

# Building Opportunity for Oregon Students

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## 2017-19 Public University Capital Construction Requests

Joint Committee on Ways and Means  
Subcommittee on Capital Construction  
May 5, 2017

# Today's Presenters

## Rex Fuller

President

Western Oregon University

Chair, Oregon Council of Presidents



EOU

## Jamie Moffitt

Vice President of Finance and Administration

University of Oregon



PSU

## Dan Zalkow

Associate Vice President for Planning, Construction,  
and Real Estate

Portland State University



OSU

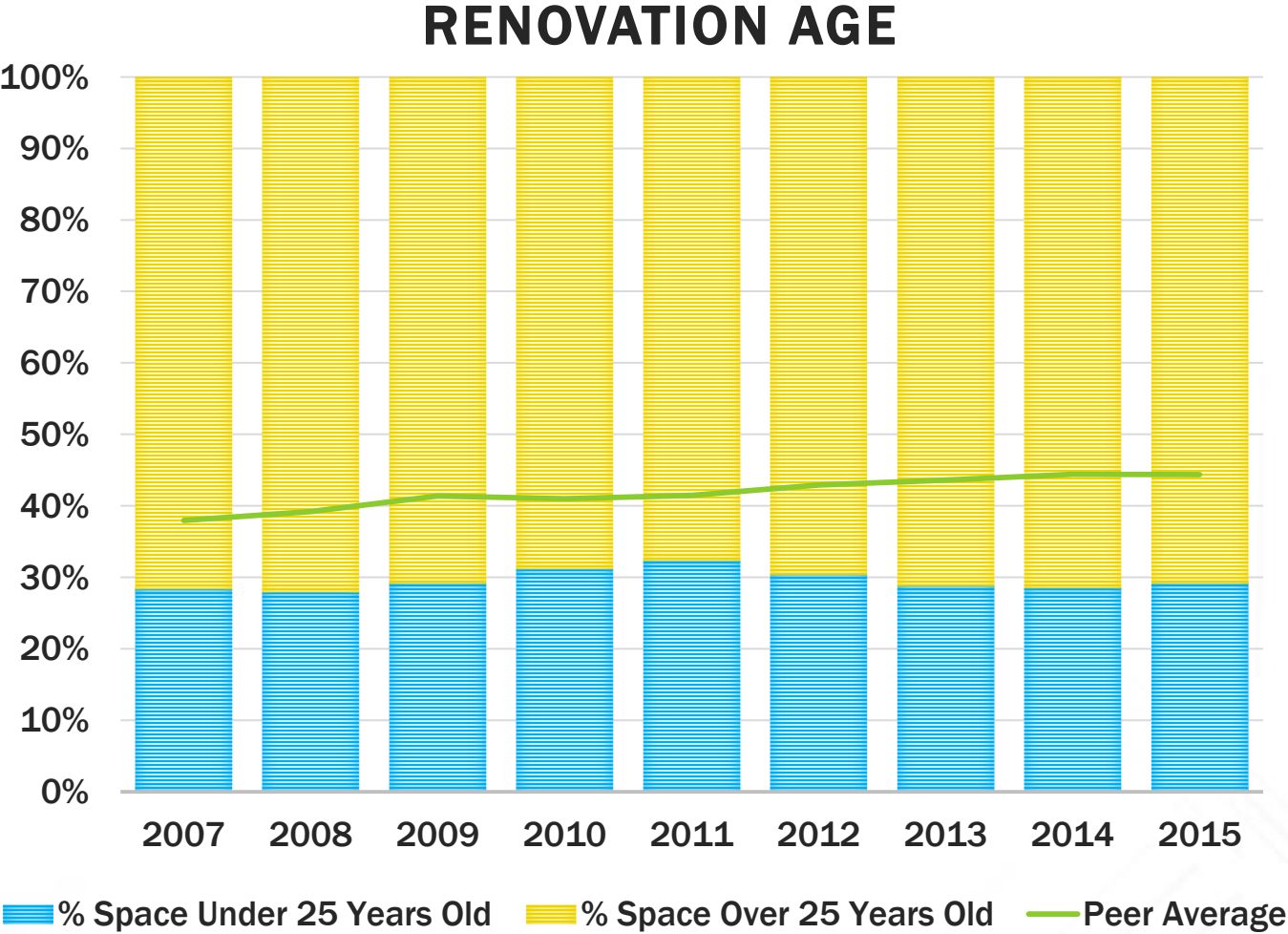
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# The Last Decade of Capital Investment (2007-2017)

- **\$1.13 billion** invested by the State of Oregon in university capital construction.
- **\$600 million** leveraged in matching funds from private philanthropy and university funds.
- **13,969 jobs** created by campus construction across Oregon.
- Added **1.2 million** gross square feet of LEED certified space, leading to energy cost savings and sustainability.
- Oregon universities invested **\$680 million** into renovating existing spaces to decrease the deferred maintenance backlog, and **\$600 million** into new spaces for students and faculty.



