Information		
Name	Delano Palmer	
Phone Number	509-963-2906	
Email	delano.palmer@cwu.edu	

Statistics			
Gross Square Feet	72,504 SF	MACC per Gross Square Foot	\$625
Usable Square Feet	43,502 SF	Escalated MACC per Gross Square Foot	\$679
Total Site Area (SF)	140,000 SF		
Alt Gross Unit of Measure	NA		
Space Efficiency	60.0%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	10.21%
Remodel	Yes	Projected Life of Asset (Years)	50 Years
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Ellensburg, WA
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	June-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start	April-26	Predesign End	June-26
Design Start	September-27	Design End	October-28
Construction Start	July-28	Construction End	October-29
Construction Duration	16 Months		

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Project Cost Summary			
Total Project	\$66,168,248	Total Project Escalated	\$71,738,027
		Rounded Escalated Total	\$71,738,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$71,738,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$719,218	
	Construction	\$0	
	Art	\$3,596	
	Agency PM	\$30,430	
	Total	\$753,245	1.0%

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$3,820,046		
Extra Services	\$141,965		
Other Services	\$1,716,253		
Design Services Contingency	\$567,826		
Consultant Services Subtotal	\$6,246,090	Consultant Services Subtotal Escalated	\$6,667,914

Construction			
Maximum Allowable Construction Cost (MACC)	\$45,336,774	Maximum Allowable Construction Cost (MACC) Escalated	\$49,258,405
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$4,593,502		\$4,990,841
Non-Taxable Items	\$138,058		\$150,001
Sales Tax	\$4,294,004	Sales Tax Escalated	\$4,665,435
Construction Subtotal	\$54,362,338	Construction Subtotal Escalated	\$59,064,682

Equipment			
Equipment	\$2,416,700		
Sales Tax	\$207,836		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,624,536	Equipment Subtotal Escalated	\$2,851,560

Artwork			
Artwork Subtotal	\$356,906	Artwork Subtotal Escalated	\$356,906

Agency Project Administration			
Agency Project Administration Subtotal	\$2,373,644		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$2,373,644	Project Administration Subtotal Escalated	\$2,578,965

Other Costs			
Other Costs Subtotal	\$204,733	Other Costs Subtotal Escalated	\$218,000

Project Cost Estimate			
Total Project	\$66,168,248	Total Project Escalated	\$71,738,027
		Rounded Escalated Total	\$71,738,000

Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2027-29	2029-31	Out Years	
Acquisition						
Acquisition Subtotal	\$0					\$0
Consultant Services						
Consultant Services Subtotal	\$6,667,914		\$6,667,914			\$0
Construction						
Construction Subtotal	\$59,064,682		\$59,064,682			\$0
Equipment						
Equipment Subtotal	\$2,851,560		\$2,851,560			\$0
Artwork						
Artwork Subtotal	\$356,906		\$356,906			\$0
Agency Project Administration						
Project Administration Subtotal	\$2,578,965		\$2,578,965			\$0
Other Costs						
Other Costs Subtotal	\$218,000		\$218,000			\$0
Project Cost Estimate						
Total Project	\$71,738,027	\$0	\$71,738,027	\$0	\$0	\$0
	\$71,738,000	\$0	\$71,738,000	\$0	\$0	\$0
Percentage requested as a new appropriation			100%			

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)

Progressive Design-Build methodology is anticipated. Design and construction funds are requestd

What has been completed or is underway with a previous appropriation?

CWU has self-funded the predesign for submission on June 30, 2026.

What is planned with a future appropriation?

No future appropriations are anticipated.

