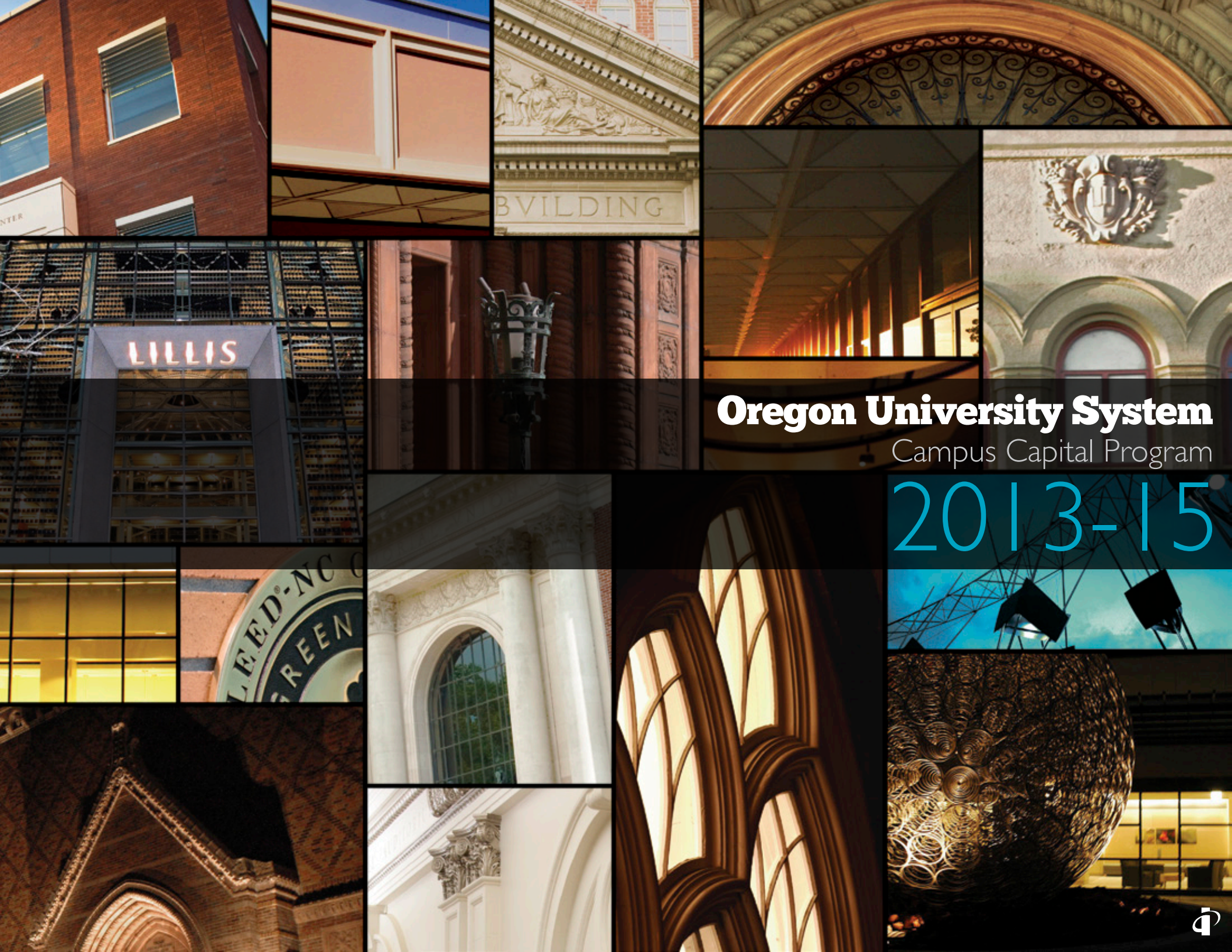

Oregon University System

Campus Capital Program

2013-15

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www.ous.edu

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Acronyms
Definitions

ADA
Americans with Disabilities Act

ASF
Assignable Square Feet

AUX
Auxiliary

CRV
Calculated Current Replacement Value

DEQ
Department of Environmental Quality

DM
Deferred Maintenance

DOGAMI
Oregon Dept. of Geology and Mineral Industries

E&G
Education and General

EPA
Environmental Protection Agency

FCI
Facilities Condition Index

FTE
Full Time Equivalent

GSF
Gross Square Feet

LEED
Leadership in Energy and Environmental Design

ODOE
Oregon Department of Energy

OSBHE
Oregon State Board of Higher Education

OSHA
Occupational Safety and Health Administration

SYS
Systemwide

SBF
Student Building Fee

SEED
State Energy Efficiency Design

SELP
State Energy Loan Program

Capital Budget

Oregon University System
Campus Capital Program 2013-15

Overview

Capital Budget: Quick Facts

Total Capital Projects	**22**	Deferred Maintenance Requested	**$102,000,000**
OUS Prioritized Projects	**8**	Total Gross Square Footage (GSF)	**1,591,647**
Total Capital Budget Request	**$608,780,000**	Total E&G Space (GSF)	**625,092**
State-Supported Bonding	**$172,200,000 (28%)**	Total Other Space (SBF, AUX, SYS)	**966,555**
Campus-Supported Funding	**$390,180,000 (64%)**	Average Project Cost/GSF	**$382**

Background

The State Board of Higher Education (Board) capital construction budget request to the Governor covers the ensuing five biennia. For 2013-2015, the capital construction budget request recommended by the Board to meet SB 253's 40-40-20 goal, totals over **$608 million in 22 projects across the State.** Campus Capital Construction investments target access, excellence, sustainability, safety, and job creation through the development, protection and enhancement of the State's university facilities in support of their teaching, research, and service missions.

Why Invest in Capital?

Universities have an uncommon commitment to place. This is particularly true in our diverse, geographically and culturally distinct state. Traditional community anchors – banks, newspapers and business enterprises that once defined and stabilized our cities and regions – are mobile. Universities and their campus assets are different. The investments are permanent, and each university stewards those investments in perpetuity for the campus and its community. Physical development, its quality and character, help to define regional identity.

Additionally, campuses are economic engines— in the short and long term. The State's investment in our university communities attracts further investment advancing job creation, and knowledge creation and dissemination, for the economy of the region and the state.

Economic Development opportunities that result from higher education investments are critical as Oregon recovers from the economic downturn. These include construction jobs, an educated workforce to meet the needs of the State's industry clusters, as well as research and development spin-offs that facilitate private sector investment and job creation.

Capital Planning Principles

Objectives	Key Issues	External Factors	Strategies/Solutions
• Increase Access	• Maintaining Affordability	• State's 40-40-20 Goal	• OUS Project Prioritization
• Meet Demand (Capacity)	• Controlling Cost	• Deferred Maintenance	• Increasing E&G Space
• Stimulate the Economy	• Prioritizing Needs	• Higher Student Expectations	• Project Cost Benchmarking
• Maintain Quality Assets	• Accommodating Enrollment	• Individualized Needs	• Capital Renewal Program
• Increase Competitiveness	• Providing Quality Education	• Market Fluctuations	• Cost-Effective Financing
• Improve Student Success	• Managing Limited Resources	• Regional Differences	• Efficient Project Delivery

Economic Development Potential

Economic Impact

The direct economic impact from the 2013-2015 OUS capital request can be measured not only by the new technologies that will be transferred to Oregon and its citizens as a product of these improved facilities, but also from the jobs created directly, and indirectly, from the construction activity.

Based on past experience and estimates from Associated General Contractors of America, OUS construction projects directly create **9 jobs per million dollars of expenditure.**

These **5,472 jobs** related to the 2013-2015 capital request are high paying, family wage jobs, available throughout Oregon's seven geographically dispersed Universities.

Potential Jobs Created[1]	**5,472**
Potential Economic Output[2]	**$1.3 Billion**
Potential Earnings Increase[3]	**$852 Million**

Prosperity through Investment

The Role of Education in Economic Development

[1] Based on Associated General Contractors estimate of 9 jobs per $1 million of expenditure
[2] Based on Bureau of Economic Analysis' RIMS2 Model Regional Economic Output Multiplier of 2.2 per $1 million of expenditure
[3] Based on Bureau of Economic Analysis' RIMS2 Model Regional Earnings Multiplier of 1.4 per $1 million of expenditure

2013-15 Capital Construction Projects (GBB + OUS)

OREGON UNIVERSITY SYSTEM

2013-15 Capital Construction Budget Request

$814.8M

Total

Governor's Balanced Budget (GBB) $608.8M						OUS $205.6M		
State-Supported Debt Funding $172.2M (28%)			Campus-Supported Debt and Other Funding $436.6M (72%)			State-Supported Debt Funding $137.3M	Campus-Supported Debtand Other Funds $68.3M	
XI-G	XI-Q	XI-Q	XI-F	REVENUE	GIFTS/OTHER			
$73.4M	$98.8M	$37M	$314.8M	$38.4M	$46.4M	$137.3M	$22	$46M

Bonds

8 State-Funded E&G Projects

+

14 Campus-Funded Projects

12 Remaining E&G OUS Prioritized Projects

- AUX — Auxiliary
- ACQ — Acquisition
- ADD — Addition
- E&G — Education and General
- DM — Deferred Maintenance
- GBB — Governor's Balanced Budget
- RENO — Renovation
- SBF — Student Building Fee
- SYS — System

2013-15 Capital Construction Projects

State-Funded Projects (E&G)[1]

OUS Ranking	OUS/GBB Ranking*	Campus	Project Name	Class	Type	Project Total	State-Supported Debt Funding	Campus-Supported Debt Funding	Other Funding**
1	1	PSU	School of Business Administration - Addition/Renovation	E&G	Add/Reno/DM	$50,000,000	$40,000,000	$0	$10,000,000
2	2	UO	Straub Hall and Earl Halls Classroom Expansion	E&G	Add/Reno	$22,000,000	$11,000,000	$0	$11,000,000
3	3	SYS	Capital Renewal Code and Safety	SYS	DM	$30,000,000	$30,000,000	$0	$0
5	4	OSU	Classroom Building and Quad	E&G	New	$65,000,000	$32,500,000	$32,500,000	$0
7	5	OSU	Cascade Campus Expansion	E&G	Acq/Reno	$24,000,000	$16,000,000	$4,000,000	$4,000,000
7	5	WOU	New College of Education Facility	E&G	New	$18,600,000	$17,200,000	$0	$1,400,000
9	7	SOU	Theatre Arts Building Expansion and Remodel	E&G	Addition	$5,500,000	$5,500,000	$0	$0
4	8	OSU	Chemical, Biological, and Environmental Engineering Building	E&G	New	$40,000,000	$20,000,000	$0	$20,000,000
Subtotal: GBB Projects with State Funding						$255,100,000	$172,200,000	$36,500,000	$46,400,000
8	9	UO	Science Commons and Research Library Expansion/ Remodel	E&G	Add/Reno	$16,750,000	$8,375,000	$0	$8,375,000
6	10	OIT	Cornett Hall Renovation - Deferred Maintenance	E&G	DM/Renov	$2,000,000	$2,000,000	$0	$0
9	11	EOU	Eastern Learning Commons Planning/Design and Upgrades	E&G	New	$2,000,000	$2,000,000	$0	$0
4	12	PSU	Peter Stott Center Renovation and Expansion	E&G/AUX	Add/Reno/DM	$44,000,000	$22,000,000	$0	$22,000,000
3	13	SYS	Capital Renewal Code and Safety - Other E&G	E&G	DM	$10,000,000	$10,000,000	$0	$0
10	14	PSU	Neuberger Hall - Deferred Maintenance	E&G	DM	$42,500,000	$41,370,000	$980,000	$150,000
2	15	UO	Chapman Hall Renovation, Seismic Upgrade and DM	E&G	Renov/DM	$10,250,000	$7,375,000	$0	$2,875,000
11	16	UO	Huestis Hall 2nd Floor Renovation	E&G	Renov	$8,000,000	$4,000,000	$0	$4,000,000
12	17	UO	Global Studies Building	E&G	New	$18,250,000	$9,125,000	$0	$9,125,000
6	18	SYS	Research Collaboratory	E&G	New	$5,000,000	$5,000,000	$0	$0
13	19	SOU	McNeal Hall - Deferred Maintenance	E&G/SBF	DM	$15,875,000	$8,800,000	$7,075,000	$0
14	20	EOU	Inlow Deferred Maintenance - Phase 2	E&G	DM/Renov	$4,000,000	$3,737,000	$263,000	$0
Subtotal: Remaining OUS-Prioritized Projects with State Funding						$178,625,000	$123,782,000	$8,318,000	$46,525,000
Total: OUS Projects with State Funding						$433,725,000	$295,982,000	$44,818,000	$92,925,000

*OUS Revised Priority Ranking, as of January 9, 2013

**"Other Funding" refers to General Funds, gift funds or other funds available to the university for that purpose

[1]Projects Withdrawn from 2013-15 Funding Consideration:

- City Tower Purchase and Renovation (PSU)
- Co-Generation Power Plant (SOU)

- AUX — Auxiliary
- ACQ — Acquisition
- ADD — Addition
- E&G — Education and General
- DM — Deferred Maintenance
- GBB — Governor's Balanced Budget
- RENO — Renovation
- SBF — Student Building Fee
- SYS — System

2013-15 Capital Construction Projects

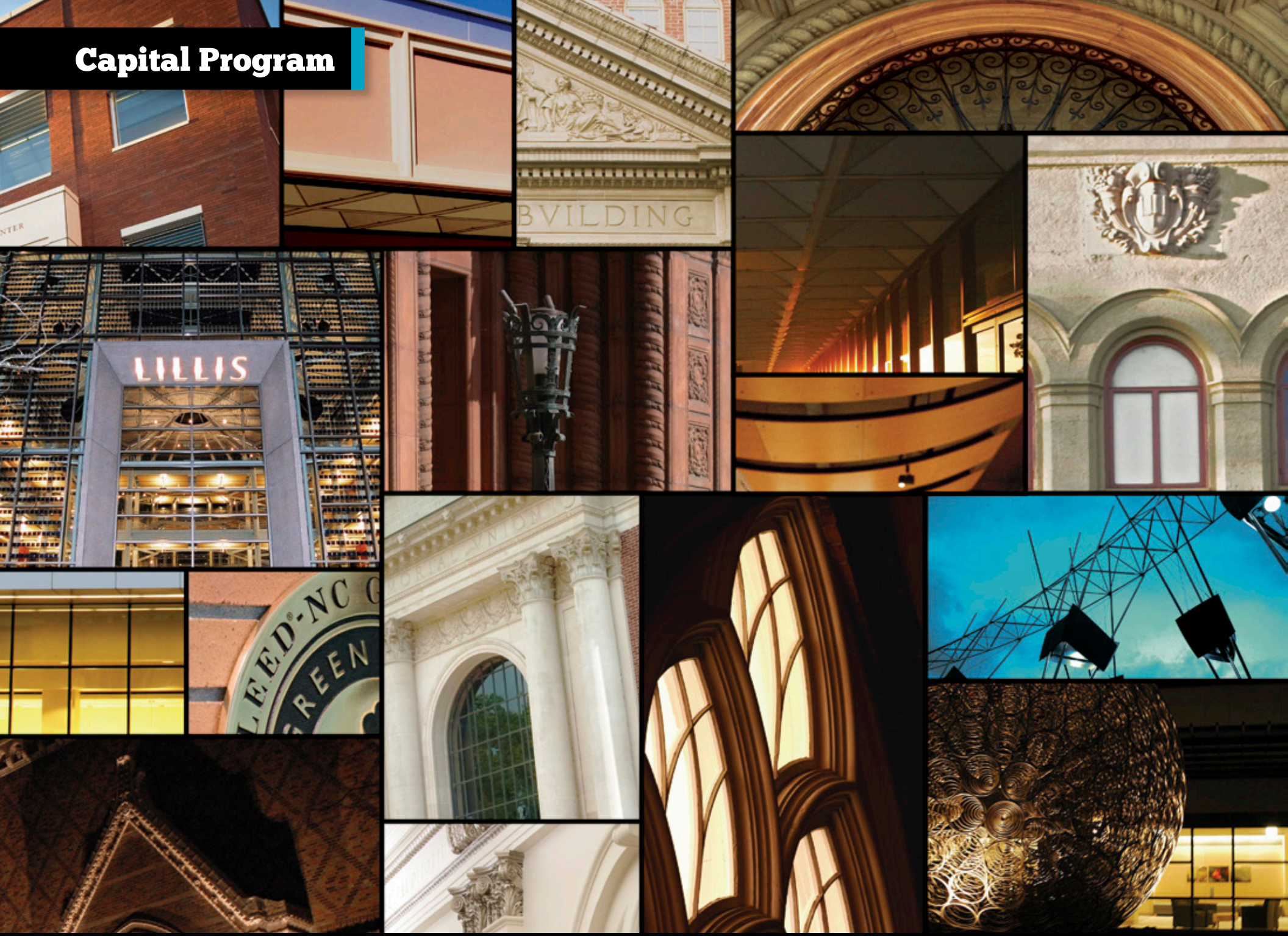
Campus-Funded Projects (Non-E&G)

Campus	Project Name	Class	Type	Project Total	State-Supported Debt Funding	Campus-Supported Debt Funding	Other Funding*
OIT	InFocus Acquisition	E&G	Acq/Reno	$10,000,000	$0	$10,000,000	$0
OSU	Modular Data Center Facilities	E&G	New	$7,000,000	$0	$7,000,000	$0
OSU	Underground Communications Infrastructure	E&G	New	$10,000,000	$0	$10,000,000	$0
OSU	Real Estate Acquisitions	E&G	Acq	$5,880,000	$0	$5,880,000	$0
OSU	Housing and Dining Upgrades	AUX	Reno	$9,500,000	$0	$9,500,000	$0
PSU	Land Acquisition	AUX	Acq	$10,000,000	$0	$10,000,000	$0
SOU	Student Recreation Center	SBF	New	$20,000,000	$0	$20,000,000	$0
SOU	Cascades Hall Replacement	AUX	New	$7,000,000	$0	$7,000,000	$0
UO	Student Recreation Center Expansion and Renovation	SBF	Add/Reno	$50,250,000	$0	$50,250,000	$0
UO	University Housing Expansion	AUX	New	$84,750,000	$0	$84,750,000	$0
UO	Erb Memorial Student Union Expansion and Renovation	SBF	Add/Reno	$84,300,000	$0	$84,300,000	$0
OUS	Miscellaneous Student Building Fee Projects	SYS	All	$20,000,000	$0	$20,000,000	$0
OUS	Commercial Paper (Short Term Financing Pre-bonding)	SYS	All	$15,000,000	$0	$15,000,000	$0
OUS	Financing Agreements	SYS	All	$20,000,000	$0	$20,000,000	$0
Subtotal: Projects without State Funding				$353,680,000	$0	$353,680,000	$0
Total Governor's Balanced Budget Request				$608,780,000	$172,200,000	$390,180,000	$46,400,000
Total OUS (Agency) Requested Budget				$814,405,000	$309,482,000	$411,998,000	$92,925,000

*"Other Funding" refers to General Funds, gift funds or other funds available to the university for that purpose

- AUX — Auxiliary
- E&G — Education and General
- DM — Deferred Maintenance
- F — Article XI-F Bonds (Campus-Paid)
- G — Article XI-G Bonds (General Fund)
- M — Article XI-M (Seismic) Bonds
- L — Lottery-Backed Bonds
- O — Other Funding (Gifts, Grants)
- Q — Article XI-Q Bonds
- R — Campus Revenue Bonds
- S — SELP Loan Funds
- SBF — Student Building Fee
- SYS — System

Capital Program



Oregon University System
Campus Capital Program 2013-15

40-40-20 Goal

More Students, More Degrees

Having an educated workforce is essential to attracting and retaining industries that drive Oregon's economy. In 2011, the Oregon Legislature affirmed their commitment to raising the State's educational attainment by passing **Senate Bill 253.** The Bill sets an ambitious statewide goal known as "40-40-20", where by 2025:

- **40 percent** of Oregonians have a four-year degree or more,
- Another **40 percent** have an associate's degree or post high school certificate,
- And the remaining **20 percent** have a high school diploma or equivalent.