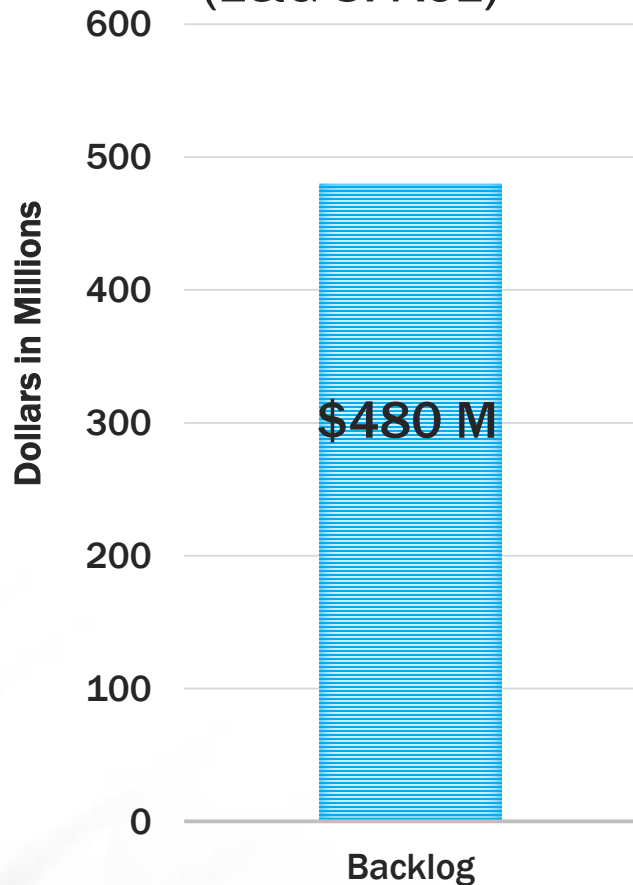
# 70% of Space is More Than 25 Years Old