Cost Estimate Details

Acquisition Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
ACQUISITION TOTAL	\$0	NA	\$0	

Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Predesign				Self-funded by CWU
Sub TOTAL	\$0	1.0379	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services				
A/E Basic Design Services - owner	\$0			
A/E Basic Design Services - DB entity	\$3,517,538			
Sales tax on DB design	\$302,508			
Sub TOTAL	\$3,820,046	1.0566	\$4,036,261	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout				
A/E Basic Design Services - owner	\$0			
A/E Basic Design Services - DB entity	\$1,580,343			
Sales tax on DB design	\$135,910			
Sub TOTAL	\$1,716,253	1.0865	\$1,864,709	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$141,965	1.0566	\$150,000	4%
Construction Phase		1.0865	\$0	0%
Sales tax on consultant services (where services are taxable)		1.0865	\$0	
Sub TOTAL	\$141,965	1.0566	\$150,000	
5) Design Services Contingency				
Consultant Contingency	\$567,826			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$567,826	1.0865	\$616,944	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$6,246,090		\$6,667,914	
Consultant Services Cost Per SF	\$86		\$92	
Consultant Services % Of Const	11%		11%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities				
Sub TOTAL	\$0	1.0648	\$0	Escalated to Start Const.
	<i>\$0 per Site SF</i>		<i>NA per Site SF</i>	
2) Related Project Costs				
Sub TOTAL	\$0	1.0648	\$0	Escalated to Start Const.
	<i>\$0 per GSF</i>		<i>\$0 per GSF</i>	
3) Facility Construction				
Direct Construction Cost	\$41,807,342			Building +Site
GMP Contingency (Contr.Managed)	\$1,135,592			Part of DB MACC
Prime Cont. Field Overhead (GC/GR)	\$400,000	1%		Preconstruction Services
Prime Cont. Fee/Profit	\$1,993,840	5%		Price Factor
Sub TOTAL	\$45,336,774	1.0865	\$49,258,405	Escalated to Mid-Const.
	<i>\$625 per GSF</i>		<i>\$679 per GSF</i>	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$45,336,774		\$49,258,405	
	<i>\$625 per GSF</i>		<i>\$679 per GSF</i>	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$45,336,774		\$49,258,405	
	<i>\$625 per GSF</i>		<i>\$679 per GSF</i>	
7) Owner Construction Contingency				
Allowance for Change Orders	\$4,533,677			Calculated

HVAC Balancing	\$59,825			Part of PDB Contract, Taxed
Sub TOTAL	\$4,593,502	1.0865	\$4,990,841	Escalated to Mid-Const.
8) Non-Taxable Items				
Owner Hired Consultants	\$138,058			Enhanced Commissioning, Cultural Resource Monitoring, DAHP, Construction Permit, Haz Mat, Testing/Inspection,
Sub TOTAL	\$138,058	1.0865	\$150,001	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$4,294,004		\$4,665,435	
CONSTRUCTION CONTRACTS TOTAL	\$54,362,338		\$59,064,682	
Construction Contracts Cost Per SF	\$750		\$815	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				
Furnishings	\$2,416,700			FF&E
Sub TOTAL	\$2,416,700	1.0865	\$2,625,745	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0865	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$207,836		\$225,815	
EQUIPMENT TOTAL	\$2,624,536		\$2,851,560	

Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Artwork				
Project Artwork	\$0			0.5% of total project cost for new construction
Higher Ed Artwork	\$356,906			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$356,906	NA	\$356,906	Not escalated

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$2,373,644				Calculated
Additional Services					
Subtotal of Other	\$0				
PROJECT MANAGEMENT TOTAL	\$2,373,644		1.0865	\$2,578,965	Escalated to Mid-Const.

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Honorarium	\$16,904				
Auditor	\$187,829				
OTHER COSTS TOTAL	\$204,733		1.0648	\$218,000	Escalated to Start Const.

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Section 6.5

DAHP & TRIBAL NOTIFICATION LETTERS

No additional comments were received from the Tribes prior to the submission of the predesign report.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 10, 2026

Delano Palmer
Director
Capital Planning & Projects
Central Washington University

In future correspondence please refer to:
Project Tracking Code: 2026-06-04076
Property: Central Washington University Bouillon Hall Remodel for the Student First Center
Predesign
Re: Predesign Phase Review

Delano Palmer:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02 and the Office of Financial Management's requirement for DAHHP predesign review on capital funded projects. Our review is based upon documentation contained in your communication.

