

M A H L U M

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MEMORANDUM

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PROJECT:	Western Oregon University - Student Housing	PROJECT NO:	2001243.00
		DATE:	August 8, 2001
SUBJECT:	Project Requirements	FILE NO/BY:	EE004tjk

TO: Responders to CMGC RFP

FROM: Tom Kuhns, Project Manager

cc: Kathy Shears, WOU
Paul Finke, WOU
Tina Fuchs, WOU

The WOU Student Housing project is presently in the schematic design phase. It is our intent to select a general contractor early in the process so that they can become a partner in the process and help make decisions with regard to costs and schedule. That is why the information provided may appear undecided and incomplete at this time.

The attached packet of materials is intended to provide you with as much information about the project that is available to the design team at this time. The packet does not include a soil report or a survey, both of which are being prepared at this time. The packet does includes the following materials:

1. Site Plan, not to scale.
2. Existing utility plan, not to scale.
3. Family housing building plans and elevation studies.
4. Undergraduate housing building plans and elevation studies.
5. Numerical program summary of all of the building types to be included in the project.

The new student housing project will be constructed on the West side of the existing campus, relocating some existing intramural fields onto farm land owned by the University to the west of the playing field area. (This area is not shown on the site plan provided.) The cost of relocating these fields will be funded separately.

The site consists of level grassy fields with some irrigation water and storm sewer to drain the fields but no other infrastructure improvements. The project includes extending all utilities from the existing campus as well as adding parking for 245 cars, 45 spaces for the family housing and the remainder for the undergraduate housing. Other site improvements include sidewalks, improved fire access

lanes, street lighting, landscaping and irrigation, storm water treatment and detention.

The building components of the project include:

- Thirty units of two story family housing arranged in two bedroom flats.
- Undergraduate housing for 200 students arranged in four bedroom flats with one (1) two-bedroom flat per building. The undergraduate buildings will also contain bicycle storage and a laundry.
- A commons building that contains meeting rooms, mail delivery, a laundry and a small store.

Shown on the site plan is an accommodation for a future childcare center that is not included in the building program.

The University is interested in a durable building construction type for all the new buildings, thinking primarily at this time toward slab on grade first floors, light gage metal stud wall framing and metal roof trusses. Exterior skins should include some amount of brick veneer to complement the main campus and other durable materials. Windows could be vinyl with insulation and Low-E glazing. Interior finishes will be primarily gypsum wallboard with plywood backing in heavily used areas. The buildings will primarily have pitched roofs.

The building electrical systems include separate meters for the family units and separate meters for each undergraduate housing building and commons building. Voice, data and TV lines are required in each student bedroom and in each family unit's dining and living rooms.

The considered mechanical systems are to include forced air gas fired furnaces with possible air conditioning for the family units and gas fired boilers with hot water baseboard heat for the underclassmen housing. Distribution of heating of the underclassmen housing includes a central steam plant and individual heat exchangers, a central boiler pumping heated water, and separate boilers, for each building. Water heating for domestic buildings can be either central or individual.

The project cost will include all appliances for all the units except washers and dryers. Those included appliances are refrigerators, freestanding ranges, double bowled sinks with disposals, and dishwashers.

The project construction cost is \$8.26 million. The University will provide all furnishings from a separate budget.

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Columbia
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1231
NW Hoyt
SUITE 102
Portland, OR □
97209
503 224.4032
503 224.0918 f

Time is of the essence on this project. The University would like to take possession on all of the housing buildings by August 15, 2002.

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Columbia	
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Seattle, WA	<input type="checkbox"/>
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206	441.4151
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