While many factors will contribute to achieving this goal, the outcome will undoubtedly increase the number of students in the higher education system.

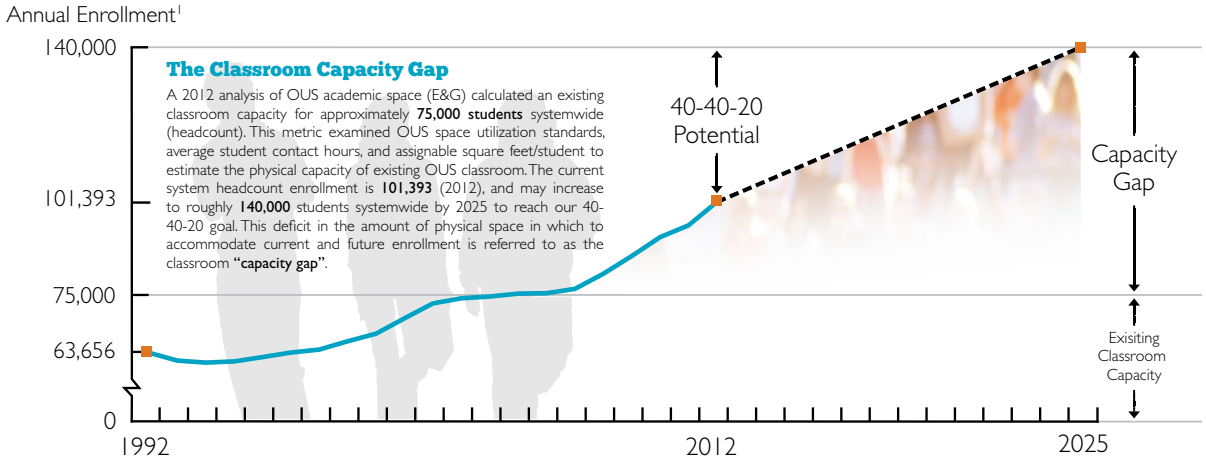
What are the Implications?

In order for the OUS institutions to assist the State in meeting its 40-40-20 goals for education, adequate facilities are needed to serve the increased student population.

By 2025, OUS institutions will need to enroll roughly **140,000 students** per year in order to reach the State's educational goals (currently, 101,393 students are enrolled systemwide).

The projected 40-40-20 enrollment increase will put significant demand on OUS institutions to provide adequate classroom, student space, as well as high-quality, technology-rich research facilities, to ensure Oregon is producing the best-prepared, competitive workforce for the future.

Systemwide Enrollment: Past, Present, and Future



Classroom Space
Accomodating Demand

Space Utilization

Accommodating enrollment is not solely a function of adding classroom space. How existing space is utilized during an institution's weekly schedule has equal significance. OUS prescribes a classroom occupancy standard of **33 hours/week**[2] (the average number of scheduled hours per week for a classroom), with each student station scheduled for and average of **20 hours/week** (or 60% of the classroom occupancy). Several factors contribute to variations in classroom utilization including changes in enrollment patterns, space configuration and quality, classroom seating capacity, and the availability of suitable space types and/or appropriate technology to serve program needs.

Time-to-Degree

The lack of available classroom space will increase the time necessary to complete a degree. Increased time to graduate not only results in a real increase in the total tuition paid by students, it also means that students will be delayed in starting their career and earning an income. For a student earning **15 credits per quarter**, an extra quarter would cost in the range of **$2,000 – 2,300** at today's tuition rates.

[1] Headcount Enrollment, 1992-2012; Source: OUS
[2] OUS Policy: Facilities Standards and Guidelines (Section 8.03 — Classroom Space Use Objectives)

No Class Room

Leaning Over to Learn

"No Class Room:
The UO Has Added Thousands of Students Without Adding the Space to Put Them In"*

By Diane Dietz
The Register-Guard

"Associate professor Jane Cramer said she doesn't want to be a whiner, but she has found herself teaching in some packed classrooms at the University of Oregon. Last year, the political science professor was assigned to a Condon Hall seminar room meant for 16 — and 22 students signed up for the class. Desks were jammed into the room within inches of her legs as she stood in front by the chalkboard, Cramer recalled. Cramer called the registrar's office to ask for a bigger room. 'I can't stand up there,' she remembers saying. 'I feel ridiculous leaning over this person for three hours.' But the scheduler's answer was, 'No,' Cramer said. All of the university's 163 classrooms were spoken for; she would have to make do.'"

"That's the story for increasing numbers of UO faculty and students as the university has admitted thousands more students but failed to build enough classrooms to house them. Enrollment is projected to top 25,000 this fall, which will mean the student body will have In the meantime, classroom schedulers have coped as best they can. They jam classes into departmental conference rooms, lease basement classrooms at a nearby church and at the private Northwest Christian University. They schedule more classes at 8 a.m. and 8 p.m. 'There are some buildings on campus that definitely could use some renovating,' said Ashland resident Abgail Young, who graduated with degrees in music and Spanish in June. She singled out the 50-year-old Prince Lucien Campbell Hall, the four-decade-old humanities complex on the west side of campus.'There just aren't enough classrooms in the school anymore. I've had plenty of classes where there weren't enough seats. People had to stand. My teacher tried to move, and there were no other empty classrooms. Definitely classrooms are really important.'"

"A shortage of large lecture halls is putting a lid on some classes, Eveland said. During the school year, the UO's single 500-plus seat lecture hall is packed from 8 a.m. through 7 p.m. each day with lectures in sociology, psychology, anthropology, chemistry and math. Meanwhile, human physiology classes are capped at 344 students, because that's the size of the next largest classroom, Eveland said. 'They have to stay at 344. They can't get any bigger than that,' she said. The registrar's office fields calls from professors each term who are seeking a larger classroom, Eveland said. 'We say, 'You can't raise the enrollment on that classroom past 50 (students) and we don't have a bigger room to give you," she said. 'The answer is almost always 'no.' We basically have no wiggle room. We have nothing.'"

"With the classroom squeeze coming on, university officials decided to convert a planned $22 million renovation of Straub Hall into a $44 million renovation-plus-addition project that would include a substantial, though undetermined, number of new classrooms. 'We said, 'Rather than just put back the classrooms we have there, let's see how many we can add," Ramey said. If the project goes ahead, the net gain for students and faculty will be 1,000 new seats spread among the classrooms, Ramey said. That's about half of the seats the UO needs to reach the ideal, he said. If the Straub Hall project is approved, the Legislature will provide half of the $44 million cost and the University of Oregon will have to also come up with half. The details of funding are not yet determined. If approved and fully funded on the hoped-for schedule, the revamped building would be ready for use in March of 2015."

* Excerpts from the story "*No Class Room: The UO has added thousands of students without adding the space to put them in,*" By Diane Dietz, The Register-Guard. Appeared in print: Sunday, Aug. 12, 2012, page A1

Campus Development

Capital Project Development Process

Design	Approval		Execution
Campus	**OUS Chancellor's Office**	**DAS[2]/Legislature**	**Campus**
Planning Pre-Development Feasibility	Capital Funding Request OSBHE[1] Project Prioritization Agency Requested Budget	+ Governor's Balanced Budget Legislatively Approved Budget Bond Bill	Contracting Construction Occupancy

[1]Oregon State Board of Higher Education
[2]State of Oregon, Department of Administrative Services

Campus Capital Project Prioritization – Capacity for 40-40-20

For over a decade, OUS has ensured the strategic investment of the State's limited resources through a rigorous review process. OUS project priorities are determined by assigning a point value to a set of seven criteria to measure the relative merits of each project proposal. The **Oregon State Board of Higher Education (OSHBE)** revised its project criteria weighting to better address critical issues of capacity for growth, financial performance and the use of leverage in evaluating each project proposals contribution to reach our 40-40-20 goal.

Reprioritization

At the Governor's request, the OSBHE reevaluated the capital project prioritizations submitted in OUS's Agency Request in terms of each project's performance toward meeting the state's 40-40-20 goal. OSBHE's reprioritization is based on the following criteria: ***1) serve more students; 2) serve students better; 3) the OUS Education and General prioritization criteria below; and, 4) explanation of the project's relationship to the other goals included in the Governor's budget, (e.g., Healthy People, Safety, Jobs and Innovation, Healthy Environment).*** OSBHE submitted its reprioritized project list to the Governor's office on January 9, 2013.

Education and General Prioritization Criteria (100 Points)

A. Master Plan: *(0 points)* Compliance with the campus master plan is required for project consideration.

B. Board Priorities: *(1 to 30 points)* Scoring is based on the project's relation to the Board's Strategic Plan: *"An Investment in Oregonians for our Future: A Plan to 2025 for the OUS"*. The first goal, *"Increase educational attainment to assure competitive strength for Oregon and its citizens"*, is interpreted to address access and capacity.

C. Cost Savings: *(1 to 10 points)* Projects are scored based on cost savings generated by eliminating or limiting deferred maintenance projects, and/or operational savings.

D. Need: *(1 to 10 points)* Scoring within this priority is related to Life safety, mission critical items, and projects that support key programs and initiatives.

E. Campus Priority: *(4 to 20 points)*

F. Finish What We Started: *(1 to 5 points)* Projects are scored based on how the capital investment could best enhance or complement existing academic program efforts.

G. Use of Leveraged Dollars: *(1 to 15 points)*

H. Sustainability: *(1 to 10 points)*

- Reduction of EUI from baseline State energy criteria (existing for renovations, target for new construction)
- Reduction of Water use from baseline
- Reduction of Waste from baseline
- Supply chain reduction renovation x points, new building with sourced material within 500 miles

Note: USGBC LEED Silver Equivalent and Oregon Department of Energy SEED are baseline for Energy

Prioritization
OSU Classroom Project

How Project Prioritization Works

OSU's 2013-15 capital request includes a proposed classroom building and adjacent quad. The project will consist of a new 4-story, 130,000 SF building to house general purpose classrooms **(up to 2,500 seats)** supporting all academic programs, as well as the University Honors College.

This project received a prioritization score of 80 (out of 100 possible), achieving a rank of 5 on the list of OUS prioritized projects. Below are the actual OUS scores:

- Board Priorities: *(1 to 30 points)* = 28
- Cost Savings: *(1 to 10 points)* = 5
- Need: *(1 to 10 points)* = 10
- Campus Priority: *(4 to 20 points)* = 20
- Finish What We Started: *(1 to 5 points)* = 5
- Use of Leveraged Dollars: *(1 to 15 points)* = 8
- Sustainability: *(1 to 10 points)* = 4
- Total: *(100 possible points)* = 80

This project was ranked high for adding much-needed classroom capacity, increasing the availability of classes and reducing the "*time-to-degree*".

Paradigm Shifts in Campus Development

Problem-Solving Through Innovation, Technology, and Community

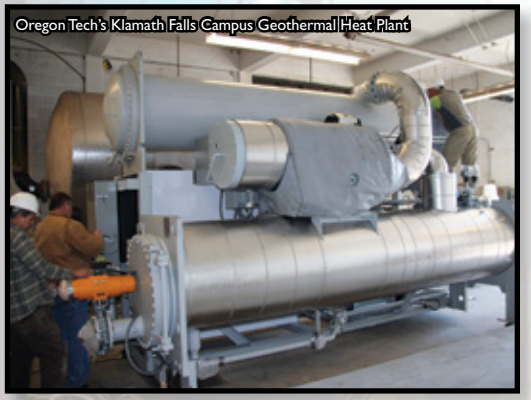
The world is changing rapidly, and universities are at the forefront of identifying, analyzing, and embracing innovative trends that enhance efficiency, and build social, intellectual, and economic capital. The external influences of increased student enrollment, limited program and capital funding, high energy costs, and the critical role a university plays in a community are consistently evaluated, causing a major shift in how best a university can deliver resources that maximizes the potential for effective outcomes while being financially (and environmentally) sustainable. Advancements in technology have allowed universities to meet these challenges; and, in many ways, they have become laboratories for creating and implementing technologies to solve problems of the future.

Examples

- **EOU Pierce Library Renovation: How Technological Innovation is Enhancing Building Longevity**
  In 2012, EOU completed a $8M full building renovation of Pierce Library, a classic Art Moderne-era building, which became a warren of poorly functioning material storage, work and study rooms that no longer supported the mission of "creating and maintaining a dynamic environment, focused on service and guided by the principles of intellectual freedom, that encourages access to the cultural, historical and intellectual achievements of humankind." The reinvention was a paradigm shift from a material -focused facility to a user-focused facility through technology, efficient material management, and thoughtful design. Walls and floors were opened and barriers removed creating a light, vibrant, physically and visually connected environment. The reimagined facility expands space for users, creates individual and team study rooms and provides a usable and comfortable working environment for professional staff.
- **SOU Theatre Arts Building: How Drama Strengthens Campus/Community Identity**
  SOU has a special relationship with a community defined by theatre arts. Home of the renowned Oregon Shakespeare Festival (OSF), Ashland's very identity, both economically and culturally, revolves around theatre. SOU's Department of Theatre Arts employs OSF actors, directors, and designers as guest artists and adjunct faculty, so students work directly with professionals in their field. SOU's current theatre is under-sized for its enrollment demand. An expansion and remodel (approved by the Legislature in the 2011-13 biennium) will substantially increase the facility's size, adding much-needed new program space in addition to ensuring SOU has a theatre worthy of being designated an OUS Center for Fine and Performing Arts. Attracting top theatre students and faculty from across the country is not only important for establishing SOU and Ashland as integrated arts communities, but also supporting the economy of a region that depends a great deal on tourism.
- **Oregon Tech Renewable Energy: How a Major Energy User Became a Renewable Energy Powerhouse**
  Oregon Tech's Klamath Falls campus is home to the first geothermal combined heat and power plant in Oregon, and is currently the only university completely heated by geothermal water in the world. The 1.5 MW geothermal system, combined with a soon-to-be-completed solar array, will allow the campus to be entirely powered by renewable energy, and potentially return any net electricity production back to the grid. In addition to off-setting the university's carbon footprint and major energy costs (estimated at $3.3 million/year), Oregon Tech has become a leader in renewable energy technology, building academic programs in both its Klamath Falls and Wilsonville locations (including the nation's first Renewable Energy engineering degree), and serving as home to the Geo-Heat Center, a national clearinghouse for geothermal energy.

EOU's Pierce Library (Post-renovation)

SOU's Theatre Arts Building


Oregon Tech's Klamath Falls Campus Geothermal Heat Plant

Capital Project Funding

Capital Funding Sources

State-Supported Funding Sources

- **Article XI-G:** Defined by XI-G of the State Constitution, **Article XI-G** bonds may be issued to support E&G projects as long as they are matched equally by the General Fund, Lottery Bond proceeds, gift funds, or other funds available to the university for that purpose. Debt service on Article XI-G bonds is paid from the state General Fund within the operating budget. No appropriations are received for debt service in the biennium in which the bonds are approved.
- **Article XI-M:** Defined by XI-M of the State Constitution, **Article XI-M** bonds may be issued for projects that are related to seismic mitigation, for facilities in Higher Education, K thru 12, and emergency services related buildings. This was a new funding type for 2007, supported by state general funds.
- **Article XI-Q:** Defined by XI-Q of the State Constitution, **Article XI-Q** bonds may be issued for projects that are related specifically to acquiring, constructing, remodeling, repairing, equipping or furnishing real or personal property that is or will be owned or operated by the State of Oregon, including, without limitation, facilities and systems. In particular, XI-Q bonds provide a source of funds for technological enhancements, and may be campus and/or state-funded.
- **Lottery Bonds:** Oregon's **Lottery Bond** proceeds are used to support education, economic development, and natural resources programs. Administered by the Department of Administrative Services, with State Lottery Revenue pledged to pay the debt service.