It is our opinion that Property ID: 410677, CWU - Bouillon Hall and Library, at 8th Ave, Ellensburg, WA remains eligible for listing in the National Register of Historic Places for its association with Eastern Washington University history and representing a significant and distinct Mid-Century Modernism architectural style. So, the project should consider the Secretary of the Interior's Standards for the Treatment of Historic Properties to ensure there will be no adverse impact to the eligible building. We recommend keeping DAHHP involved in the predesign phase as much as possible to minimize this impact as much as possible.

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult for this project. Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me.

Sincerely,

Maddie Levesque, M.A
Architectural Historian
(360) 819-7203
Maddie.Levesque@dahp.wa.gov





CENTRAL WASHINGTON UNIVERSITY

DATE: June 5th, 2026

TO: The Honorable Kathryn Brigham, Board of Trustees Chair– CTUIR
FROM: Delano Palmer, Director of Planning and Projects - Central Washington University
RE: Student First Center (Bouillon Hall Renovation/Expansion)

Chairperson Brigham,

Central Washington University (CWU) is currently engaging with pre-design considerations for a renovation & expansion of Student First Center (Bouillon Hall) on the Ellensburg, WA campus.

This letter serves as notification with the Confederated Tribes of the Umatilla Indian Reservation pursuant to Executive Order 21-02 which requires that Tribal consultation regarding any cultural impact this project may have.

CWU is currently planning a renovation and expansion of Bouillon Hall located on the CWU campus. Bouillon Hall (See attached maps) is being considered for renovation or expansion that provides higher energy efficiencies, interior modernization, and elimination of deferred maintenance associated with this older facility. Bouillon is over 60 years or older and meets the threshold for National Register of Historic Places (NRHP) eligibility. Eligibility determinations will be conducted in a different phase of this proposed project. Prior to analysis of the building and in the early process of discussing potential impacts the proposed project may have on historic properties, CWU would like to know if the Confederated Tribes of the Umatilla Indian Reservation have any concerns or comments early in the planning process prior to the expenditure of state funds.

The property designation for these buildings is: Southeast Quadrant T18 R18 S36 (See Attachments)

This project would include earth disturbances if funded. Therefore, we request your questions, comments, or concerns regarding this project over the next 45 days. Please contact Delano Palmer at (509) 963-2906 or by email at Delano.Palmer@cwu.edu to discuss concerns and/or comments. We look forward to hearing from you.

Thank you,
Delano Palmer

Cc: Dr. Patrick Lubinski
Zoe Higheagle Strong
Maddie Levesque, Department of Archaeology and Historic Preservation (Executive Order 21-02)
Joanne Hillemann

CAPITAL PLANNING & PROJECTS

400 E University Way | Ellensburg WA 98926 | Office: 509-963-2906
| Email: Delano.palmer@cwu.edu | Web: CWU.edu/operations/capital

CWU is an EEO/AA/Title IX Institution. For accommodation email: DS@cwu.edu.
This is an electronic communication from Central Washington University.



CENTRAL WASHINGTON UNIVERSITY

DATE: June 5th, 2026

TO: The Honorable Jarred-Michael Erickson— Colville Nation Chairman
FROM: Delano Palmer, Director of Planning and Projects - Central Washington University
RE: Student First Center (Bouillon Hall Renovation/Expansion Project)

Chairman Erikson,

Central Washington University (CWU) is currently engaging with pre-design considerations for a renovation & expansion of Student First Center (Bouillon Hall) on the Ellensburg, WA campus.

This letter serves as notification with the Colville Nation pursuant to Executive Order 21-02 which requires that Tribal consultation regarding any cultural impact this project may have.