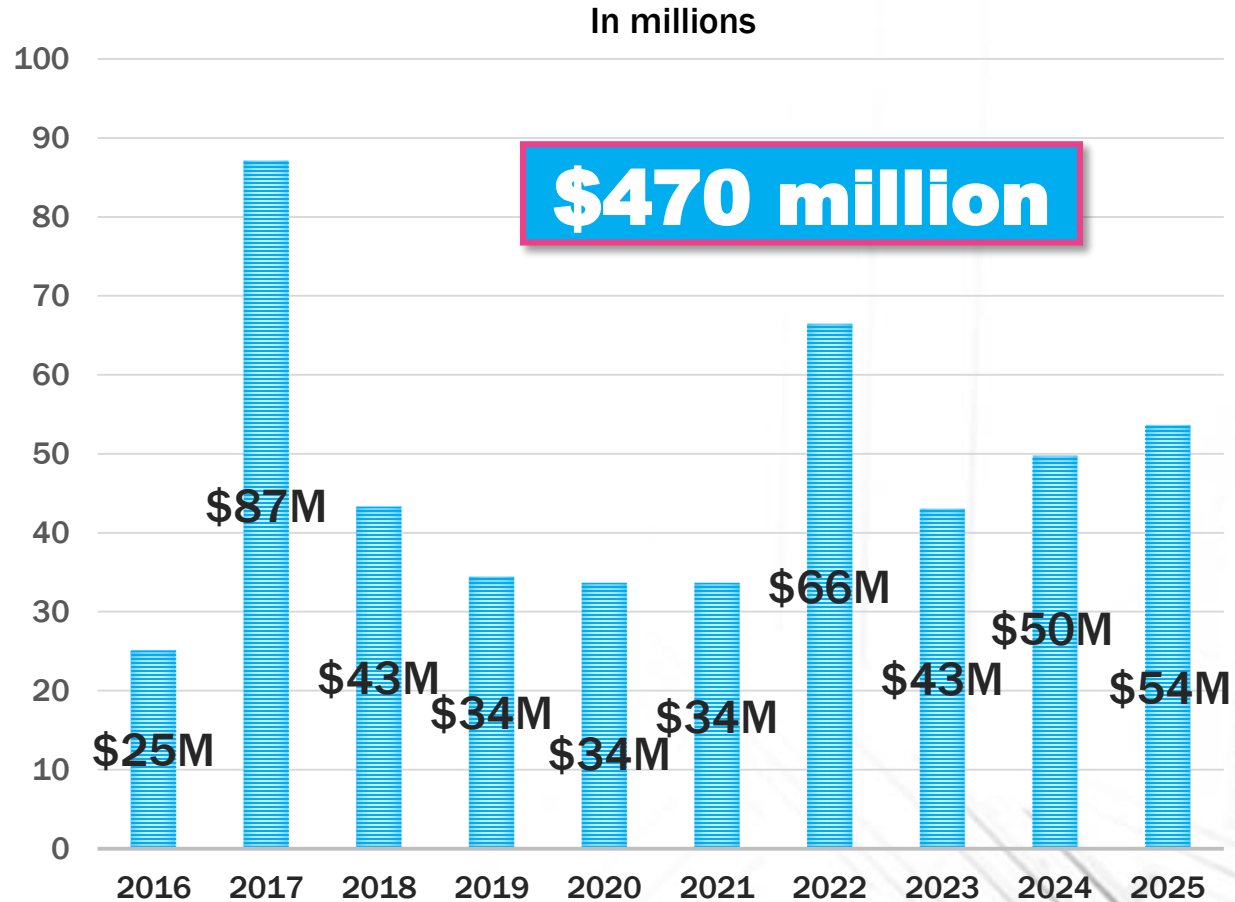
Source: Sightlines, 2016

# \$950 Million: 10-Year Deferred Maintenance Need (All Campuses)

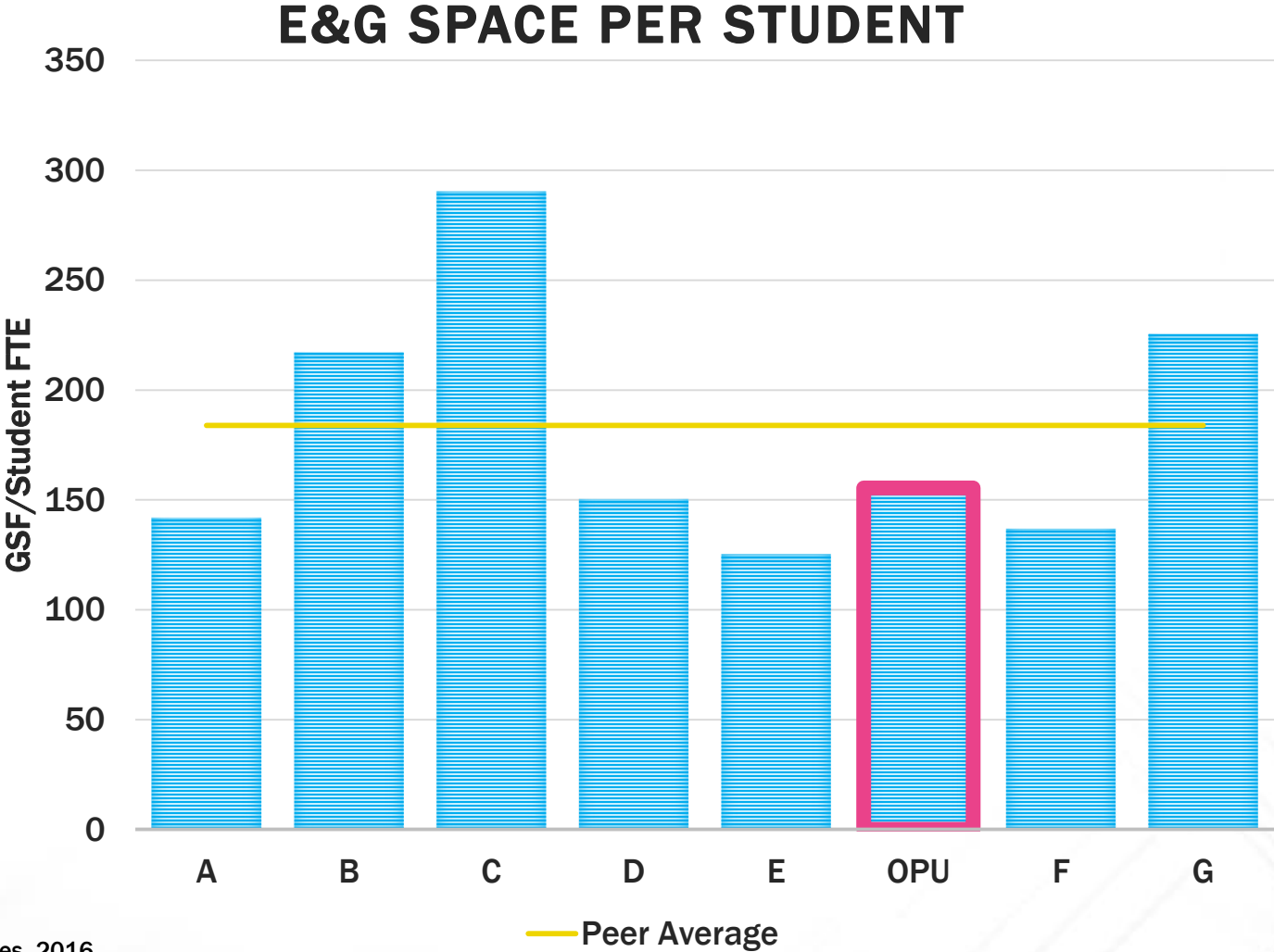
## DEFERRED MAINTENANCE (E&G SPACE)



## ANNUAL CAMPUS NEED (E&G SPACE)



# Oregon Campuses Are Below Average in E&G Space Per Student

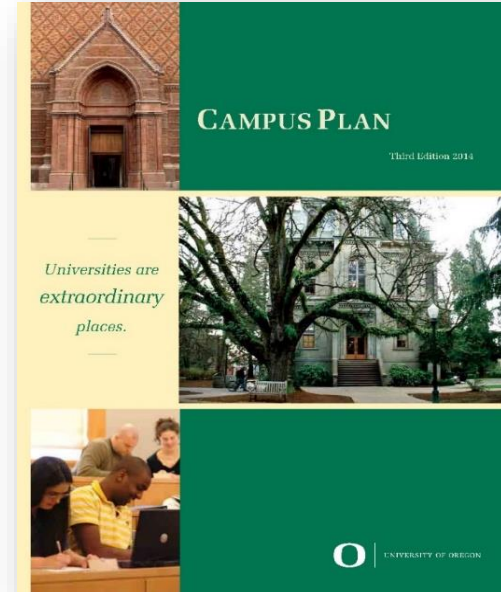


Source: Sightlines, 2016



# University Campus Master Planning & Strategy

- Various plans
- Dynamic environment
- Internal and external stakeholders
- Local and state requirements
- Campus initiatives (e.g. sustainability, retention, accessibility, equity and diversity)



# Example: Project Prioritization at PSU

- Two-year planning cycle
- Campus Planning Office analysis
- Deferred maintenance backlog (list of 600 items in 50 buildings).
- Interviews – V.P.s, A.V.P.s, deans, administrative unit heads
- Other funding opportunities (e.g. grants, philanthropy)
- External partnership opportunities
- Capital Advisory Committee
- Prioritization of about 30 projects
- President and Board of Trustees

	Self Support?	Adds Space?	General Pool Classrooms	Research Space Created	Promotes Student Success	Addresses Programmatic Needs	Recruitment/ Retention	Addresses DM	Improves Accessibility	Helps Consolidate or Align Units	Improves Adaptability	Improves Space Efficiently
	N	Y	M	M	H	H	M	H	H	H	M	M
	N	Y	M	L	H	H	H	H	H	H	H	H
	N	N	L	L	M	M	M	L	L	L	M	L
	N	Y	M	M	H	H	H	L	L	H	M	H