Campus-Supported Funding Sources

- **Article XI-F(1):** Defined by XI-F(1) of the State Constitution, **Article XI-F(1)** bonds may be issued for projects that are self-supporting and self-liquidating. Each campus and auxiliary is responsible for their share of the debt service. Projects not selling bonds within two years may request reauthorization in succeeding Legislative session.
- **State Energy Loan Program (SELP):** **SELP** offers low-interest, long-term loans for any qualified Oregon project that invests in energy conservation, renewable energy, alternative fuels, or creating products from recycled materials. Oregon general obligation bonds provide the funds for the loans are structured so that energy savings and General Funds cover the loan payment. SELP loans may be campus and/or state-funded.
- **Higher Education Revenue Bonds:** Higher education **revenue bonds** are issued by the university system with the principal and interest secured by future campus revenues, including tuition and fees.

Other Funding Sources

- **Gifts, Donations, Grants:** Funding provided from donors or organizations to support capital projects and related programming.

Note: A debt burden ratio calculation (estimated through FY 2019) for each campus is located in the **Appendix**.

Capital Project Classification

Auxiliary (AUX)

- Funded primarily through the use of **Article XI-F(1)** bonds, repaid through revenues generated by the facility operations.
- **AUX Examples:** Campus Housing, Dining Facilities, Parking Lots/Structures, and Athletics Facilities.

Education and General (E&G)

- Eligible to receive state General Fund revenues and **Article XI-G** bonds, these facilities provide instructional space, administrative and campus support facilities necessary for the university.
- **E&G Examples:** Libraries, classrooms, research laboratories

Student Building Fee (SBF)

- A legislatively mandated fee paid by students each term that serves as the source of debt repayment. Capital construction projects are primarily funded through **Article XI-F(1)** bonds and repaid through revenues generated by operating the facility.
- **SBF Examples:** Student housing, Parking Lots/Structures, Student Unions, and Athletics Facilities.

Systemwide (SYS)

- An omnibus line item amount to cover academic modernization, code compliance, deferred maintenance and capital repair projects.
- **SYS Examples:** Projects that serve more than one campus are also proposed under this category.

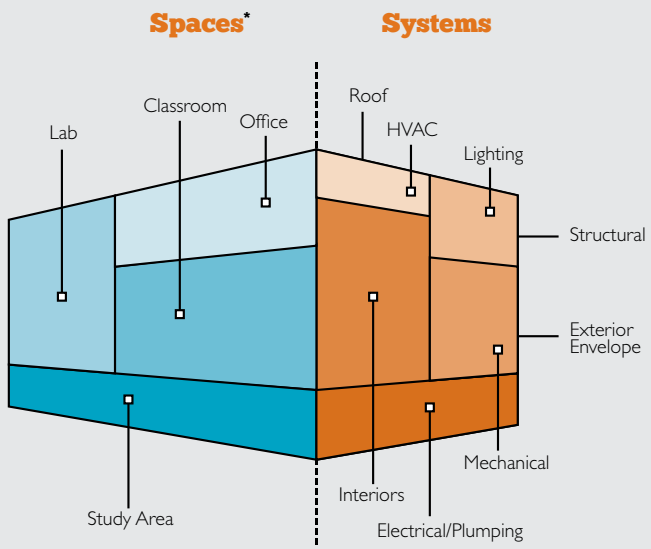
The University Building

Stewardship: Protecting Our Investments

University buildings are unique. These **revenue-generating** institutional facilities receive heavy use over generations of students. In many ways, university buildings are among the most enduring assets in the State. As such, stewardship of these assets informs the conception, design, construction, and ongoing management of campus facilities. How buildings perform, adapt, and are renewed over time is continuously evaluated in the planning process. OUS buildings strive to be:

- Pragmatic and Functional — *Every Square Foot is Used Effectively*
- Affordable — *Smart Initial Investment Ensures Low Life-cycle Costs*
- Healthy and Safe — *Environmentally and Structurally Sound*
- Durable — *Quality Materials to Withstand Intensive Use*
- Maintainable — *Designed for Ease of Maintenance*
- Flexible — *Readily Adaptable to Programmatic and Technical Changes*
- Sustainable — *High-performance, Low-energy Facilities with Locally-sourced Materials*
- Beautiful — *Inspires Pride in Both Campus and Community*

Anatomy of an Example University Building



Unique Attributes

Complex Mixed Use Buildings
- *Classrooms*
- *Teaching and Research Labs*
- *Housing and Dining Facilities*
- *Study Areas*
- *Offices for Faculty and Staff*

Intense Utilization
- *High Levels of Use and Occupancy: "24/7" Communities*
- *Students Living and Learning in the Same Environment*
- *Continuously-Evolving Needs*

Sense of Place
- *Institutional Buildings have Special Status*
- *Representative of a Campus, Community, and State*

Institutional and Statutory Requirements
- *Procurement, Project Controls, Documentation*
- *Contractor and Consultant Insurance Liability and Bonding*

Complex Execution in Operating Campus Environment
- *Premium Project Execution Costs to Ensure Safety and Security*
- *Short Construction Windows (Academic Calendar, Summers)*
- *Working in Occupied Areas (Building on and Active Campus)*

*E&G Spaces

Capital Renewal

The Deferred Maintenance (DM) Backlog

Like most colleges and universities across the country, almost 50 percent of OUS buildings were constructed within a 15-year window, from 1960 to 1975, in order to meet the huge enrollment growth attributed to the baby boomers. Now, over 40 years later, the major subsystems (roofing, HVAC, plumbing, electrical) within those buildings are wearing out and must be replaced.

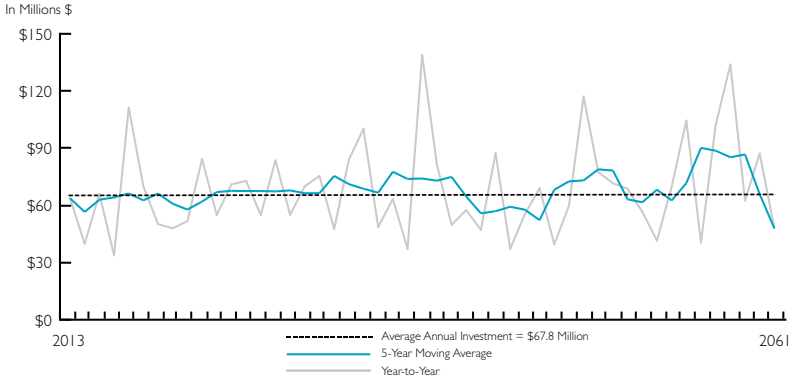
Oregon was one of the first states to develop a comprehensive plan to address deferred maintenance needs, establishing a "best-in-class" program to focus on critical life safety, code compliance and substantial renewal needs.

With limited state support to fund the periodic renewal of major building subsystems, a backlog of capital renewal projects has developed and has continued to grow to an astonishing **$600 million***, and will require an average biennial renewal investment of approximately **$135.6 million** to maintain a consistent level of stewardship (see **Appendix**). The following table provides a current capital renewal snapshot for all E&G facilities at OUS institutions.

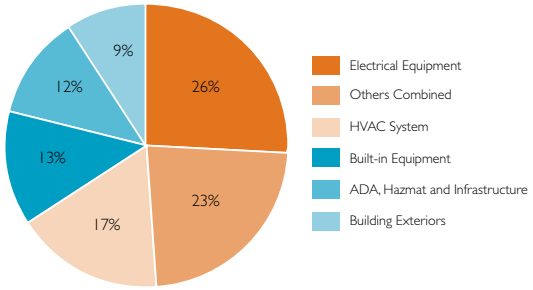
Capital Renewal Snapshot for 2012 (E&G Only)[1]

Campus	GSF	Calculated CRV** (000's)	DM Backlog (000's)	Seismic Backlog[2] (000's)	DM + Seismic/CRV (%)
EOU	585,481	$182,254	$18,186	$17,000	19%
OIT	468,211	$132,413	$33,250	$3,000	27%
OSU	4,454,036	$1,553,097	$154,886	$166,000	21%
PSU	2,414,452	$766,038	$168,581	$23,000	25%
SOU	865,645	$238,753	$18,147	$28,000	19%
UO	3,483,674	$1,165,618	$105,107	$73,000	15%
WOU	695,132	$191,431	$29,619	$40,000	36%
Total	12,966,631	$4.24 Million	$528 Million	$352 Million	21%

50 Year Renewal Curve



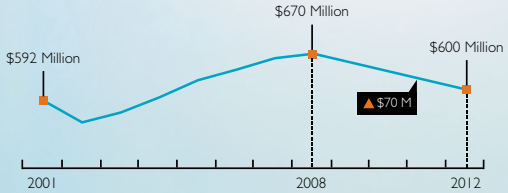
DM Backlog by Subsystem



Stewardship in Practice
How Are We Doing?

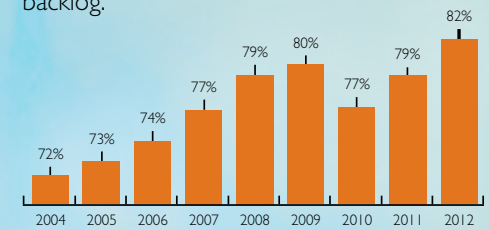
Deferred Maintenance Backlog

The accumulated dollar amount of systems and/or subsystems components that have exceeded the end of their useful life. From 2001 to 2012, the backlog decreased 7.6%; however, it increased significantly between 2002 and 2007 due to numerous subsystems reaching their end of life. In 2007, OUS concentrated on tackling this growing backlog through the Capital Renewal program. Since 2008, the backlog has **decreased by 27%**. Despite this progress, OUS will need to invest $135.6 million each biennum to maintain the backlog.



Net Asset Value (NAV)

An annual statistic that represents the aggregate condition of OUS buildings. NAV is expressed as a percentage and is calculated by subtracting the deferred maintenance backlog from the CRV and dividing it by the CRV. An NAV of 100% is a building with no backlog. OUS' NAV from 2004-2012 **increased 10%**, indicating progress in addressing the backlog.



Source: Sightlines, OUS 2012

*The calculated deferred maintenance backlog amount is $528 million. This figure does not include estimated needs for ADA improvements, hazardous materials abatement, and infrastructure upgrades. The aggregate cost of these needs is estimated to be an additional 14 percent of the total calculated amount, or approximately $600 million.
**CRV (Current Replacement Value): Calculated value for total building replacement (using the same construction and systems).
[1]Source: Sightlines, OUS 2012; [2]OUS Estimate from 2007 DOGAMI Study

Key Drivers of Cost

Why are University Buildings so Expensive to Build?*

Quality and Integrity
- Low Life-Cycle Cost: Built to Last
- Lower Maintenance Costs for Complex System
- High-Quality Building Systems and Envelope

Sustainability
- High-Performance, Low-Energy
- Institutional Requirements
- Local, State and Federal Mandates

University Distinctiveness
- Changes in Pedagogy
- Flexibility/Adaptability in Design
- Increased Building Technology and Complexity

Campus Design Standards
- Site Development Standards
- Building Architectural Design
- Campus Identity

The High Cost of Building Cheap

Portland State University's **Neuberger Hall** is one of the most heavily-utilized general-purpose classroom buildings on campus. It is estimated that over **532,560 students, faculty and visitors** use the building annually[1]. 169 faculty offices (over 10% of PSU's total faculty) and 35 classrooms (over 15% of all classrooms) are located in the building.

Neuberger Hall represents a typical university facility built in the US during the 1960s, constructed quickly and inexpensively to accommodate large enrollment increases due to the Baby Boom. While these buildings met short-term demand in an affordable way, their basic design and construction have made them less functional more quickly than other buildings, resulting in a **poor-quality learning environment**.

Further, these buildings have become substantially **more costly** over time to maintain, consistently underperforming in terms of longevity, due (in part) to their low quality of construction materials and poor physical design, requiring costly upgrades to meet current codes, seismic stability, energy efficiency, and programmatic needs.

Neuberger Hall – Built 1962, 1969
- 237,874 GSF
- Cost: $2.55 Million
- Cost per GSF: $10.70

Neuberger Hall – Today
- CRV (2012): $60,094,000
- DM2 (2012): $33,311,000
- FCI (2012): .55

Neuberger Hall – 2013-15 Request
- $8.5 Million in Seismic Upgrades
- $34 Million in Deferred Maintenance Addressed

Case Study
Lewis Integrative Science

Tearing Down Walls

"The **Lewis Integrative Science Building** at University of Oregon (UO) is designed to bring researchers from different disciplines together to spark fresh collaborations, inspire new research and yield innovative solutions to the grand challenges of tomorrow, today.

The building was designed for 'integrative science,' which involves bringing down the walls that separate biologists from chemists or psychologists.

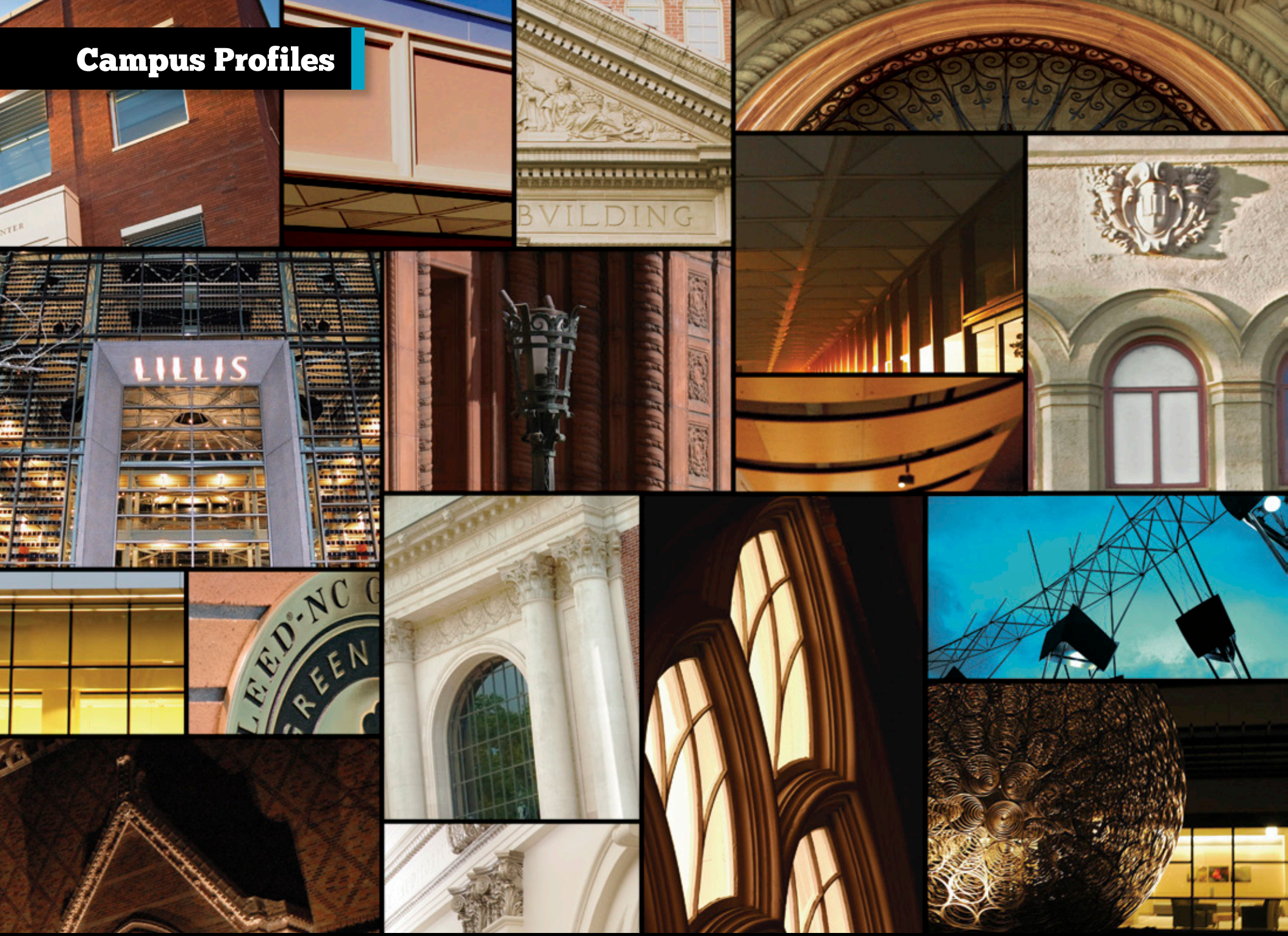
The lab spaces within this new type of science building are shared. There are fewer private offices and more common spaces. In short, the whole building, from the basement to the fourth floor, is constructed around the idea that science is an open, collaborative process — not something to be conducted in isolation behind closed doors.

Not only will cutting-edge research be taking place inside the building, but students will be gaining critical thinking skills and gaining unprecedented access to interdisciplinary labs and high-tech tools and equipment."