CWU is currently planning a renovation and expansion of Bouillon Hall located on the CWU campus. Bouillon Hall (See attached maps) is being considered for renovation or expansion that provides higher energy efficiencies, interior modernization, and elimination of deferred maintenance associated with this older facility. Bouillon is over 60 years or older and meets the threshold for National Register of Historic Places (NRHP) eligibility. Eligibility determinations will be conducted in a different phase of this proposed project. Prior to analysis of the building and in the early process of discussing potential impacts the proposed project may have on historic properties, CWU would like to know if the Colville Nation have any concerns or comments early in the planning process prior to the expenditure of state funds.

The property designation for these buildings is: Southeast Quadrant T18 R18 S36 (See Attachments)

This project would include earth disturbances if funded. Therefore, we request your questions, comments, or concerns regarding this project over the next 45 days. Please contact Delano Palmer at (509) 963-2906 or by email at Delano.Palmer@cwu.edu to discuss concerns and/or comments. We look forward to hearing from you.

Thank you,
Delano Palmer

Cc: Dr. Patrick Lubinski
Karissa Terry
Maddie Levesque, Department of Archaeology and Historic Preservation (Executive Order 21-02)
David Kopczynski

CAPITAL PLANNING & PROJECTS

400 E University Way | Ellensburg WA 98926 | Office: 509-963-2906
| Email: Delano.palmer@cwu.edu | Web: CWU.edu/operations/capital

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This is an electronic communication from Central Washington University.



CENTRAL WASHINGTON UNIVERSITY

DATE: June 5th, 2026

TO: The Honorable Robert de los Angeles– Snoqualmie Nation Chairperson
FROM: Delano Palmer, Director of Planning and Projects - Central Washington University
RE: Student First Center (Bouillon Hall Renovation/Expansion Project)

Chairman Angeles,

Central Washington University (CWU) is currently engaging with pre-design considerations for a renovation & expansion of Student First Center (Bouillon Hall) on the Ellensburg, WA campus.

This letter serves as notification with the Snoqualmie Nation pursuant to Executive Order 21-02 which requires that Tribal consultation regarding any cultural impact this project may have.

CWU is currently planning a renovation and expansion of Bouillon Hall located on the CWU campus. Bouillon Hall (See attached maps) is being considered for renovation or expansion that provides higher energy efficiencies, interior modernization, and elimination of deferred maintenance associated with this older facility. Bouillon is over 60 years or older and meets the threshold for National Register of Historic Places (NRHP) eligibility. Eligibility determinations will be conducted in a different phase of this proposed project. Prior to analysis of the three buildings and in the early process of discussing potential impacts the proposed project may have on historic properties. CWU would like to know if the Snoqualmie Nation have any concerns or comments early in the planning process prior to the expenditure of state funds.

The property designation for these buildings is: Southeast Quadrant T18 R18 S36 (See Attachments)

This project would include earth disturbances if funded. Therefore, we request your questions, comments, or concerns regarding this project over the next 45 days. Please contact Delano Palmer at (509) 963-2906 or by email at Delano.Palmer@cwu.edu to discuss concerns and/or comments. We look forward to hearing from you.

Thank you,
Delano Palmer

Cc: Dr. Patrick Lubinski
Zoe Higheagle Strong
Maddie Levesque, Department of Archaeology and Historic Preservation (Executive Order 21-02)
Joanne Hillemann

CAPITAL PLANNING & PROJECTS

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This is an electronic communication from Central Washington University.



CENTRAL WASHINGTON UNIVERSITY

DATE: June 5th, 2026

TO: The Honorable Gerald Lewis– Yakama Nation Chairman
FROM: Delano Palmer, Director of Planning and Projects - Central Washington University
RE: Student First Center (Bouillon Hall Renovation/Expansion Project)

Chairman Lewis,

Central Washington University (CWU) is currently engaging with pre-design considerations for a renovation & expansion of Student First Center (Bouillon Hall) on the Ellensburg, WA campus.

This letter serves as notification with the Confederated Tribes and Bands of the Yakama Nation pursuant to Executive Order 21-02 which requires that Tribal consultation regarding any cultural impact this project may have.