# Presidents' Consensus Requests

## (HECC Priority Order, All Projects, as of Nov 2016)

Campus	2017-19 Project (in millions)	State-Paid Debt				State- Paid Cumulative Total	Presidents' Original Tier 1	University Resources			PROJECT TOTAL (excluding COI)
		XI-G	XI-Q	Lottery	Total State			XI-F	Gifts/ Other	Total Univ	
ALL	Capital Improvement and Renewal	\$ -	\$ 65.0	\$ -	\$ 65.0	\$ 65.0	\$ 65.0	\$ -	\$ -	\$ -	\$ 65.0
PSU	4th & Montgomery for Graduate School of Education	\$ 36.0	\$ 9.0	\$ -	\$ 45.0	\$ 110.0	\$ 45.0	\$ 6.0	\$ 52.0	\$ 58.0	\$ 103.0
OSU	Gilkey Hall Renovation	\$ 2.0	\$ 1.0	\$ -	\$ 3.0	\$ 113.0	\$ 3.0	\$ -	\$ 2.0	\$ 2.0	\$ 5.0
OSU	Oregon Quality Food & Beverage Center	\$ 9.0	\$ -	\$ -	\$ 9.0	\$ 122.0	\$ 9.0	\$ -	\$ 9.0	\$ 9.0	\$ 18.0
EOU	Information Technology Equipment Facility	\$ -	\$ 1.2	\$ -	\$ 1.2	\$ 123.2	\$ 1.2	\$ -	\$ -	\$ -	\$ 1.2
OSU	Cordley Hall Renovation Phase I	\$ -	\$ 15.0	\$ -	\$ 15.0	\$ 138.2	\$ 15.0	\$ -	\$ -	\$ -	\$ 15.0
OT	Center for Excellence in Engineering and Technology/Renovation of Cornett Hall	\$ 2.0	\$ 38.0	\$ -	\$ 40.0	\$ 178.2	\$ 40.0	\$ -	\$ 2.0	\$ 2.0	\$ 42.0
UO	Classroom and Faculty Office Building	\$ 30.0	\$ 25.0	\$ -	\$ 55.0	\$ 233.2	\$ 55.0	\$ -	\$ 30.0	\$ 30.0	\$ 85.0
SOU	Central Hall Modernization	\$ -	\$ 6.0	\$ -	\$ 6.0	\$ 239.2	\$ 6.0	\$ -	\$ -	\$ -	\$ 6.0
WOU	Oregon Military Academy - Phase 2 Renovation	\$ 0.5	\$ 7.2	\$ -	\$ 7.7	\$ 246.9	\$ 7.7	\$ -	\$ 0.5	\$ 0.5	\$ 8.2

# Presidents' Consensus Requests - continued

## (HECC Priority Order, All Projects, as of Nov 2016)

Campus	2017-19 Project (in millions)	State-Paid Debt				State- Paid Cumulative Total	Presidents "Original Tier 1"	University Resources			PROJECT TOTAL (excluding COI)
		XI-G	XI-Q	Lottery	Total State			XI-F	Gifts/ Other	Total Univ	
UO	Knight Campus	\$ 100.0	\$ -	\$ -	\$ 100.0	\$ 346.9		\$ -	\$ -		\$ 100.0
WOU	Information Technology Center - Phase 3 Renovation	\$ 0.5	\$ 5.0	\$ -	\$ 5.5	\$ 352.4	\$ 5.5	\$ -	\$ 0.5	\$ 0.5	\$ 6.0
EOU	Loso Hall Renovation, Phase I	\$ -	\$ 5.5	\$ -	\$ 5.5	\$ 357.9	\$ 5.5	\$ -	\$ -	\$ -	\$ 5.5
OSU	Fairbanks Hall Renovation	\$ -	\$ 11.0	\$ -	\$ 11.0	\$ 368.9	\$ 11.0	\$ -	\$ -	\$ -	\$ 11.0
EOU	Athletics, Physical Activity & Health Fieldhouse	\$ 2.0	\$ -	\$ 4.0	\$ 6.0	\$ 374.9	\$ 6.0	\$ -	\$ 2.0	\$ 2.0	\$ 8.0
OSU-CC	Cascades Expansion-a. Site Reclamation	\$ -	\$ 9.0	\$ -	\$ 9.0	\$ 383.9	\$ 9.0	\$ -	\$ -	\$ -	\$ 9.0
OSU-CC	Cascades Expansion-b. Campus Infrastructure	\$ -	\$ 11.0	\$ -	\$ 11.0	\$ 394.9		\$ -	\$ -	\$ -	\$ 11.0
OSU-CC	Cascades Expansion-c. Academic Building 2	\$ 10.0	\$ 29.0	\$ -	\$ 39.0	\$ 433.9		\$ -	\$ 10.0	\$ 10.0	\$ 49.0
OSU-CC	Cascades Expansion-d. Student Success Center	\$ 5.0	\$ 5.0	\$ -	\$ 10.0	\$ 443.9		\$ -	\$ 5.0	\$ 5.0	\$ 15.0
OSU-CC	Cascades Graduate & Research Center Renovation	\$ -	\$ 0.5	\$ -	\$ 0.5	\$ 444.4	\$ 0.5	\$ -	\$ -	\$ -	\$ 0.5
<b>TOTALS</b>		<u>\$ 197.0</u>	<u>\$ 243.4</u>	<u>\$ 4.0</u>	<u>\$ 444.4</u>		<u>\$ 284.4</u>	<u>\$ 6.0</u>	<u>\$ 113.0</u>	<u>\$ 119.0</u>	<u>\$ 563.4</u>