Source: Kimberly Andrews Espy, UO Science Building is Far Greater Than its Parts, The Register Guard, October 25, 2012.

*Additional lifecycle cost analysis and benchmarking is provided in the Appendix
[1] Based on 3,384 visitors and 3,373 students, 5 days per week, 8 weeks for 3 terms per year; Source: PSU Facilities
[2] Calculated Deferred Maintenance Backlog + Estimated ADA Compliance, Hazardous Materials Abatement, Telecommunications Upgrades, and Seismic Needs

Campus Profiles



Oregon University System

Student Profile*

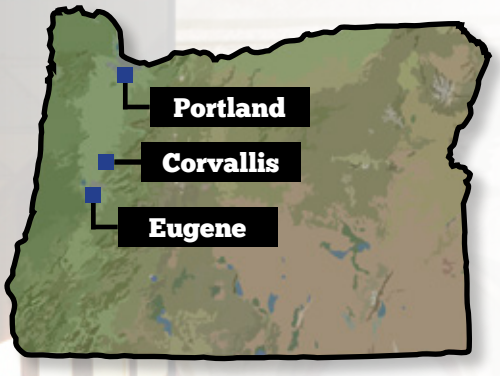
Enrollment (Headcount)	**101,393**
Undergraduate Students	**85,494**
Graduate Students	**15,899**
Degrees Awarded (2011-12)	**20,209**

Academic Profile

Institutions in System	**7**
Time to Degree (Years)[1]	**4.58**
6-Year Graduation Rate[2]	**54%**
Sponsored Research[3]	**$418,412,366**

Physical Profile

Campus Acres	**1,550**
Total Buildings	**1,020**
Total Gross Square Feet	**23 Million**
Ave. Renovation Age (E&G)	**40.5 Years**



Distinctions

- Oregon higher education has become a national model of innovation and leadership.
- OUS's performance-based productivity model, shaped by the State Board of Higher Education in 1997, continues to be nationally recognized for transforming higher education and making it more accessible and accountable to Oregon citizens.
- Among the full-time ranked instructional faculty of almost 2,900 are world-class artisans, scholars, scientists and teachers, many who have come to Oregon, like thousands of others, to fulfill the promise of a better way of life for this and future generations.

About OUS

The Oregon University System's (OUS) seven diverse and quality-focused institutions — Eastern Oregon University (EOU), Oregon Institute of Technology (OIT), Oregon State University (OSU), Portland State University (PSU), Southern Oregon University (SOU), University of Oregon (UO), and Western Oregon University (WOU), and one branch campus, OSU-Cascades - provide higher education opportunities to all Oregonians who in turn enrich the economic and cultural base in the state.

OUS stewards 50 percent of all state-owned facilities equaling approximately 23 million square feet in over 1,000 buildings across the state. Over 100,000 students and 20,000 faculty, staff and community members utilize OUS campus buildings and property on a daily basis.

OUS campus facilities provide the classroom, lab, other spaces and technologies that enable students to access the instruction and hands-on experiences they need to be successful in degree attainment and in the workplace. With record enrollment demand, campuses continue to face space constraints, with classrooms, buildings and labs in need of upgrading and repair so they are safe and conducive to the research, learning and training needs of today's students and the state's employers to be globally competitive.

Facility Challenges

From a systemwide perspective, OUS's primary facility challenges focus on the stewardship of existing assets, addressing capacity issues, and ensuring fiscally-responsible projects. To that end, OUS works with each campus to address deferred maintenance, master plan development/updates, environmental sustainability, and developing projects that best serve students and meet the State's 40-40-20 goal.

*Source: OUS 2012
[1] 2010-2011, OUS Annual Performance Progress Report
[2] First Time Freshmen Entering (Fall 2005 Cohort): Excluding intra-OUS transfers: 54.0%, including intra-OUS transfers: 59.8%
[3] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)

Eastern Oregon University

Student Profile*

Enrollment (Headcount)	**4,208**
Undergraduate Students	**3,845**
Graduate Students	**363**
Degrees Awarded (2011-12)	**726**

Academic Profile

Bachelors Degree Programs	**24**
Masters Degrees Programs	**3**
Other Programs	**6**
Sponsored Research[1]	**$2,531,995**

Physical Profile

Main Campus Acres	**110**
Total Buildings	**26**
Total Gross Square Feet	**633,000**
Average Renovation Age[2]	**34.5 Years**

Distinctions

- Founded in 1929 as a teachers college, Eastern Oregon University (EOU) today serves as a regional university and center for education, culture and scholarship that offers 24 bachelor's degrees as well as graduate degrees in business, teaching and science in education, and partnership programs in nursing and agriculture.
- EOU is recognized for its commitment to student achievement and accessible education, in part thanks to its robust Distance Learning program (Online and On-Site) that accounts for over half of the University's enrollment.
- EOU recently completed a new Campus Master Plan that strives to meet the University's core themes of Quality, Access, Engagement and Affordability through contextual, sustainable physical design that celebrates the University's strengths and its important role in the region and in the Oregon University System.

About EOU

EOU is widely recognized for its commitment to student achievement and accessible education. The University continues to attract on-campus students from across Oregon, and has expanded its educational mission to provide distance-learning opportunities for off-campus students throughout the region. EOU views the development of its on campus and off campus facilities with emphasis on its core themes of Quality, Access, Engagement and Affordability.

Some of the ways that EOU will help ensure achievement of these include: focusing on capital investments that will improve student and faculty attraction, access and retention; investing in technology upgrades for flexible delivery (online and on-site); improving existing building utilization through programming, modernization, and renovations; reframing the physical campus infrastructure to be more environmentally and financially sustainable; and continuing to partner with local and regional jurisdictions on community education and economic development initiatives.

Focusing efforts in this way, EOU will continue to develop a campus that promotes quality of life for students, faculty, staff and the community. It will also prove provide thoughtful stewardship of scarce natural and financial resources.

Facility Challenges

EOU's primary challenge is connecting their Online and campus-based communities in a meaningful way. EOU envisions modest growth on campus, additional on-campus housing needs, and increased growth in distance learning. To accommodate this, the university will need to upgrade its existing data center and replace the partially unusable Hunt Hall, portions of which have been vacant since the 1970's and determined cost-prohibitive to renovate. Other facilities challenges include ADA access to all buildings and managing deferred maintenance.

*Source: OUS 2012
[1] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)
[2] E&G Only

Oregon Institute of Technology

Oregon TECH

Student Profile*

Enrollment (Headcount)	**4,001**
Undergraduate Students	**3,970**
Graduate Students	**31**
Degrees Awarded (2011-12)	**572**

Academic Profile

Bachelors Degree Programs	**31**
Masters Degrees Programs	**3**
Other Programs	**8**
Sponsored Research[1]	**$4,235,098**

Physical Profile

Main Campus Acres	**314**
Total Buildings	**34**
Total Gross Square Feet[2]	**1,038,982**
Average Renovation Age[3]	**29.2 Years**

Distinctions

- Oregon Institute of Technology (Oregon Tech/OIT) graduates enjoy an outstanding graduate success rate, with 90 percent either employed in their field of study or enrolled in graduate school within six months after graduation.
- The average starting salary for Oregon Tech graduates is $57,000 per year.
- Oregon Tech's engineering programs are ranked 35th in the nation by the 2013 "Best Colleges" edition of US News & World Report. The university as a whole is ranked 10th in the Best Colleges by Region, West category.
- In 2005, Oregon Tech was the first university in North America to offer an ABET accredited program in Renewable Energy Engineering. The program has had a 100% placement rate of its graduates into energy-industry jobs.

About OIT

Founded in Klamath Falls in 1947, Oregon Tech is the only public institute of technology in the Pacific Northwest. Oregon Tech provides degree programs in engineering and health technologies, management, communications and applied sciences that prepare students to be effective participants in their professional, public and international communities through hands-on learning.

Oregon Tech has a full-service, residential campus in Klamath Falls which is the only university campus in the world that is completely heated by geothermal water and has the first university-based geothermal combined heat and power plant (electric). Oregon Tech also has an urban campus in Wilsonville that offers a full portfolio of high demand programs that provide an industry-focused university experience. Additional Oregon Tech programs are located in Beaverton, Salem, La Grande, and Seattle, as well as Online.

Facility Challenges

Oregon Tech continually seeks to attract new and retain existing students. To meet expectations of a technology university, it is essential that key areas of the campus exemplify a state-of-the-art institution, provide desired resources, and show the value of attending Oregon Tech. Currently, there are buildings within Oregon Tech that only marginally meet programmatic infrastructure and technology needs.

The challenge is how to update Oregon Tech's facilities and still provide the best value to students without excessive tuition increases. Additionally, as a university with a technology-focused curriculum, it is imperative that Oregon Tech facilities are equipped with cutting-edge technology to attract top faculty and students. As the university's enrollment continues to grow, it is necessary for Oregon Tech to accommodate students with diverse needs, including ADA access and non-traditional, veteran and international student support.

*Source: OUS 2012
[1] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)
[2] Includes Oregon Tech's Wilsonville and Metro Center Facility Space
[3] E&G Only

Oregon State University

OSU

Student Profile*

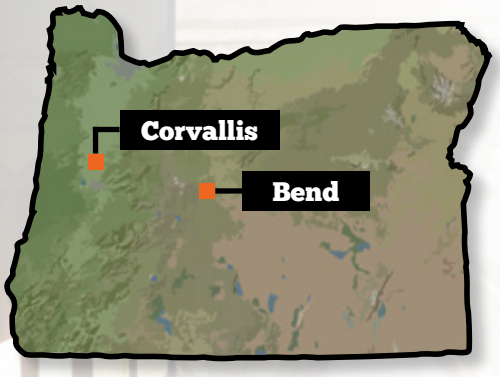
Enrollment (Headcount)	**26,393**
Undergraduate Students	**21,184**
Graduate Students	**4,579**
Degrees Awarded (2011-12)	**5,052**

Academic Profile

Bachelors Degree Programs	**82**
Masters Degrees Programs	**77**
Doctoral Degrees Programs	**52**
Sponsored Research[1]	**$205,009,036**

Physical Profile

Main Campus Acres	**570**
Total Buildings	**223**
Total Gross Square Feet	**7,684,420**
Average Renovation Age[2]	**53.3 Years**



Distinctions

- Oregon State University (OSU) is a leading international public research university, attracting outstanding students and faculty who solve problems and make significant contributions throughout Oregon, the nation and the world.
- OSU's historic commitment to studying and conserving the natural world is recognized as among the best in the nation, providing guidance on issues ranging from climate change to marine reserves to forest management.
- As Oregon's land grant university, OSU serves Oregonians in every corner of the state providing education through undergraduate and graduate programs; practical, problem-solving research through the OSU Extension Service, Agricultural Experiment Stations and Forest Research Laboratories; and outreach and engagement programs in Oregon communities statewide led by 219 Extension faculty and 18,900 volunteers; to reach 2.3 million Oregonians, which represents two-thirds of the state's population.

About OSU

OSU is a diverse, active, welcoming community. The campus combines historic beauty with state-of-the art facilities. Through its land grant mission of education, research and outreach programs, OSU is making a positive difference in the world by advancing the science of sustainable earth ecosystems; improving human health and wellness; and promoting economic growth and social progress. Students, faculty, researchers, staff and alumni work to improve quality of life in their communities and solve global problems.

OSU attracts top faculty from across the nation and around the world, who are recognized leaders in their respective fields. The university has developed and continues to grow a culture that values interdisciplinary collaboration. Research capabilities include specialized laboratories, equipment and one-of-a-kind facilities that are increasingly used by industry partners to solve problems and inspire innovation.

Facility Challenges

As OSU experiences growth in enrollment and with the number of faculty and staff it faces a challenge in effectively completing key repairs and replacement of its aging infrastructure. The loss of capital repair allocation and deferred maintenance funding for the last few biennia, and then a reduction of the amount that will be allocated in 2013, reduces OSU's ability to plan and complete improvements to its power grid, steam tunnel, streets, and complete capacity upgrades to its chiller loop system and electrical service to existing buildings. The strained infrastructure system is further impacted with the support requirements for new buildings.

*Source: OUS 2012
[1] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)
[2] E&G Only

Portland State University

Student Profile*

Enrollment (Headcount)	**28,731**
Undergraduate Students	**23,170**
Graduate Students	**5,561**
Degrees Awarded (2011-12)	**6,039**

Academic Profile

Bachelors Degree Programs	**99**
Masters Degrees Programs	**89**
Doctoral Degrees Programs	**38**
Sponsored Research[1]	**$69,506,106**

Physical Profile

Main Campus Acres	**53**
Total Buildings	**60**
Total Gross Square Feet	**5,434,180**
Average Renovation Age[2]	**43.6 Years**

Distinctions

- Through nationally reputed programs in business sustainability, urban planning, social entrepreneurship, undergraduate studies, and social work, Portland State faculty and students and faculty are making a difference in Oregon and across the Pacific Northwest.
- As a leading urban research university, PSU is a catalyst for innovation in start-up business development, design and testing of energy-efficient building, monitoring and modeling of traffic flow, and studying life in extreme environments.
- As the state's largest and most diverse university, Portland State is helping its students become successful scholars and citizens starting with its award-winning University Studies program for undergraduates.

About PSU

Portland State University (PSU), a 50-acre campus located in downtown Portland, is a nationally-acclaimed leader in sustainability and community-based learning. The University's position in the heart of Oregon's economic and cultural center enables PSU students and faculty to apply scholarly theory to the real-world problems of business and community organizations. Portland State offers more than 220 undergraduate bachelors, masters, and doctoral degree options, as well as graduate certificates and continuing education programs.

Facility Challenges

Enrollment has grown by over 40% in the last ten years, and the number of students residing on campus has grown by over 150%. Enrollment and research expenditures are expected to continue to grow, and demand is expected among most demographic groups and across most disciplines. The university is facing limits on their ability to further grow, due to inadequate classroom, research and student instructional and learning gathering space.

Despite being relatively young, PSU's facilities are quite old, due (in part) to the acquisition of existing buildings surrounding the campus as PSU has grown. Over 75% of university-owned buildings are over 25 years of age and approximately 40% of PSU's E&G space is over 50 years old, with most of these needing significant improvements and repairs.

The technical complexity of campus building systems continues to increase to accommodate advancements in research, teaching pedagogy and technology, and in some cases, requires buildings to be operated 24 hours a day, seven days a week. The full list of campus facility needs — estimated to be $220 million — is large and comprehensive, and includes deferred maintenance, fire and life safety improvements, environmental health and safety enhancements, energy efficiency upgrades and accessibility improvements.

*Source: OUS 2012
[1] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)
[2] E&G Only

Southern Oregon University

Student Profile*

Enrollment (Headcount)	**6,481**
Undergraduate Students	**5,817**
Graduate Students	**664**
Degrees Awarded (2011-12)	**1,002**

Academic Profile

Bachelors Degree Programs	**33**
Masters Degrees Programs	**15**
Other Programs	**13**
Sponsored Research[1]	**$2,528,401**

Physical Profile

Main Campus Acres	**175**
Total Buildings	**51**
Total Gross Square Feet	**1,350,000**
Average Renovation Age[2]	**32.2 Years**

Distinctions

- Southern Oregon University is the fine and performing arts campus of the Oregon University System.
- Environmental Studies and Outdoor Adventure Leadership are two academic programs that draw students from across the country to SOU.
- Southern Oregon University is nationally ranked as leader in sustainability, and is the first university in Oregon—and one of the first in the nation—to offset 100 percent of its energy use with clean, renewable power through energy credits.

About SOU

Southern Oregon University (SOU) is a renowned public liberal arts university in the West, attracting new freshmen and transfer students, while also drawing a growing share of its student body from California and other western states. SOU's appeal is based on three compelling offers: creativity, connected learning, and a unique environment that blends culture with a rich natural environment that is both an outdoor laboratory and a recreational wonderland.

As the fine and performing arts campus of the Oregon University System, SOU infuses creativity into every academic program, not just in the arts and sciences but also in professional studies such as business and education. SOU students thrive in an environment of small classes and close contact with professors. It's no wonder that over the last few years SOU has been one of the fastest growing public campuses in the state.

Facility Challenges

SOU's strong growth has put pressure on its aging physical plant. The original wing of the Science Building was constructed in 1959, and while it received approval for renovation in the 2011-2013 session, the building needs additional upgrades to all its systems.

The Theatre building currently serves three times as many students as it was designed. As a result, classes are taught in hallways, and office spaces that were intended for one person are occupied by three or four. The expanding School of Business is constrained by the other academic and auxiliary programs that it shares space with in Central Hall.

Other facility challenges involve the need for seismic remediation, an aging heating and power plant, and a majority of campus buildings was constructed prior to 1970. SOU's campus utilities are aging and major upgrades to the power plant and heating system are needed immediately. Two sewer lines recently failed and need to be replaced along with new water lines. The Science Complex, McNeal Hall and Britt Hall are all in dire need of seismic upgrades.

*Source: OUS 2012
[1] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)
[2] E&G Only

University of Oregon

Student Profile*

Enrollment (Headcount)	**24,591**
Undergraduate Students	**20,829**
Graduate Students	**3,762**
Degrees Awarded (2011-12)	**5,589**

Academic Profile

Bachelors Degree Programs	**77**
Masters Degrees Programs	**77**
Doctoral Degrees Programs	**43**
Sponsored Research[1]	**$118,590,837**

Physical Profile

Main Campus Acres	**295**
Total Buildings	**354**
Total Gross Square Feet	**7,661,186**
Average Renovation Age[2]	**45.4 Years**

Distinctions

- The University of Oregon is one of only sixty-one public and private institutions in the United States and Canada selected for membership in the Association of American Universities (AAU).
- The quality of faculty research is a point of pride at the University of Oregon, which consistently ranks high among research universities in attracting research grants, offering fellowships, and producing scholarly articles.
- The University of Oregon is a key driver of the Oregon economy - direct spending by the UO, students, and visitors, accounted for over $1.14 billion in FY2010-11. The total impact of this spending was nearly $2.12 billion.