CWU is currently planning a renovation and expansion of Bouillon Hall located on the CWU campus. Bouillon Hall (See attached maps) is being considered for renovation or expansion that provides higher energy efficiencies, interior modernization, and elimination of deferred maintenance associated with this older facility. Bouillon is over 60 years or older and meets the threshold for National Register of Historic Places (NRHP) eligibility. Eligibility determinations will be conducted in a different phase of this proposed project. Prior to analysis of the three buildings and in the early process of discussing potential impacts the proposed project may have on historic properties. CWU would like to know if the Confederated Tribes and Bands of the Yakama Nation has any concerns or comments early in the planning process prior to the expenditure of state funds.

The property designation for these buildings is: Southeast Quadrant T18 R18 S36 (See Attachments)

This project would include earth disturbances if funded. Therefore, we request your questions, comments, or concerns regarding this project over the next 45 days. Please contact Delano Palmer at (509) 963-2906 or by email at Delano.Palmer@cwu.edu to discuss concerns and/or comments. We look forward to hearing from you.

Thank you,
Delano Palmer

Cc: Dr. Patrick Lubinski
Zoe Higheagle Strong
Maddie Levesque, Department of Archaeology and Historic Preservation (Executive Order 21-02)
Joanne Hillemann

CAPITAL PLANNING & PROJECTS

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| Email: Delano.palmer@cwu.edu | Web: CWU.edu/operations/capital
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This is an electronic communication from Central Washington University.

Section 6.6

LEED CHECKLIST

LEED v5 for Building Design and Construction: New Construction

Project scorecard

Yes		Maybe	No	Total Possible Points	Total Anticipated Points
☒	☒	☐	☐	1	1
Integrative Process, Planning and Assessments (IP)					
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
1	0			1	1
IPc1 Integrative Design Process					
Location and Transportation (LT)					
15				15	10
1	0	0		1	1
2	0	0		2	2
3	0	0		3	3
2	0	0		4	2
1	1	0		2	2
LTc5 Electric Vehicles					
11				11	6
☒	☐	☐	☐	Required	Required
1	0	0		2	1
1	0	0		1	1
1	0	0		3	1
1	0	0		2	1
1	0	0		2	1
1	0	0		1	1
Sustainable Sites (SS)					
9				9	4
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
1	0	0		1	1
2	1	5		8	3
Water Efficiency (WE)					
33				33	28
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
5	0	0		5	5
1	3	1		5	4
7	3	0		10	10
1	1	1	3	5	2
2	2	0		4	4
1	0	1		2	1
1	1	0		2	2
Energy and Atmosphere (EA)					
18				18	11
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
2	0	0		3	2
3	0	0		6	3
2	0	0		2	2
2	0	0		5	2
2	0	0		2	2
Materials and Resources (MR)					
12				12	10
☐	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
1	0	0		1	1
3	4	0		7	7
0	0	0		1	0
0	0	0		2	0
1	1	0		2	2
Indoor Environmental Quality (EQ)					
10				10	0
☐	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
☒	☐	☐	☐	Required	Required
1	0	0		1	1
3	4	0		7	7
0	0	0		1	0
0	0	0		2	0
1	1	0		2	2
Project Priorities (PR)					
9				9	0
0	0	0		0	0
0	0	0		0	0
0	0	0		0	0
0	0	0		0	0
0	0	0		0	0
0	0	0		0	0
0	0	0		0	0
0	0	0		0	0
0	0	0		0	0
0	0	0		1	0
PRc1 LEED AP					

Total		Yes	Maybe	No	Total Anticipated Points	Total Possible Points	Responsible Party	Notes
53	points				53	points		
17	points				17	points		
10	points				10	points		
70	points				70	points		
110	points				110	points		
Total								
Total Possible Points								
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Section 6.7

TITLE REPORT

The project site is owned by Central Washington University and is within the confines of the existing campus boundary. No acquisition or change of ownership is needed. The title report appendix applies only to projects involving acquisition and is therefore not included.