# Capital Projects Using University-Paid Debt

Campus	2017-19 Project (in millions)	State-Paid Debt				University Resources			PROJECT TOTAL (excluding COI)
		XI-G	XI-Q	Lottery	Total State	XI-F	Gifts/ Other	Total Univ	
EOU	Track & Field Restoration	\$ -	\$ -	\$ -	\$ -	\$ 0.8	\$ -	\$ 0.8	\$ 0.8
PSU	University Center Land Purchase	\$ -	\$ -	\$ -	\$ -	\$ 15.0	\$ -	\$ 15.0	\$ 15.0
PSU	12th and Market Residence Hall	\$ -	\$ -	\$ -	\$ -	\$ 53.5	\$ -	\$ 53.5	\$ 53.5
OT	Student Recreation Center	\$ -	\$ -	\$ -	\$ -	\$ 5.0	\$ -	\$ 5.0	\$ 5.0
<b>TOTALS</b>		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 74.3</u>	<u>\$ -</u>	<u>\$ 74.3</u>	<u>\$ 74.3</u>

## Article XI-F Bonds

*State-backed bonds in which the university pays the debt service. Traditionally, these bonds are used for auxiliary spaces.*

# Shifts in the Governor's Budget

## Projects **NOT** Funded in Governor's Budget

Campus	2017-19 Projects (State-Paid portion, in millions)	Total State-Paid Debt	Presidents' Original Tier 1
WOU	Information Technology Center - Phase 3 Renovation	\$ 5.5	\$ 5.5
EOU	Loso Hall Renovation, Phase I	\$ 5.5	\$ 5.5
OSU	Fairbanks Hall Renovation	\$ 11.0	\$ 11.0
EOU	Athletics, Physical Activity & Health Fieldhouse	\$ 6.0	\$ 6.0
OSU-CC	Cascades Expansion-c. Academic Building 2	\$ 39.0	
OSU-CC	Cascades Expansion-d. Student Success Center	\$ 10.0	
OSU-CC	Cascades Graduate & Research Center Renovation	\$ 0.5	\$ 0.5

## Project Reductions and Bond Allocation Changes in Governor's Budget

Campus	2017-19 Projects (State-Paid portion, in millions)	Total State-Paid Debt	Presidents' Original Tier 1	GOVERNOR'S RECOMMENDED BUDGET		
				GRB Funding	Reduction From HECC ARB	Funding Shifts
ALL	Capital Improvement and Renewal	\$ 65.0	\$ 65.0	\$ 45.7	\$ (19.4) -29.8%	
PSU	4th & Montgomery for Graduate School of Education	\$ 45.0	\$ 45.0	\$ 40.5	\$ (4.5) -10.0%	\$4.5 M moved from XI-Q to XI-G; corresponding increase in match \$2.0 M moved from XI-Q to XI-G; corresponding increase in match
OT	Center for Excellence in Engineering and Technology/ Renovation of Cornett Hall	\$ 40.0	\$ 40.0	\$ 38.0	\$ (2.0) -5.0%	
UO	Classroom and Faculty Office Building	\$ 55.0	\$ 55.0	\$ 44.0	\$ (11.0) -20.0%	
UO	Knight Campus	\$ 100.0		\$ 34.0	\$ (66.0) -66.0%	
<b>TOTALS</b>		<u>\$ 305.0</u>	<u>\$ 205.0</u>	<u>\$ 202.2</u>	<u>\$ (102.9) -33.7%</u>	

# Capital Improvement & Renewal - \$65 Million

Capital improvements, capital renewals, compliance with building codes, safety and accessibility, Americans with Disability Act (ADA) improvements, and academic modernization improvements.

This funding provides universities the opportunity to generate operational savings and appropriately invest in existing facilities and infrastructure and reduce the significant backlog of deferred maintenance.

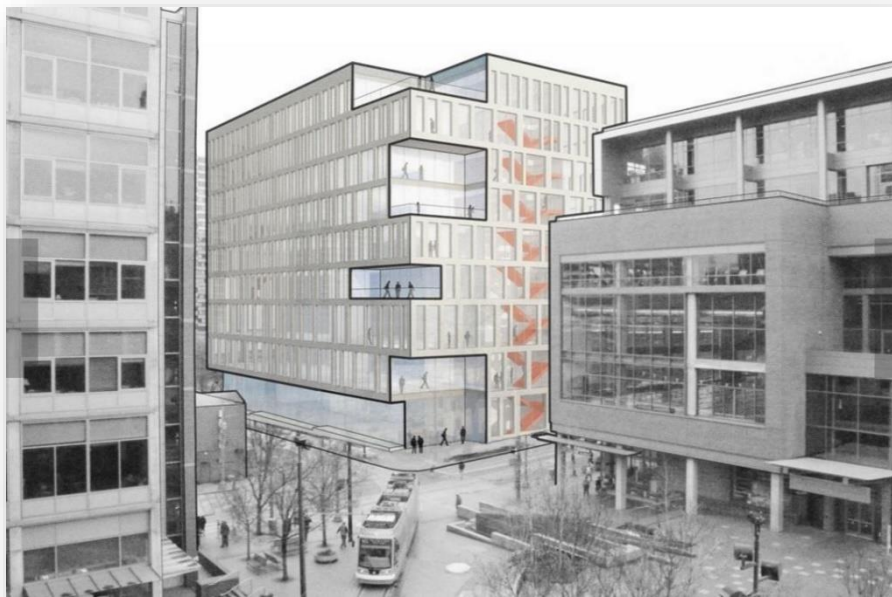




# Education and Health Building 4<sup>th</sup> & Montgomery



State Request	Campus Resources	Total Project Cost	Jobs Created	Building Size
\$36 million (XI-G) \$9 million (XI-Q)	\$6 million (XI-F) \$36 million (Match) \$16 million (Other)	\$103 million	945	200,000 GSF* (7-9 stories)



Unprecedented collaborative project will house OHSU-PSU School of Public Health, PSU Graduate School of Education, Portland Community College Dental Program and a City of Portland Bureau.