About UO

The University of Oregon (UO), founded in 1876, is a comprehensive research university that offers academic excellence and hands-on learning opportunities in a welcoming atmosphere. UO provides a high-quality education to a large number of Oregonians at an affordable price, and maintains the highest graduation rate in the state.

Facility Challenges

UO's capital request addresses critical facility needs the campus is facing, and directly responds to recent enrollment increases by providing additional classrooms and renovations to existing classrooms. These improvements will increase the instructional capacity of the campus and the quality of interaction between student and professor in the classroom.

Chapman Hall, is home to the Clark Honor's College which attracts exceptional high school students and therefore supports Oregon's 40-40-20 plan by keeping the brightest students here in the state.

The Global Studies Building also increases the number of faculty offices needed to support the newly enrolled students. As the campus grows it needs to add facilities to enhance and retain its residential nature as represented by the Student Recreation Center and the University Housing expansion.

The Straub Hall, Chapman Hall, Science Library, and Huestis Hall projects take on the large backlog of unmet deferred maintenance items limiting the efficient operations of the buildings and degrading the quality of activities housed within them. These projects will lower energy use, renew worn out systems and finishes, and correct outstanding safety deficiencies.

The Science Library project will utilize best practice advances in research library use. Research is currently conducted across disciplines and the library for the 21st century creates the spaces needed for interdisciplinary teams of researchers to access information not currently available to them.

*Source: OUS 2012
[1] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)
[2] E&G Only

Western Oregon University

Student Profile*

Enrollment (Headcount)	**6,187**
Undergraduate Students	**5,387**
Graduate Students	**800**
Degrees Awarded (2011-12)	**1,229**

Academic Profile

Bachelors Degree Programs	**58**
Masters Degrees Programs	**12**
Other Programs	**11**
Sponsored Research[1]	**$10,160,599**

Physical Profile

Main Campus Acres	**157**
Total Buildings	**68**
Total Gross Square Feet	**1,356,228**
Average Renovation Age[2]	**45.2 Years**

Distinctions

- WOU serves a diverse student body where over 50 percent are first-generation college students; 20 percent come from traditionally under-represented backgrounds and include more than 10 percent of Latino heritage.
- WOU's was recognized by the Education Trust which named it both a top ten performer in the nation for improvement in graduation rates for underrepresented minority (URM) students, and the top university in the nation for closing the gap in graduation rates between Latino and non-minority students.

About WOU

As Oregon's oldest public institution of higher education, WOU's academic foundation is firmly placed on academic excellence and access to an affordable higher education. WOU's College of Education continues to receive national awards while attracting the next generation of teachers.

Programs of distinction such as Teacher Education, Special Education, and American Sign Language have experienced enrollment growth while teaching students the skills necessary for educating future generations of Oregonians.

Historically known for producing outstanding educators, our academic programs have successfully expanded into the liberal arts and sciences, with Business, Psychology, and Criminal Justice becoming the three most popular majors on campus. Complementing this growth is the rapid expansion within the sciences, especially those related to the health sciences and the collaborative nursing degree with the Oregon Health & Sciences University on our campus. Over the last five years, the sciences have experienced enrollment increases of over 36 percent, with biology and chemistry curricula experiencing enrollment increases of 43 and 79 percent, respectively.

Facility Challenges

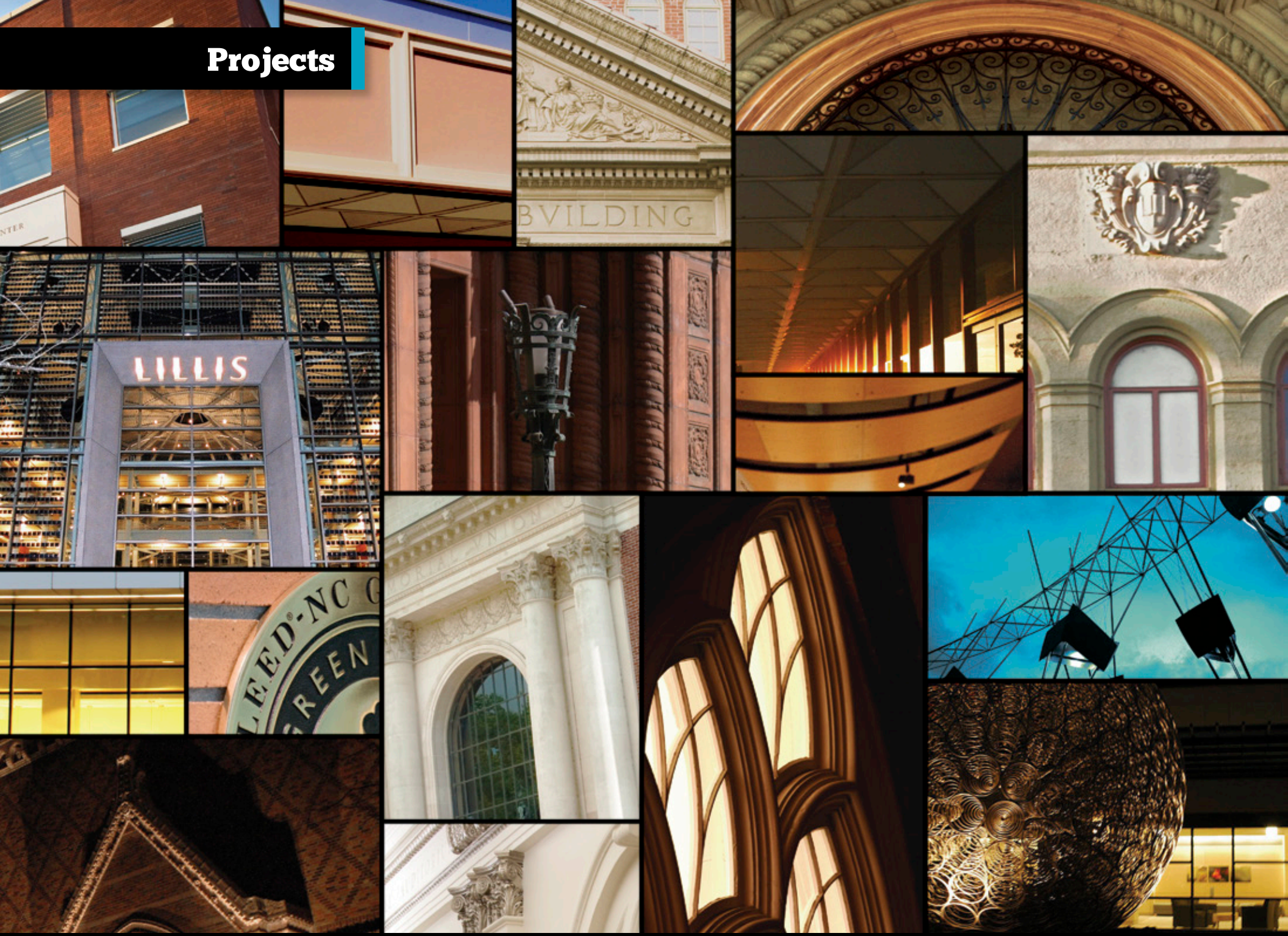
WOU is faced with the challenge of serving rapidly growing enrollment within aged facilities in need of seismic upgrades and with extensive deferred maintenance requirements. Many instructional buildings were built in the 1960s, designed with small classrooms which limit class size flexibility, and are in need of current technology upgrades.

Furthermore, there are a number of facilities in need of extensive upgrades to major electrical, plumbing, and HVAC systems. Addressing these challenges, in many cases, requires relocating the occupants of entire buildings.

Given that enrollment growth has been at an all-time high, existing space is insufficient to accommodate a move of this type without significant interruption to the education of our students. Providing new and additional academic space will relieve pressure on existing classrooms and clear a path to resolving many of WOU's facilities challenges.

*Source: OUS 2012
[1] Includes Sponsored Research, Teaching/Training Grants, Student Services Grants, Library Grants, and Similar Support (2011-12)
[2] E&G Only

Projects



2013-15 Capital Construction Projects

State-Funded Projects (E&G)[1]

OUS Ranking	OUS/GBB Ranking*	Campus	Project Name	Class	Type	Project Total	State-Supported Debt Funding	Campus-Supported Debt Funding	Other Funding**
1	1	PSU	School of Business Administration - Addition/Renovation	E&G	Add/Reno/DM	$50,000,000	$40,000,000	$0	$10,000,000
2	2	UO	Straub Hall and Earl Halls Classroom Expansion	E&G	Add/Reno	$22,000,000	$11,000,000	$0	$11,000,000
3	3	SYS	Capital Renewal Code and Safety	SYS	DM	$30,000,000	$30,000,000	$0	$0
5	4	OSU	Classroom Building and Quad	E&G	New	$65,000,000	$32,500,000	$32,500,000	$0
7	5	OSU	Cascade Campus Expansion	E&G	Acq/Reno	$24,000,000	$16,000,000	$4,000,000	$4,000,000
7	5	WOU	New College of Education Facility	E&G	New	$18,600,000	$17,200,000	$0	$1,400,000
9	7	SOU	Theatre Arts Building Expansion and Remodel	E&G	Addition	$5,500,000	$5,500,000	$0	$0
4	8	OSU	Chemical, Biological, and Environmental Engineering Building	E&G	New	$40,000,000	$20,000,000	$0	$20,000,000
Subtotal: GBB Projects with State Funding						$255,100,000	$172,200,000	$36,500,000	$46,400,000
8	9	UO	Science Commons and Research Library Expansion/ Remodel	E&G	Add/Reno	$16,750,000	$8,375,000	$0	$8,375,000
6	10	OIT	Cornett Hall Renovation - Deferred Maintenance	E&G	DM/Renov	$2,000,000	$2,000,000	$0	$0
9	11	EOU	Eastern Learning Commons Planning/Design and Upgrades	E&G	New	$2,000,000	$2,000,000	$0	$0
4	12	PSU	Peter Stott Center Renovation and Expansion	E&G/AUX	Add/Reno/DM	$44,000,000	$22,000,000	$0	$22,000,000
3	13	SYS	Capital Renewal Code and Safety - Other E&G	E&G	DM	$10,000,000	$10,000,000	$0	$0
10	14	PSU	Neuberger Hall - Deferred Maintenance	E&G	DM	$42,500,000	$41,370,000	$980,000	$150,000
2	15	UO	Chapman Hall Renovation, Seismic Upgrade and DM	E&G	Renov/DM	$10,250,000	$7,375,000	$0	$2,875,000
11	16	UO	Huestis Hall 2nd Floor Renovation	E&G	Renov	$8,000,000	$4,000,000	$0	$4,000,000
12	17	UO	Global Studies Building	E&G	New	$18,250,000	$9,125,000	$0	$9,125,000
6	18	SYS	Research Collaboratory	E&G	New	$5,000,000	$5,000,000	$0	$0
13	19	SOU	McNeal Hall - Deferred Maintenance	E&G/SBF	DM	$15,875,000	$8,800,000	$7,075,000	$0
14	20	EOU	Inlow Deferred Maintenance - Phase 2	E&G	DM/Renov	$4,000,000	$3,737,000	$263,000	$0
Subtotal: Remaining OUS-Prioritized Projects with State Funding						$178,625,000	$123,782,000	$8,318,000	$46,525,000
Total: OUS Projects with State Funding						$433,725,000	$295,982,000	$44,818,000	$92,925,000

*OUS Revised Priority Ranking, as of January 9, 2013

**"Other Funding" refers to General Funds, gift funds or other funds available to the university for that purpose

[1]Projects Withdrawn from 2013-15 Funding Consideration:

- City Tower Purchase and Renovation (PSU)
- Co-Generation Power Plant (SOU)

- AUX — Auxiliary
- E&G — Education and General
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- F — Article XI-F Bonds (Campus-Paid)
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- Q — Article XI-Q Bonds
- R — Campus Revenue Bonds
- SBF — Student Building Fee
- SYS — System

2013-15 Capital Construction Projects

Campus-Funded Projects (Non-E&G)

Campus	Project Name	Class	Type	Project Total	State-Supported Debt Funding	Campus-Supported Debt Funding	Other Funding*
OIT	InFocus Acquisition	E&G	Acq/Reno	$10,000,000	$0	$10,000,000	$0
OSU	Modular Data Center Facilities	E&G	New	$7,000,000	$0	$7,000,000	$0
OSU	Underground Communications Infrastructure	E&G	New	$10,000,000	$0	$10,000,000	$0
OSU	Real Estate Acquisitions	E&G	Acq	$5,880,000	$0	$5,880,000	$0
OSU	Housing and Dining Upgrades	AUX	Reno	$9,500,000	$0	$9,500,000	$0
PSU	Land Acquisition	AUX	Acq	$10,000,000	$0	$10,000,000	$0
SOU	Student Recreation Center	SBF	New	$20,000,000	$0	$20,000,000	$0
SOU	Cascades Hall Replacement	AUX	New	$7,000,000	$0	$7,000,000	$0
UO	Student Recreation Center Expansion and Renovation	SBF	Add/Reno	$50,250,000	$0	$50,250,000	$0
UO	University Housing Expansion	AUX	New	$84,750,000	$0	$84,750,000	$0
UO	Erb Memorial Student Union Expansion and Renovation	SBF	Add/Reno	$84,300,000	$0	$84,300,000	$0
OUS	Miscellaneous Student Building Fee Projects	SYS	All	$20,000,000	$0	$20,000,000	$0
OUS	Commercial Paper (Short Term Financing Pre-bonding)	SYS	All	$15,000,000	$0	$15,000,000	$0
OUS	Financing Agreements	SYS	All	$20,000,000	$0	$20,000,000	$0
Subtotal: Projects without State Funding				$353,680,000	$0	$353,680,000	$0
Total Governor's Balanced Budget Request				$608,780,000	$172,200,000	$390,180,000	$46,400,000
Total OUS (Agency) Requested Budget				$814,405,000	$309,482,000	$411,998,000	$92,925,000

*"Other Funding" refers to General Funds, gift funds or other funds available to the university for that purpose

- AUX — Auxiliary
- E&G — Education and General
- DM — Deferred Maintenance
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- SBF — Student Building Fee
- SYS — System

Projects

GBB RANK 1

State-Funded

PSU: School of Business Administration - Addition/Renovation Project

This project will modernize functionally obsolete space, address deferred maintenance needs and expand capacity to address the teaching, research and service missions of one of PSU's most highly ranked programs. Today, 2800 separately admitted undergraduate and 600 graduate students are squeezed into outmoded space designed for half of the current enrollment. This project includes a 105,990 GSF renovation and modernization addressing the seismic and deferred maintenance needs of building, and an approximate 42,363 GSF addition to accommodate a 20%-30% enrollment increase. The 400 additional seats in 27 classrooms, 17 computer labs, and student team collaboration rooms support the State's 40-40-20 goals. The building will also house new research and business incubation centers connecting students to the region's business and non-profit partners, a hallmark of the school's curriculum aligning with the State's economic development goals to produce a highly qualified business workforce.

$50,000,000

- E&G
- DM
- G: $10M
- Q: $30M
- O: $10M

PSU: School of Business Administration (Proposed)

GBB RANK 2

State-Funded

UO: Straub and Earl Halls Classroom Expansion Project

This project is the second phase of an earlier deferred maintenance project, and will add approximately 1,000 new classroom seats dedicated to general university use, including a highly needed 500+ seat lecture hall. The project consists of a two-story expansion and redevelopment of existing portions of Earl and Straub Halls and related site work. Redevelopment will result in 20,500 GSF of new space and will replace or remodel 29,600 GSF of existing space. By increasing the number of classroom seats, more class sections can be offered, which contributes to a shorter time to degree, and allows more classes to be offered during the most sought after teaching and learning times. These spaces will also be configured to take advantage of the latest best practices in teaching, including room configuration and technology infusion. Also, Straub Hall is currently undergoing a significant remodel aimed at relieving its overwhelming deferred maintenance issues which this project will address by replacing existing classrooms with new ones.

$22,000,000

- E&G
- G: $11M
- O: $11M

UO: Straub and Earl Halls (Existing)

GBB RANK 3

State-Funded

OUS: Capital Renewal, Code and Safety

This funding source provides for an omnibus system-wide category to address current capital repairs, code compliance, ADA, and safety related projects. The $30 million of state funding will contribute to the $137 million per biennium that is needed to keep the backlog of deferred maintenance projects from growing above the current $600 million for E&G space. Based on a 2012 deferred maintenance inventory analysis, OUS will need to invest approximately $67 million annually to keep the backlog from growing.

$30,000,000

- E&G
- DM
- Q: $30M

- AUX — Auxiliary
- E&G — Education and General
- DM — Deferred Maintenance
- F — Article XI-F Bonds (Campus-Paid)
- G — Article XI-G Bonds (General Fund)
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- Q — Article XI-Q Bonds
- R — Campus Revenue Bonds
- SBF — Student Building Fee
- SYS — System

GBB RANK 4

State-Funded

OSU: Classroom Building and Quad Project

Development of a classroom building and adjacent quad will accommodate significant enrollment growth that has occurred over the past decade and is projected to continue into the next decade to meet the state's 40-40-20 goal. OSU enrollment has increased from 16,000 students to 25,000 over the last 10 years. It is expected to increase to 30,000 students by 2025. This project will construct a new 4-story, 130,000 SF building to house general purpose classrooms (up to 2,500 seats) supporting all academic programs. The University Honors College will also be housed in the building. The structure will include approximately 14 general purpose classrooms varying in size from 40 to 600 seats. The Honors College will utilize approximately 9,000 SF of space in the building. Other proposed tenants include the Institutional Instructional Resource Center (IIRC) and Center for Teaching and Learning. The project includes development of a new, major 200,000 SF outdoor courtyard learning and study space.

