

**Tokyo International University of America  
Salem Campus - Phases I, II, & III  
MECHANICAL, ELECTRICAL, & CONTROLS DESIGN**

**NEW CONSTRUCTION  
ADDITION/EXPANSION**

Owner:

Tokyo International University  
PO Box 14040  
Salem, OR 97309  
Ryuji Torihara (503) 373-3300

Project Start:

May 1988

Project Finish:

July 1993

Facility Type:

Educational

Building Age:

Built 1989  
Addition 1990  
Addition 1993

Client:

Architects Four, LLC\*  
725 Commercial Street SE  
Salem, OR 97301  
Phil Settecase (503) 581-5151

Construction Cost (Total): \$10,100,000

Construction Cost (EESI Portion): \$1,384,545

Engineering Fees: \$38,000

Project Size: 83,490 square feet

total for all 3 Phases

\* Company name change from Settecase, Smith, Doss Architects.

EESI Staff Involved: Fred Shaub, Randy Boyd, Ron Anderson, Suzanne Marinello,  
& Ron Phelps.

Project Description: The TIU campus consists of a 207-student dormitory, kitchen, dining hall, lounges, classrooms, and parking lots. The design and construction took place in three phases:

Phase I:

Design of HVAC, Building Automation System (BAS), plumbing, utilities, and parking lot drainage for the new 70,150 square feet Tokyo International University Salem Campus facility including dormitory, kitchen, dining area, lounges, and classrooms.

Phase II - Classroom Wing Addition:

A 5,200 square feet classroom wing addition, extending HVAC from the boiler/chiller room and BAS controls.

Phase III - Lecture Hall and Media Center Addition:

Mechanical, electrical, lighting, and fire alarm design for a 16,000 square feet addition which included offices, auditorium, library, resident housing, restrooms, and lobby. Parabolic fluorescent fixtures, electronic ballasts, and daylight sensing occupancy sensors were used. A sub-distribution panel for the North Wing was installed. EESI also designed HVAC, plumbing, fire sprinklers, and site utilities.