### Public Services:

- PSU Graduate School of Education will provide a low cost counseling clinic
- PCC will offer a community dental clinic

\*PSU cannot complete the project without a restoration of the HECC's recommended funding

\*Gross square feet

# Gilkey Hall Renovation

State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$2 million (XI-G) \$1 million (XI-Q)	\$2 million	\$5 million	46	21,819 GSF



**Turning a 1912 Dairy Science Building into an Academic Success Center**



- Update accessibility, fire and life safety, plumbing, electrical and mechanical
- Co-locate support units – advising, writing center, tutoring, experiential learning – helpful for low income and first generation college students
- Track services using predictive analytics for timely intervention

# Oregon Quality Foods & Beverage Center

State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$9 million (XI-G)	\$9 million	\$18 million	165	29,000 GSF

## Research & Learning

### Pilot Facilities:

- Brewing Science
- Wine Science
- Dairy Science
  
- Expand commercialization
- Provide high impact student experience



### Benefits to:

- Oregon business & economy
- Rural communities
- Family-owned farms & ranches
- Upcoming workforce

# Information Technology Equipment Facility



State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$1.2 million (XI-Q)	N/A	\$1.2 million	8	3,000 GSF

A dedicated technology infrastructure equipment facility will be developed to ensure continuous high-demand student access to online classes, networks and university-wide technology systems.

Continuing challenges with water intrusion events in historic locations where the university currently houses its campus data storage, servers, and telecommunications creates high-risk environments with active high voltage electrical circuitry present during flooding events and jeopardizes delivery of university and partner programs.





# Cordley Hall Renovation - Phase I

State Request	Total Project Cost	Jobs Created	Building Size
\$15 million ((XI-Q))	\$15 million	138	236,237 GSF

- Home to biology, horticultural, botany, plant pathology and zoology research and teaching
- Substantially improve students' experiences in core courses
- Replace mechanical and electrical systems, and improve energy efficiency and safety
- Upgrade fire and life safety systems and improve accessibility



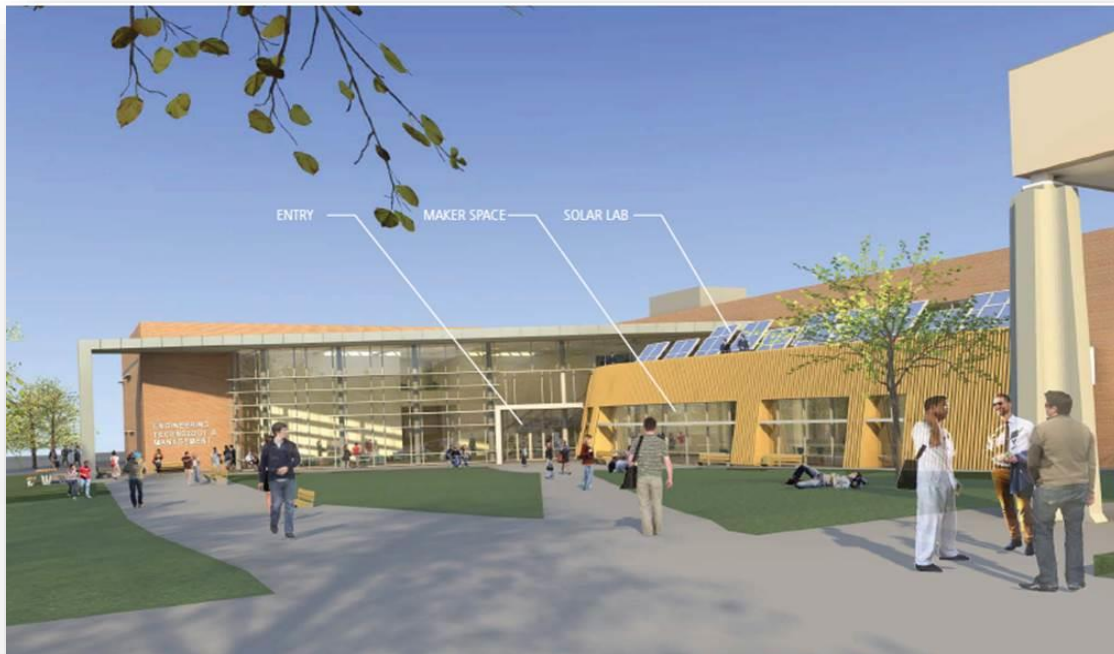
Department of Integrative Biology



# Oregon Tech Phase 2: Center for Excellence in Engineering & Tech/Cornett Hall Renovation



State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$2 million (XI-G) \$38 million (XI-Q)	\$2 million	\$ 42 million	385	Approx. 60,000 new GSF; finalize renovation of 110,000 GSF



Will complete Phase 2 of Oregon Tech's engineering complex:

- Adds capacity to serve **500** additional students in the new high-tech building and completes renovation of Cornett Hall
- Provides Maker Space for student entrepreneurship and interdisciplinary space for applied research with companies
- Grows jobs in rural Oregon

# Classroom & Faculty Office Building



State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$30 million (XI-G) \$25 million (XI-Q)	\$30 million	\$85 million	780*	105,000 GSF

Approximately **1,700 classroom seats** will be added to the campus inventory, as well as at least **90 new faculty offices**.