$65,000,000

- E&G
- G: $32.5M
- R: $32.5M

GBB RANK 5

State-Funded

OSU: Cascade Campus Expansion Project

This project is intended for the acquisition and upgrades of adjacent real estate with associated parking and property to provide classroom, faculty offices and student services expansion capacity for OSU-Cascades campus. OSU-Cascades currently shares the Central Oregon Community College (COCC) campus. There is no additional space for OSU-Cascades to grow at the COCC location. OSU projects a growth rate of 15% per year for the Cascades Campus, doubling its size in the next 5 years. The acquisition will provide additional classroom space to allow the campus to relocate its current facilities (consisting of 1 building leased from COCC) off the COCC campus, creating a self-contained, complete campus. The buildings would house all the OSU-Cascades programs and departments, classrooms, laboratories, research space, faculty and staff offices and student services. Purchasing and renovating the buildings would be less costly than constructing new facilities for the same purpose.

$24,000,000

- E&G
- G: $4M
- Q: $12M
- F: $4M
- O: $4M

GBB RANK 5

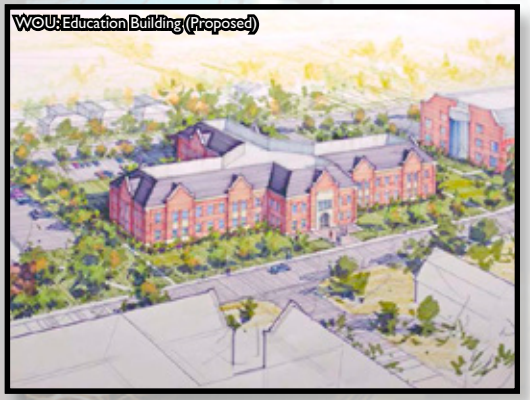
State-Funded

WOU: New College of Education Project

The project, submitted in support of the *Governor's Executive Order No. 12-16 to advance the innovative use of Oregon wood products,* consists of a new 57,000 SF, 3-story building to house the College of Education, including classrooms and offices. It replaces an unreinforced masonry building in need of total renovation. The current structure is a 35,000 SF, 2-story wood frame building built in 1967. This 45-year-old building has small classrooms that limit class size flexibility and the ability to meet the needs of growing enrollment. The project vacates the existing structure, allowing full building deferred maintenance and modernization to be addressed in a future project. This project is WOU's top capital priority from the 2011 Campus Master Plan. It provides new instruction space capacity to address growing enrollment in programs that represent approximately 35% of WOU majors and directly supports the 40-40-20 goal as well as PK-20 goals identified by the Governor. Completion of this building provides additional instruction space, which is key to completing two subsequent deferred maintenance projects.

$18,600,000

- E&G
- G: $1.4M
- Q: $15.8M
- O: $1.4M



GBB RANK 7

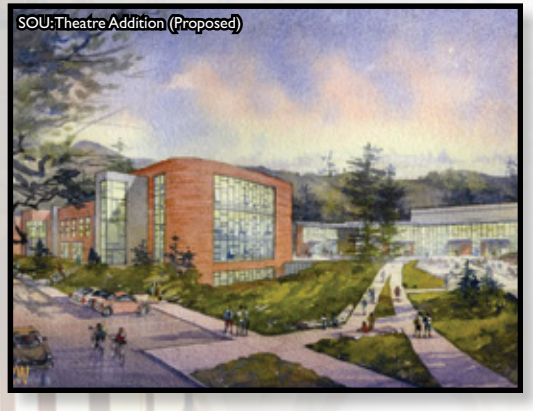
State-Funded

SOU: Theatre Arts Building Expansion and Remodel Project

This addition will relieve overcrowding in the theatre facility and permit further increases in enrollment in the Theatre Arts Department. Through the expansion of the physical environment and the introduction of a new emphasis in Musical Theatre, there is the potential for 20% growth in undergraduate enrollment in Theatre Arts. In addition, there is the opportunity for 10% growth in the Master of Theatre Studies in Production and Design. The project will construct new space and remodel existing space to accommodate over 150 new students specifically for theatre and musical theatre education and productions. The project was approved for $5.5 million in XI-G bonds in the 2009-2011 biennium. This request will substitute the previous approval for $11 million in XI-Q bonds. The project will add approximately 22,151 SF of new space and 10,488 remodeled GSF in 4-stories to accommodate faculty offices and classroom space, including upgrades to the costume and property shop.

$5,500,000

- E&G
- G: -$5.5
- Q: $11M


SOU: Theatre Addition (Proposed)

GBB RANK 8

State-Funded

OSU: Chemical, Biological, and Environmental Engineering Building Project

The proposed 60,000 GSF building is initially intended to house the CBEE department, which is currently spread throughout 4 buildings on campus. The new building will provide research and instructional laboratories, faculty, graduate student and staff offices and departmental classrooms for the ABET-accredited programs, and a 100-200 seat general purpose classroom. This is the first of a two-phase building project for the department, as some of the faculty and their teaching spaces will not be immediately accommodated in the proposed building. There is no space available on campus to allow for the growth of CBEE, making the department inefficient. OSU enrollment has increased from 16,000 students to 25,000 over the last 10 years. The enrollment in the CBEE program has doubled in the last 5 years, from 395 to 804 students. The College expects to turn away as many as 40 qualified professional school candidates because of lack of space.

$40,000,000

- E&G
- G: $20M
- O: $20M

GBB RANK 9

State-Funded

UO: Science Library Expansion and Remodel Project

This project will completely remodel the existing underground science library and create a new Science Learning Commons that will support advanced research and problem solving in a variety of scientific disciplines. The project consists of a two-story renovation and addition to the underground Science Library and related site work, adding approximately 3,525 GSF of new space, as well as remodeling 36,525 GSF of the existing facility. Work includes reconfiguring the stacks and using compact shelving to generate additional space for technology and study, and reworking surrounding spaces that are overcrowded and poorly designed. Access to a research library adds significantly to student success and educational attainment. At the UO, the research library is highly valued by students, and between 10,000 and 11,000 people use the facilities during the academic term. The new facility will be a point of "scientific discovery" with OMSI-like programming, serving as a bridge to the K-12 community.

$16,750,000

- E&G
- G: $8.375M
- O: $8.375M

UO: Science Library (Example Existing Space)

GBB RANK 10

State-Funded

Oregon Tech: Cornett Hall Renovation – Planning and Design Project

$2,000,000

This project provides planning for the comprehensive renovation or replacement of the 97,238 GSF single-story building to better accommodate current programs, and to correct required seismic structural code-related deficiencies. Cornett Hall, originally built in 1964, has several building systems currently in deferred maintenance, including mechanical and electrical systems, interior and exterior finishes, roof system, domestic water distribution, and the sanitary and storm sewer systems. The building also has serious accessibility problems primarily due to the finished floor elevation being 5' below the surrounding grade. The project will examine the feasibility of renovating Cornett Hall into a facility that better suits the long-term programmatic needs of OIT, and compare that with the cost of replacing the facility with a new building. The project will include additional building conditions analyses and an update to Oregon Tech's current Master Plan.

- E&G
- Planning
- Q: $2M

OIT: Cornett Hall (Existing)

GBB RANK 11

State-Funded

EOU: Eastern Learning Commons Planning/Design/Infrastructure Upgrades Project

$2,000,000

The project consists of completing the planning, concept design, schematic design, and design development for the Eastern Learning Commons (ELC) Project. It also includes the purchase and installation of equipment for preliminary network infrastructure upgrades. The ELC will be a multi-use facility, creating a complete learning-centered environment. It will be designed to provide 3-4 live capture Distance Learning classrooms in a live-learn environment, and facilitate quick adaptation to emerging and evolving programs with a particular focus on technology-rich curricula such as EOU's growing Media Arts/Communication program. The technology hub will meet the University's needs to replace end-of-life infrastructure and provide a fault-tolerant, high capacity network and a unified home for all Information Technology services for the campus. By combining these elements with a residential facility, EOU will provide a connection for its on and off campus students, enriching student success overall.

- E&G
- Planning
- Q: $2M

EOU: Eastern Leaning Commons (Proposed Example)

GBB RANK 12

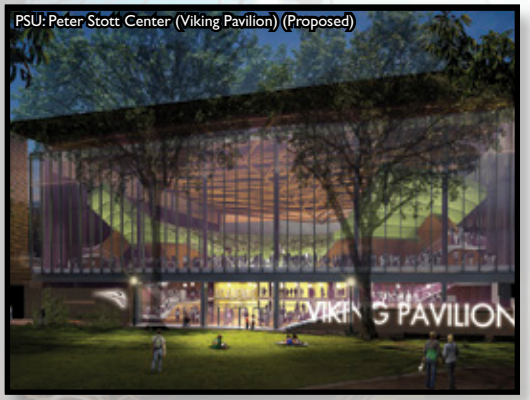
State-Funded

PSU: Peter Stott Center Renovation and Expansion Project

$44,000,000

The 221,935 GSF project will significantly modernize a key facility (74% E&G, 26% athletics) in the heart of campus, addressing fire, life safety and ADA issues as well as replacement or improvements to major building systems. A new arena would replace a rooftop tennis structure, and hold approximately 5,000 attendees for sporting events, performances and academic symposia. An additional 20,000 SF of reprogrammed and modernized space will be added to the building, with the ability to hold approximately 22 athletics sports rooms and practice courts, many of which will be used for credit bearing classes including the Community Health Program. This project has three primary goals: 1) construct additional classroom and study areas in the core of campus to meet space needs; 2) address a significant amount of the building's seismic and deferred maintenance needs; and, 3) create a campus gateway to the city's park blocks with expanded, modern athletic, event and academic space that will meet campus enrollment needs.

- E&G/AUX
- DM
- G: $20M
- Q: $2M
- F: $2M
- O: $20M



PSU: Peter Stott Center (Viking Pavilion) (Proposed)

- AUX — Auxiliary
- E&G — Education and General
- DM — Deferred Maintenance
- F — Article XI-F Bonds (Campus-Paid)
- G — Article XI-G Bonds (General Fund)
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- Q — Article XI-Q Bonds
- R — Campus Revenue Bonds
- SBF — Student Building Fee
- SYS — System

GBB RANK 13

State-Funded

OUS: Capital Renewal, Code and Safety - Other E&G

$10,000,000

This funding source provides for an omnibus system-wide category to address current capital repairs, code compliance, ADA, and safety related projects. The $10 million of state funding will contribute to the $137 million per biennium that is needed to keep the backlog of deferred maintenance projects from growing above the current $600 million for E&G space. Based on a 2012 deferred maintenance inventory analysis, OUS will need to invest approximately $67 million annually to keep the backlog from growing.

- E&G
- DM
- Q: $10M

GBB RANK 14

State-Funded

PSU: Neuberger Hall Deferred Maintenance Project

$42,500,000

This renovation project will extend the useful life of PSU's most-intensively used classroom facility, and improve the learning and working environments of students and faculty. Addressing the most critical issues within the building will mitigate the risk of a major systems failure which could lead to a loss of essential classrooms. The project will provide major seismic and deferred maintenance renovations that include a replacement of all major building systems and a modernization of the facility. The renovated 237,874 GSF building will restore approximately 40 classrooms, 20 class computer labs, offices and other support spaces. The project endeavors to do as much deferred maintenance in this phase as possible to complete the project in a single phase, however this does not preclude future work. The building will be abated and seismically reinforced, exterior envelope deficiencies will be addressed, HVAC and electrical systems will be upgraded, the elevator will be modernized, and fire prevention and ADA accessibility issues will be addressed.

- E&G
- DM
- Q: $41.1M
- S: $1.25M
- O: $150K

PSU: Neuberger Hall (Proposed)

GBB RANK 15

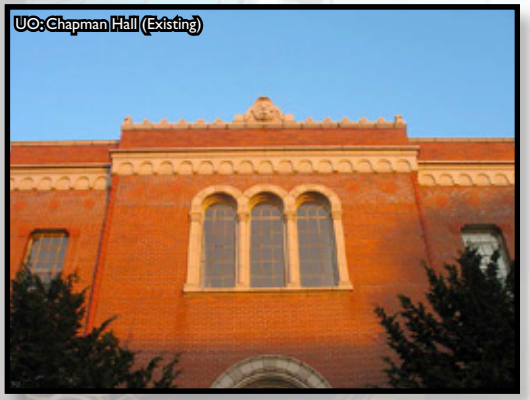
State-Funded

UO: Chapman Hall Renovation, Seismic Upgrade and Deferred Maintenance Project

$10,250,000

This deferred maintenance and seismic renovation project will consist of a 23,050 GSF interior and exterior renovation of Chapman Hall, home of the Robert D. Clark Honors College. A significant reorganization of Chapman Hall is necessary to satisfy long-term program needs. The renovated building will accommodate 75 -100 additional students, with classrooms, seminar rooms, a conference room, thesis defense room, library, departmental faculty and administrative space and Honors College student spaces. This project will help the university attract and retain high achieving students from Oregon, thereby making a major contribution to Oregon's 40-40-20 Plan, and keeping some of the best and brightest students here in the state. Seismic and deferred maintenance includes building exterior, windows and doors; elevators HVAC equipment, controls and distribution; electrical equipment; plumbing rough-in; plumbing fixtures; fire protection; built-in equipment and specialties; interior finishes; and painting.

- E&G
- DM
- G: $2.88M
- Q: $4.5M
- O: $2.88M


UO: Chapman Hall (Existing)

- AUX — Auxiliary
- E&G — Education and General
- DM — Deferred Maintenance
- F — Article XI-F Bonds (Campus-Paid)
- G — Article XI-G Bonds (General Fund)
- O — Other Funding (Gifts, Grants)
- Q — Article XI-Q Bonds
- R — Campus Revenue Bonds
- SBF — Student Building Fee
- SYS — System

Projects

GBB RANK 16

State-Funded

UO: Huestis Hall 2nd Floor Renovation Project

This renovation project, located within the Lokey Science Complex, will create a BIOCOR facility for cutting edge training in life science technology and application. The facility will significantly increase capacity for graduate education and research in the life sciences, provide industry access to cutting edge tools and expertise, and enhance the quality of Oregon research. Currently, the Huestis Hall second floor laboratories are substantially unchanged since being built in 1973. This project will repair dilapidated systems (structure, plumbing, HVAC), bring this area up to current seismic and laboratory safety standards, and conserve energy. With this renovation, an additional 1,050 student credit hours will be generated. The project will add 720 undergraduate student credit hours over the biennium due to an increased number of undergraduate researchers working in BIOCOR with their faculty mentors. It will also add 330 graduate student credit hours due to an increase the number of graduate researchers.

$8,000,000

- E&G
- G: $4M
- O: $4M

GBB RANK 17

State-Funded

UO: Global Studies Building

The Global Studies Building project, located in the academic core of campus, will add a new campus building to house the College of Arts and Sciences academic departments and programs within the Oregon Consortium of International and Area Studies and International Affairs units and centers, as well as a 400+ seat new general university use classroom with break-out spaces. The project will consist of a new three-to-four story, 37,000 GSF building and related site work. The building will house general university classrooms, breakout rooms, seminar and conference rooms, offices, and faculty and staff support areas for the academic programs and centers it houses. This project will enable UO to better serve students studying world cultures, the global economy and international affairs. A Global Studies Center will more fully integrate grant funded programming, research and outreach with global education opportunities for students.

$18,250,000

- E&G
- G: $9.125M
- O: $9.125M

GBB RANK 18

State-Funded

OUS: Research Collaboratory Project

This project is intended for the development of collaboratory technology capabilities. New, more advanced cyber infrastructure is needed to allow full duplex, real-time interactive engagement among all OUS researchers and participation stakeholders, which will enable Oregon to be more competitive for innovation and jobs. The project includes facilities and IT infrastructure for dedicated telepresence, computing and visualization capabilities (e.g., state of the art videoconferencing facilities, cloud computing, and high tech video display/information integration); software engineering (invention of next-generation decision support models and algorithms); and dedicated space for professional support technicians required for operations, maintain the infrastructure, and provide outreach training for campus and community users. The Research Collaboratory will be comprised of several small, yet-to-be-determined facilities that may be either renovations to existing structures, or newly constructed facilities on one or more campus location.

$5,000,000

- E&G
- Q: $5M

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- E&G — Education and General
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- SBF — Student Building Fee
- SYS — System

Projects

GBB RANK 19

State-Funded

SOU: McNeal Hall Deferred Maintenance Project

McNeal Hall serves as the primary facility for campus athletics, health and sports-related administration. The building consists of gymnasiums, classrooms, locker rooms, faculty and administrative offices, a swimming pool and the north campus heating plant. The building has extensive deferred maintenance and seismic upgrades needed to ensure the facility's continued use. This project will remodel approximately 96,216 GSF of McNeal Hall, providing seismic, mechanical and shell upgrades to meet existing building safety codes. Significant improvement to the HVAC and exterior shell will result in energy savings as well as improved user comfort. The seismic and mechanical upgrades will require major repairs. The exterior concrete masonry unit walls have cracks and the entire facility is in poor and deteriorating condition. This project will also replace major HVAC units including a boiler that serves as a back-up to the campus heating system, and install seismic upgrades throughout the facility.