Expanding critical classroom and office inventory will ensure students can access the classes they need to graduate on time and limit student debt.



\* based on each increment of \$109,000 in total project funding creating one job.

# Central Hall Modernization

State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$ 6 million (XI-Q)	N/A	\$ 6 million	55	56,544 GSF



Originally constructed in 1949, Central Hall has classrooms, computer labs, and offices that serve **1,500 students** a week. The request is for deferred maintenance to address:

- **60-year-old HVAC system, electrical systems and tilting second floor**
- **Fire alarm system and egress do not meet current fire code and there is no sprinkler system**
- **Based on construction and design, it would not meet current seismic code requirements**
- **Upgrades for current ADA compliance**
- **Basement partially floods causing some class**



# Oregon Military Academy Renovation – Phase II



State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$500,000 (XI-G) \$7.2 million (XI-Q)	\$500,000	\$8.2 million	75	65,000 GSF

The State authorized bonds and other funding for the Oregon Military Department to move and transfer the OMA building back to WOU.

**Renovation of the OMA, coupled with the new Richard Woodcock Education Center, will create:**

- **New entrance point for campus;**
- **Potential to house student services** such as Admissions, Financial Aid, Service Learning & Career Development, and Veterans;
- **The barracks will be retained to facilitate innovative admissions visits, conferences, and summer certificate programs.**



# Information Technology Center Renovation – Phase III



State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$500,000 (XI-G) \$5 million (XI-Q)	\$500,000	\$6 million	55	28,623 GSF



The ITC houses most of WOU’s technology-focused programs: Computer Science, Information Systems, and Visual Communications.

- This is the third, and final, phase after \$1.3 million investment from WOU.
- Third phase is focused on safety, seismic, and systems concerns, leveraging previous WOU and State investment.



# Loso Hall Renovation – Phase I



State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$5.5 million (XI-Q)	N/A	\$5.5 million	40	66,000 GSF

The theaters, art gallery, and recital rooms housed within Loso Hall provide venues not only for university activities that connect and serve the regional community, they also provide venues for outside organizations such as the regional symphony orchestra, regional choir and theater groups and educational artists camps and workshops.

Originally constructed in the late 1980's, the facilities have a considerable backlog of deferred maintenance, including substantial upgrades to stage flooring, orchestra pits, lighting, audio systems and connectivity, technology, accessibility and seating infrastructure.



# Fairbanks Hall Renovation

State Request	Total Project Cost	Jobs Created	Building Size
\$11 million (XI-Q)	\$11 million	101	37,947 GSF



- OSU's second oldest building and home to the College of Liberal Arts, highest generator of credit hours.
- Improve teaching and learning spaces.
- Support faculty recruitment & retention.
- Become fully accessible.
- Create critically needed space in unused fourth floor.
- Reduce building energy costs, improve fire and life safety, including seismic.

# Athletics, Physical Activity & Health Field House

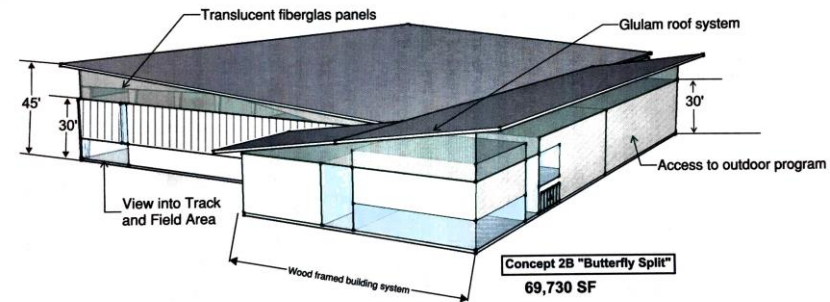


State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$2 million (XI-G) \$4 million (Lottery)	\$2 million	\$8 million	60	70,000 GSF

Construction of the Field House will provide a venue unique to the eastern region of Oregon. There is simply no other venue of this kind within more than 300 miles of the University.

The Fieldhouse will support intercollegiate, regional and even statewide athletic events as well as conferences, concerts and trade shows.

The project will benefit local and regional businesses with the services provided within the facility and the University with an otherwise unrealized revenue stream.





# Cascades Expansion – Site Reclamation/Preparation

State Request	Total Project Cost	Jobs Created
\$9 million (XI-Q)	\$9 million	83

- Crucial to serving Oregon’s fastest growing region; one that lags behind the rest of Oregon in educational attainment, serving Pell eligible, rural and first generation students.
- Reclaim 46-acre pumice mine as the essential first step to support expansion, collectively designed to support growth beyond 1890 students:
  - Campus Infrastructure
  - Academic Building 2
  - Student Success Center



# Cascades Expansion – Graduate and Research Center Renovation (GRC)

State Request	Total Project Cost	Jobs Created	Building Size
\$490,000 (XI-Q)	\$490,000	4	35,000 GSF



- Further leverage GRC’s proximity to technology and bioscience companies for student internships and jobs by increasing faculty penetration and classroom space.
- Upgrade from office building to university public safety infrastructure to provide faculty, staff and student safety.