$15,875,000

- E&G/AUX
- Q: $8.5M
- F: $6.5M
- S: $.875M

GBB RANK 20

State-Funded

EOU: Inlow Hall Deferred Maintenance Project, Phase II

Phase I (first floor renovation) was completed in 2010; Phase II will complete the interior renovation, seismic upgrade and energy conservation measures for the second floor of Inlow Hall. The second floor provides administrative offices and support space for the departments of Academic Affairs, Finance & Administration, Human Resources, Office of the President, Student Affairs, Technology Resources and University Advancement. Construction will consist of seismic, architectural, mechanical and electrical renovations to 13,760 GSF on the second floor of the building. This project will help EOU meet the OUS goals of increasing and improving access, improving program quality, assuring long term financial sustainability, and meeting regional and community priorities by facilitating access for and retention of students. The project will improve essential administrative services facilities such as academic advising, financial aid, admissions and student/academic affairs, key to student success.

$4,000,000

- E&G
- Q: $3.6M
- S: $400K

Campus-Funded

Oregon Tech: In-Focus Acquisition Project

The project will purchase the In-Focus building (located in Wilsonville) and may include tenant improvements. The project will help Oregon Tech meet the growing current and future student demand in Oregon for technology, allied health professionals, and renewable energy programs. The In-Focus building has four floors consisting of 131,851 GSF. Floors one, two, and four have been renovated for Oregon Tech educational purposes. Floor three (34,180 GSF) is subleased out for a minimum of five years with options for additional five years and was not involved in the renovation. The project was constructed to LEED Silver Level Certification. The three renovated floors consist of 43 classrooms and laboratories, offices, conference/meeting rooms, a library and tutoring labs. Oregon Tech has consolidated its four Portland-metro based instructional facilities into the single Wilsonville location. The request is for XI-F(1) bonds to match XI-G bonds in lieu of proceeds from the sale of its Harmony campus.

$10,000,000

- E&G
- F: $10M

- AUX — Auxiliary
- E&G — Education and General
- DM — Deferred Maintenance
- F — Article XI-F Bonds (Campus-Paid)
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Campus-Funded

OSU: Modular Data Center Facilities Project

Campus data centers are complex facilities that house the numerous servers behind IT infrastructure. This project is intended to disperse data centers throughout the OSU campus to provide additional capacity for campus research, instructional and administrative activities. Most campus data centers are out of space, power or cooling capacity. As a result, offices and other spaces that could be used more productively for instructional and research purposes are being used for computer equipment. The proposed facilities would ensure that limited data center space does not limit the campus' ability to support new, large-scale, computational research projects, impairing the University's ability to recruit faculty and pursue research grants. Multiple, small, 500-1,000 SF buildings or spaces within existing buildings will be built to house equipment supporting data intensive activities. Included in the project scope are associated site and campus improvements.

$7,000,000

- E&G
- Q: $7M

Campus-Funded

OSU: Underground Communications Infrastructure Project

This project will expand the University's communications cable, copper, and fiber-optics pathways and electronics needed to ensure adequate availability and capacity for internet connectivity and other communications as OSU continues to grow. The project includes extending the underground conduit in 35th Street between Campus Way and Western Blvd., and in Washington Way east of 35th. This would provide the additional backbone needed to serve new construction and key facilities so that network service can be provided in a fault tolerant manner. New equipment will provide a 10-fold increase in data transfer capabilities necessary to support programs. The project supports the need to provide higher speed data and resilient communications capabilities to key computational and communications facilities. Included in the project scope are associated site and campus improvements.

$10,000,000

- E&G
- Q: $10M

Campus-Funded

OSU: Real Estate Acquisitions

OSU is in the process of hiring 80 new faculty members to support its academic and research efforts. Space for staff offices and research should be located in the core of campus or immediately adjacent to it so that students have access to faculty to improve their academic success. Relocating units and storage to effective off-campus locations opens opportunities on campus for the more appropriate academic and active research uses. This project is intended to build approximately 107,000 SF of warehouse, office and research support spaces to allow OSU to move scientific data/specimens/equipment that must be preserved for years from the core of campus, freeing space for day-to-day academic and research uses. The new space will also be used by administrative units that can effectively serve campus customers without being located on campus, again freeing space to be used for the highest and best uses: instructional, research and student services.

$5,880,000

- E&G
- R: $5.88M

Campus-Funded

OSU: University Housing and Dining Upgrades Project

Improvements in this project are intended to include exterior repairs, new windows, installation of fire sprinklers, upgrades to fire detection systems or combinations thereof, and will result in reduced energy consumptions and preserve life and property. The buildings targeted for upgrades include Callahan, Bloss, Poling, Cauthorn and Wilson. The five residence halls targeted for the upgrades range in height from 4 to 7 stories and house between 250 and 350 students each. Included in the project scope are associated site and campus improvements such as sidewalk upgrades, street improvements, utility and underground infrastructure upgrades and/or expansion and relocation or development of parking within the campus boundary. These improvements are part of an on-going capital program overseen by University Housing and Dining Services to keep existing facilities safe, efficient and cost effective for students.

$9,500,000

- AUX
- F: $9.5M

Campus-Funded

PSU: Land Acquisition

The project is initially intended for the purchase of .98 acres of land which is currently leased, and on which the PSU-owned University Center Building sits. The purchase of the land allows for long-term use of the block by PSU and saves the university money starting in the first year after the land is acquired. The current lease expires in 2023, and the lease rate is scheduled to increase from $748,230/year to $1,724,820/year in 2018. The current favorable real estate market, the high land lease payments currently paid by PSU and the steep anticipated escalation in payments in 2017 make this project a prudent investment for the university at this time. Debt service on the land, if owned by PSU, is anticipated to be less than the current lease rate until 2018 and significantly less beginning in 2018. The full block of land is located in the center of campus and fully developed with the 4-story University Center Building owned by PSU.

$10,000,000

- AUX
- F: $10M

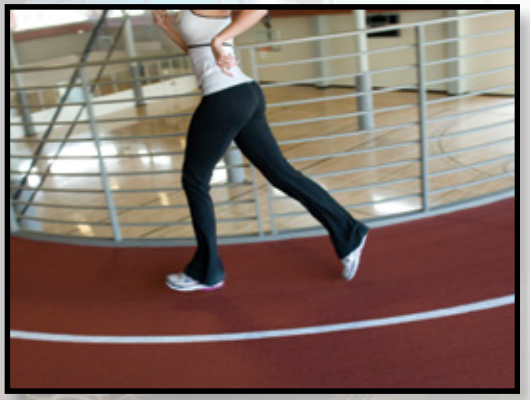
Campus-Funded

SOU: Student Recreation and Fitness Center Project

SOU does not have adequate student recreation and fitness facilities. Current facilities are located on the far edge of campus underneath the football stands. A small climbing wall exists in a racquetball court, and a local YMCA located over 1 mile away from campus is only recreational facility available for students. Recreational and fitness facilities have become important for attracting and retaining students, are tied into some instructional areas, and are critical to supporting healthy lifestyles for those living on or near campus. Students approved a $95 fee in a Spring 2012 referendum. This project is initially intended to construct a new fitness center on the northeast corner of campus near student housing, dining and athletic facilities (McNeal Hall). The project will construct new gymnasiums, fitness rooms, activity rooms, weight rooms, outdoor programs and a climbing wall. The 2-story, 52,000 SF concrete and steel facility will also include small locker rooms, multi-purpose courts, and an artificial turf field.

$20,000,000

- SBF
- F: $20M



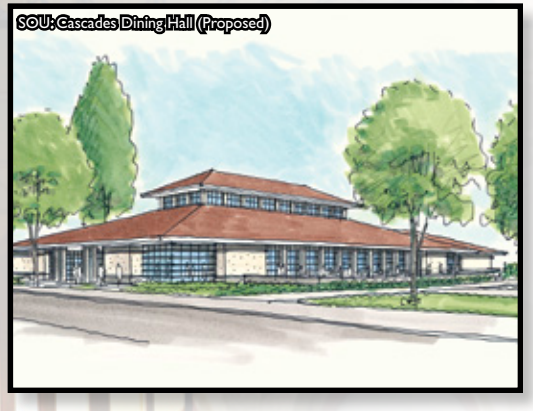
Campus-Funded

SOU: Cascades Dining Hall Replacement Project

The project will replace the current dining complex located at Cascades Hall to better serve students, and provide an additional meeting area and venue for campus events. The facility will consist of a new dining hall, kitchen, offices and multi-use areas for dining and meetings. A small convenience store will also be located in this facility to provide increased access for student housing located adjacent to the new dining hall site. The 27,617 GSF wood and steel building will provide food services to students living in on-campus housing as well as off-campus students, approximately 10,000 conference guests currently eat meals at the existing Cascades Dining Hall, in addition to over 1,000 residents and about 200 staff/faculty that eat on campus. The replaced facility will serve approximately 11,000 to 12,000 people over the year. This project is a high campus priority, as the existing dining hall will be demolished with the construction of the North Campus Housing Village Wood project.

$7,000,000

- AUX
- F: $7M


SOU: Cascades Dining Hall (Proposed)

Campus-Funded

UO: Student Recreation Center Expansion and Renovation Project

Student recreation facilities play a critical role in the recruitment and retention of students. Practicing healthy life habits including exercise, eating well, understanding body image issues, and stress reduction contribute to student success. This project, located in the Athletics and Recreation core of the UO campus, will create a state of the art facility that fully meets the student recreation needs and academic course curriculum that generates over 15,000 credits annually. The project consists of a 118,220 GSF, 2-to-3 story addition, and 24,000 GSF renovation of the Student Recreation Center and related site work, including parking replacement. The expanded and renovated facility will house a sixteen lap swim lane pool, diving tank, recreational pool and therapeutic facilities. Cardio and strength spaces will double, and a three-court gymnasium will be added. Mechanical, electrical and plumbing systems, and fire life and safety systems will also be upgraded. UO student body voted to approve a $38 additional SBF fee in a Spring 2012 referendum.

$50,250,000

- SBF
- F: $50.25M

UO - Student Recreation Center (Proposed)

Campus-Funded

UO: University Housing Expansion Project

This project will create new on-campus residence hall rooms and new on-campus apartment rooms that will accommodate approximately 800 additional students in on-campus housing. The project builds capacity into the system (both in finances and in room counts) to allow for the systematic remodeling of several existing residence halls, which have reached the age of needing serious building system overhauls. The project will consist of 250,867 GSF of new construction in four separate buildings in east campus and related site work, including existing facilities and parking replacement. One building is a 4-to-5-story, 500 bed residence hall. The other three are 2-to-3 story apartment style living units and will contain 300 beds in total. By increasing capacity to successfully house and serve students in the campus core and thoughtfully renovating and constructing the buildings and spaces that enhance the student experience, it will ensure that students thrive in the university environment.

$84,750,000

- AUX
- F: $84.75M

UO: University Housing Locations (Proposed)

Campus-Funded

UO: Erb Memorial Student Union Project

The Erb Memorial Union (EMU) serves as the university center and hearth for the campus. The EMU student organization and activity spaces, EMU programs, services for students, food and non-food retail operations, meeting rooms and conference facilities are in need of expansion and modernization. The project will substantially renovate and repair portions of the building, including the preservation of sections most historically and architecturally compelling. The project consists of an expansion and renovation that will update and provide space for student organizations and programs, student government and multicultural programs and will contain smart building technology and sustainable building design elements. UO student body voted to approve a $69 additional SBF fee in a Fall 2012 referendum.

$84,300,000

- SBF
- F: $83.4M

Campus-Funded

OUS: Miscellaneous Student Building Fee Projects

This funding source, available system-wide, provides bond limitation for planning, code, acquisitions, additions, remodels, or any student-driven projects eligible for Other Funds and/or Article XI-F(1) bonds to be repaid via the Student Building Fee. Projects are recommended by each campus' student government based on available bonding capacity. Previous examples include:

- Hoke Union Building (EOU)
- Student Recreation Center Turf (WOU)
- Helen Gordon Child Care Center Rehabilitation (PSU)
- College Union Addition (Oregon Tech)

$20,000,000

- SBF
- F: $20M

Campus-Funded

OUS: Commercial Paper (Short-Term Financing)

This funding source, available system-wide, provides short-term financing for capital projects either as traditional commercial paper or other short-term funding mechanism available in the financial markets. Since OUS tends to only sell bonds once a year, this financing mechanism allows for timely project start and completion which lowers the escalation risk to project budgets. When used, short-term financing has the added benefit of reducing interest costs during the construction period. Short-term debt would typically be repaid with XI-F(1) proceeds raised when long-term permanent financing is placed but may also be repaid with other funds.

$15,000,000

- E&G
- F: $15M

Campus-Funded

OUS: Financing Agreements

This funding source, available system-wide, provides system-wide capacity to enter into a lease or other arrangement that contractually results in an ownership interest in land, improvements to land, structures, fixtures, or personal property. As a result of SB242, the allotment to DAS does not cover OUS' needs.

$20,000,000

- E&G
- Q: $20M

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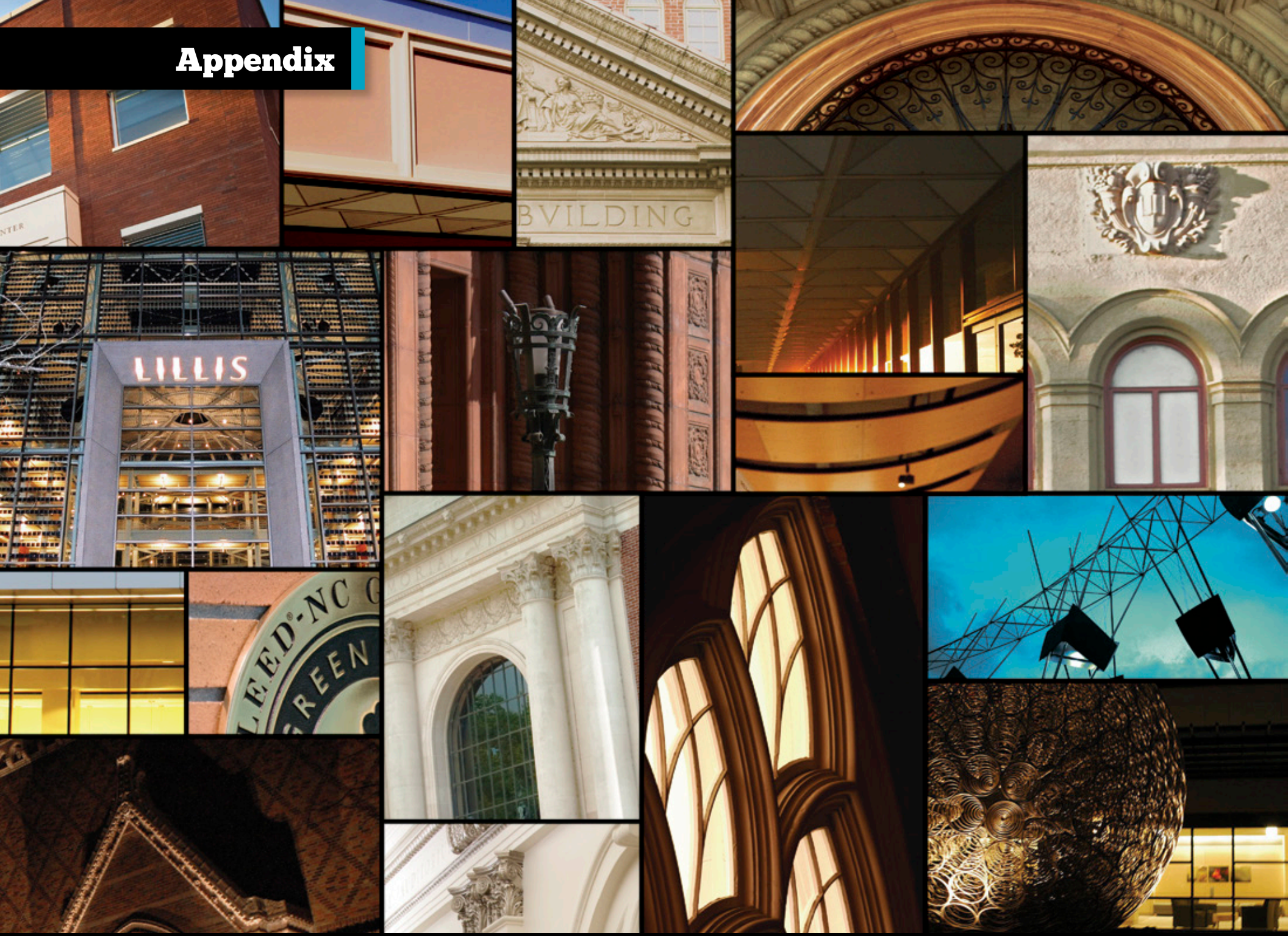
Appendix



Benchmarking and Performance Statistics

Capital Renewal*

Capital Renewal Snapshot for 2012 (E&G Only)

Campus	GSF	Calculated CRV (000's)	Backlog (000's)	Backlog $/GSF	Average Annual Renewal (000's)	Average Annual Infra (000's)	FCI	Renewal/CRV (%)
EOU	585,481	$182,254	$18,186	$31.06	$2,697	$1,042	0.10	1.48%
OIT	468,211	$132,413	$33,200	$70.91	$2,267	$611	0.27	1.712%
OSU	4,454,036	$1,553,097	$154,886	$34.77	$24,341	$1,420	0.10	1.567%
PSU	2,414,452	$766,038	$168,581	$69.82	$12,122	$1,236	0.22	1.582%
SOU	865,645	$238,753	$18,147	$20.96	$4,138	$428	0.08	1.733%
UO	3,483,674	$1,165,618	$105,107	$30.17	$18,949	$2,560	0.09	1.626%
WOU	695,132	$191,431	$29,619	$42.61	$3,285	$624	0.15	1.716%
Total	12,966,631	$4,229,603	$527,726	$42.38	$67,892	$7,922	13%	1.61%

Terminology

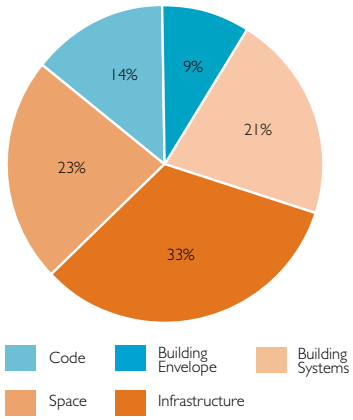
- **Calculated CRV (Current Replacement Value):** Calculated value for total building replacement (using the same construction and systems).
- **Deferred Maintenance (DM) Backlog:** Accumulated dollar amount of systems and/or subsystems components that have exceeded the end of their useful life.
- **Average Annual Renewal Needs:** Average amount of renewal investment dollars needed to maintain a target level of stewardship.
- **Average Annual Infrastructure Needs:** Average amount of investment needed to maintain the infrastructure between buildings.
- **FCI (Facilities Conditions Index):** Relative measure of overall building condition, it is derived by dividing the deferred maintenance backlog amount by the calculated CRV (expressed as a percentage). The higher the percentage, the lower the building condition.
- **Renewal/CRV:** Expression of the amount of average annual renewal as a relative percentage of the CRV.