# **Additional Opportunities for Investment**

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# UO Science Campus

State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$100 million (XI-G)	\$100 million	\$200 million	1,300 - peak construction 750 - after ramp-up	150,000 GSF



**Two buildings to comprise the heart of the campus.**

**Equipped with state-of-the-art, scientific instruments that can be used by researchers and companies.**

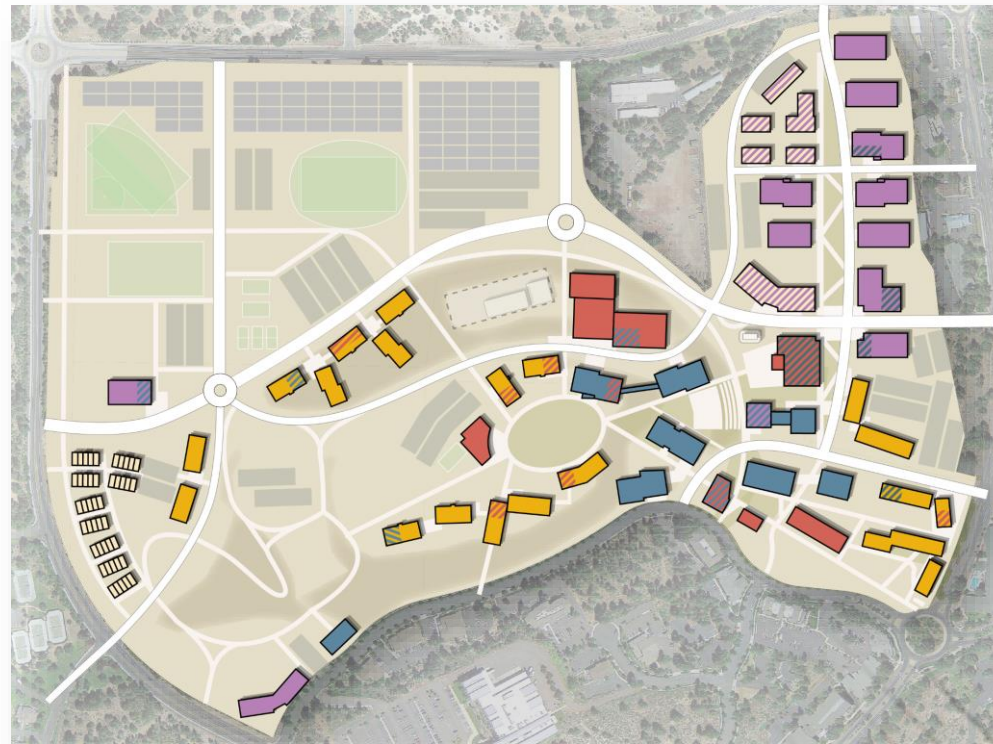
**Will attract world-class researchers and train students to become the next generation of employees in the 21<sup>st</sup> Century economy.**

# Cascades Expansion – Campus Infrastructure

State Request	Total Project Cost	Jobs Created
\$11 million (XI-Q)	\$11 million	100

Setting the stage for a sustainable, net-zero campus:

- Roadways
- Parking
- Multi-modal pathways
- Storm water facilities
- Utilities





# Cascades Expansion – Academic Building 2

State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$10 million (XI-G) \$29 million (XI-Q)	\$10 million	\$49 million	450	55,000 GSF

By 2021, OSU-Cascades will be at capacity. Academic Building 2 provides:

- Lab space for engineering, kinesiology, and STEAM programs
- General purpose classrooms to support enrollment growth
- Faculty offices
- Learning support and research spaces
- Outdoor learning and study areas



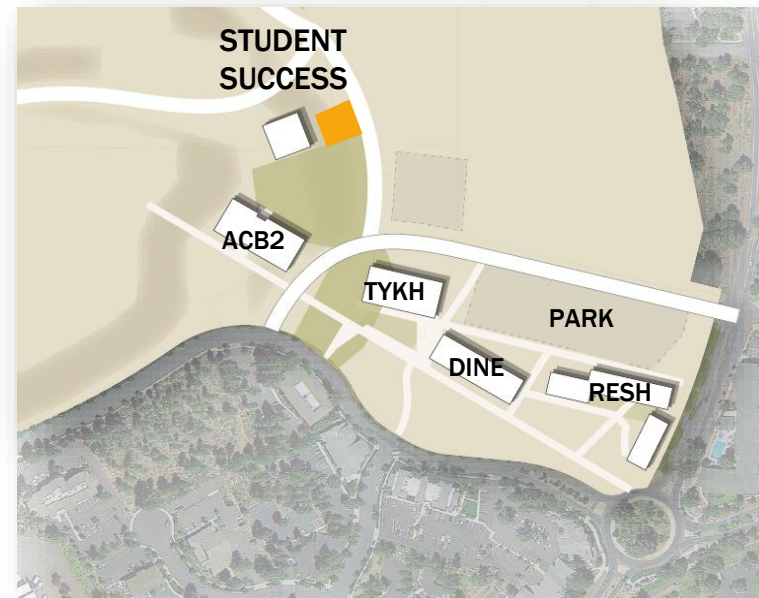


# Cascades Expansion – Student Success Center

State Request	University Match	Total Project Cost	Jobs Created	Building Size
\$5 million (XI-G) \$5 million (XI-Q)	\$5 million	\$15 million	138	22,500 GSF

Improve learning outcomes and facilitate student engagement by providing:

- A tutoring commons, including writing and math labs
- Academic advising space
- Career counseling and internship office
- A dedicated home for commuter students
- Classrooms and collaborative learning spaces
- Dedicated student involvement center



# Thank you.

Questions? Contact:

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Oregon Council of Presidents

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