DM Backlog (by Subsystem)

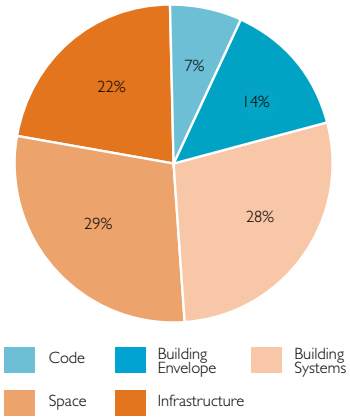
Subsystem	DM Backlog (000's)
a.1. Roofing	$6,800
b.1. Building Exteriors - Hard	$53,300
c.1. Elevators and Conveying Systems	$12,700
d.1. HVAC - Equipment	$45,900
d.2. HVAC Controls	$8,700
e.1. HVAC - Distribution Systems	$55,000
f.1. Electrical Equipment	$154,300
f.2. Lighting	$5,700
f.3. Power Wiring	$8,000
g.1. Plumbing Fixtures	$18,700
g.2. Plumbing Rough-In	$19,400
h.1. Fire Protection Systems	$18,100
i.1. Built-in Equipment and Specialties	$79,300
j.1. Interior Finishes: Walls, Floors, Doors	$39,100
k.1. Painting - Public Areas	$700
n.1. All Renewal - Small Basic	$1,900
Total	$528 Million

Capital Investment Mix

OUS Spending Mix
(Last 6 Years)



Peer Spending Mix
(Last 6 Years)

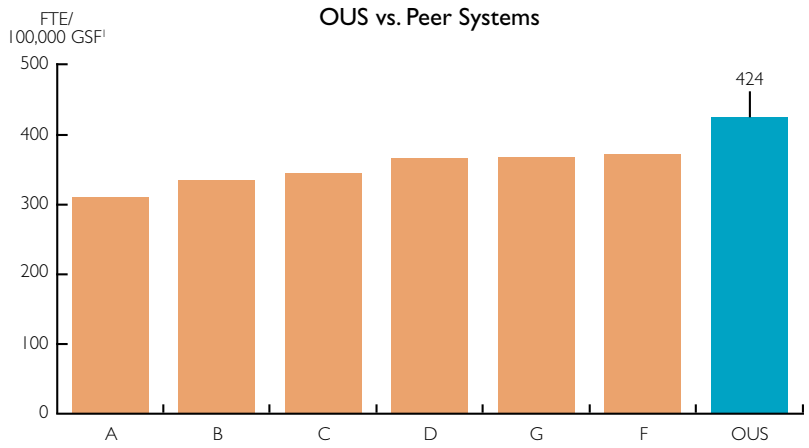


*Source: Sightlines, OUS 2012

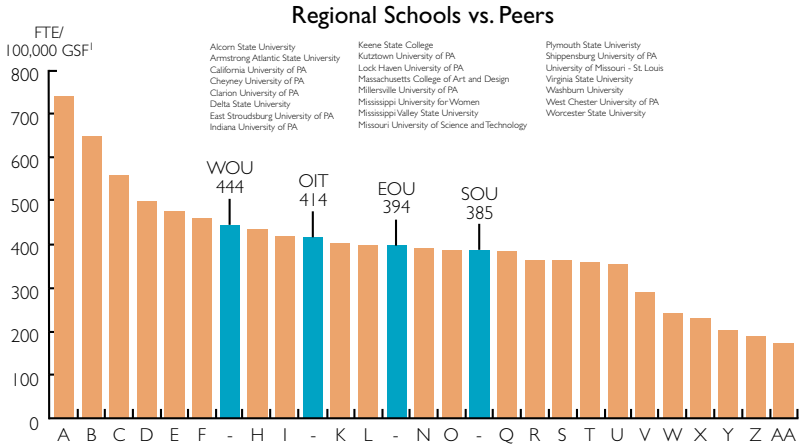
Benchmarking and Performance Statistics

Campus Density*

OUS Campus Density



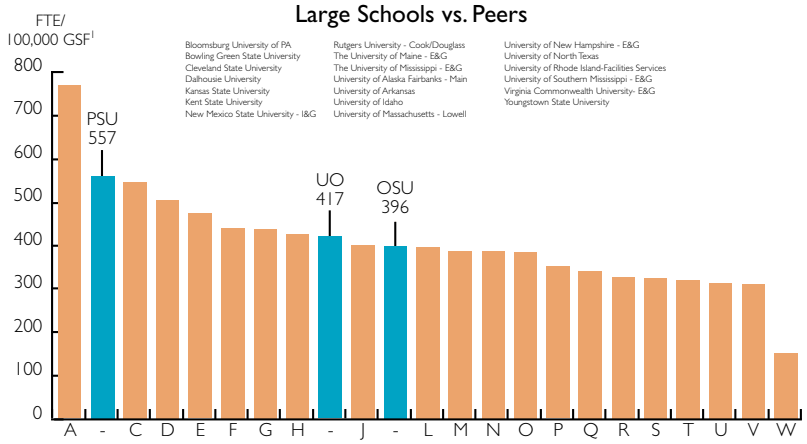
Regional School Campus Density



Density by Campus

Campus	Density Factor[1]
EOU	394
OIT	414
OSU	396
PSU	557
SOU	385
UO	417
WOU	444
OUS Average	424

Large School Campus Density

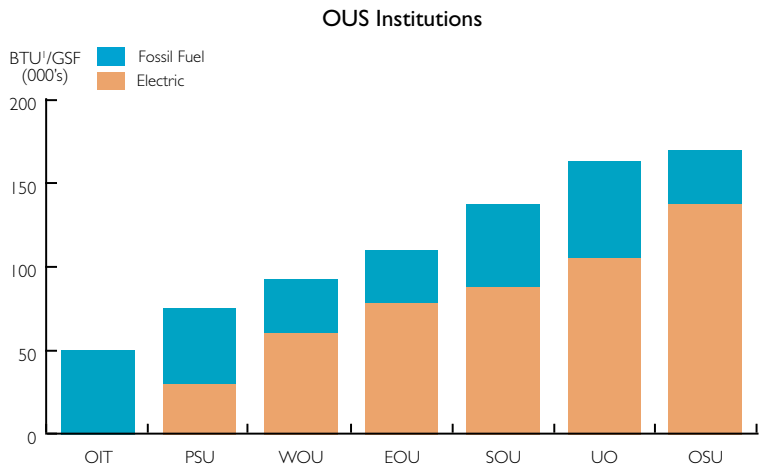


*Source: Sightlines, OUS 2012
[1] Density Factor: FTE (Full Time Equivalent)/100,000 GSF

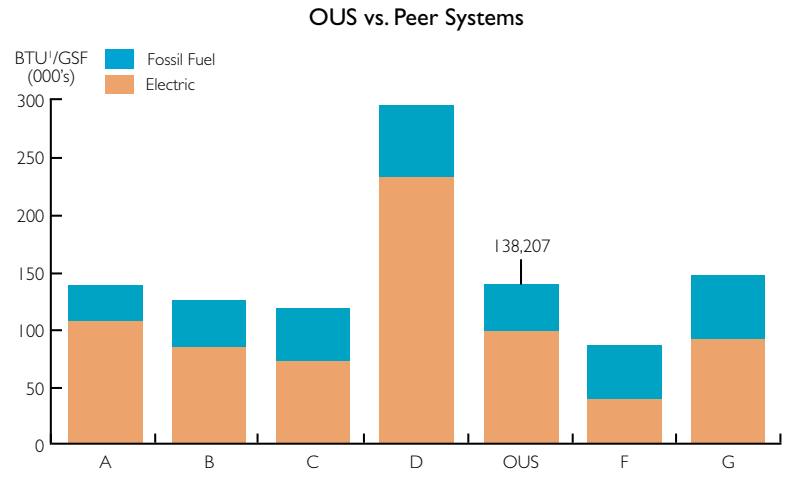
Benchmarking and Performance Statistics

Energy*

Campus Energy Consumption



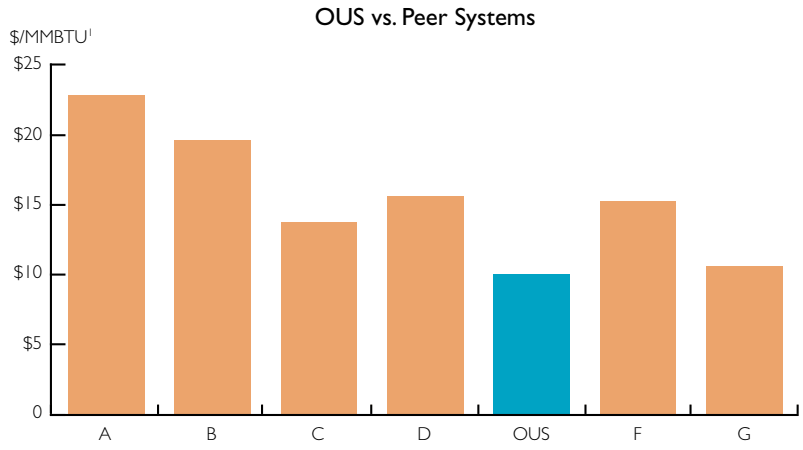
OUS Energy Consumption



Energy Consumption (Electric and Fossil[1])

Campus	Electric BTU*/GSF	Fossil BTU*/GSF	Total
EOU	78,613	32,074	110,687
OIT	183	50,967	51,150
OSU	138,295	31,812	170,107
PSU	30,474	45,469	75,942
SOU	88,854	49,441	138,294
UO	105,737	58,308	164,045
WOU	61,115	31,995	93,110
Total	503,269	300,065	803,334

OUS Energy Cost

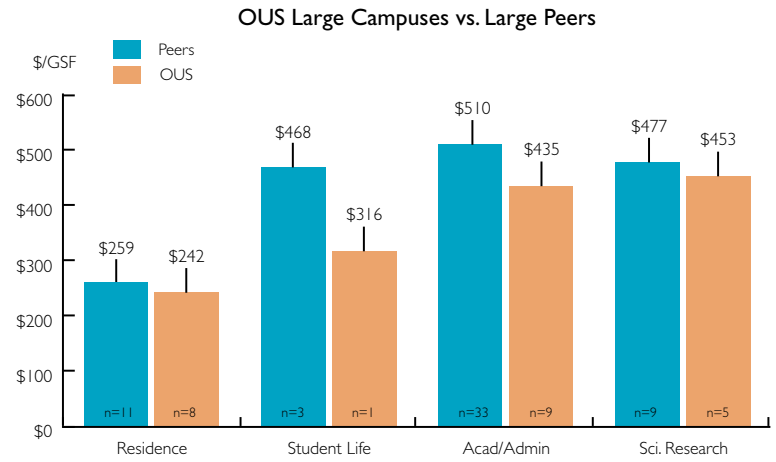


*Source: Sightlines, OUS 2012
[1] British Thermal Unit (BTU)/Million Metric British Thermal Unit

Financial Analysis

Average Total Project Cost Benchmarks*

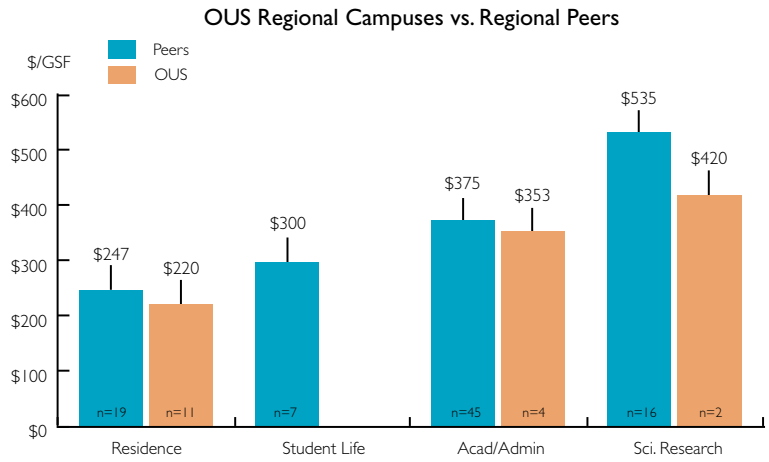
Large School Average Total Project Cost by Function



Large Peer Schools (Sample Size 56 Facilities)

Indiana University
Iowa State University
New Mexico State University
Penn State University
University of California - Davis
University of California - Irvine
University of Colorado - Boulder
University of Illinois - U/C
University of Minnesota

Regional School Average Total Project Cost by Function



Regional Peer Schools (Sample Size 87 Facilities)

Alcorn State University
Bowling Green State University
California University of PA
Cheyney University of PA
Clarion University of PA
Clemson University
Cleveland State University
Delta State University
East Stroudsburg University of PA
Edinboro University of PA
Framingham State University
George Mason University
Jackson State University
Kansas State University
Keene State College
Lock Haven University of PA
Mansfield University of PA
Massachusetts College of Art and Design
Millersville University of PA
Mississippi Valley State University
Missouri University of Science and Tech
Plymouth State Univeristy
Shippensburg University of PA
Slippery Rock University of PA
Temple University
The Richard Stockton College of New Jersey
University of Maine at Farmington
University of Rhode Island
University of Southern Mississippi
Virginia State University
Washburn University
West Virginia University
Westfield State University
Worcester State University

*Source: Sightlines, OUS 2012; Regionally-Adjusted Average Cost per Gross Square Foot; Project Costs Normalized to FY 2012, Representing Projects from FY 2005-2012

Financial Analysis

Component Lifespan Cost

Cost Comparison by Component Group (Commercial vs. University Construction)

Component Group	Component Cost			Estimated Lifespan in Years		Delta	
	Good Commercial	University Construction	Cost Difference	Good Commercial	University Construction	Cost (% Diff)	Life (% Diff)
HVAC							
Reheat Coils	$0.56 Copper	$0.26 E-Coated	($0.30)	40	40	-53%	0%
Exhaust Duct	$6.50	$8.00	$1.50	25	40	23%	60%
Air-Handlers w/ Heat Recovery	$7/CFM	$8.50/CFM	$1.50/CFM	25	30	21%	20%
VAV vs. Chilled Beam	$25/SF (VAV)	$36/SF (Chilled)	$11/SF	20	40	44%	100%
Solar Thermal	$0	$200/SF Panels	$200/SF Panels	NA	NA	1.50%	NA
Roofing/Exterior Skin							
Roof Warranty	10 year	20 year	$.50/SF Materials	15	25	23%	67%
Flashings	Prefinished, $6	Stainless, $10	$4/LF	25	60-100	66%	>140%
Single Ply vs. Built-Up Roofing	$11/SF (TPO)	$13.50/SF(BUR)	$2.50/SF	20	30	23%	50%
Wood Siding vs. Brick	$8/SF(Hardiplank)	$21.00/SF(Brick)	$13/SF	20	75	163%	275%
Door Hardware							
Door Hardware	$850/Opening	$1200/Opening	$350	10	20	41%	100%
Door Handles/Locksets	Grade 2: $200	Grade 1: $300	$100	5	10-20	50%	>100%
Panic Hardware	Grade 2: $400	Grade 1: $800	$400	5	10-20	200%	>100%
Plumbing							
PEX vs. Copper Tubing	$10/LF	$25/LF	$15/LF	30	50	150%	66%
Lavatory Faucets	$262 (Installed)	$362	$100.00	8	20	39%	150%
Finishes							
Impact Resistant Board	$1.28/SF	$1.86/SF	$0.58/SF	10	20	45%	100%
Carpet vs. Honed Concrete	$3.50/SF	$7/SF	$3.50/SF	15	50	100%	233%
Elevators							
(3-Stop) Wall,Ceiling and Floor Finishes, Controllers	$60,000	$75,000	$15,000	10	20	25%	100%
Electrical							
Controls	$2.50/SF	$4.00 /SF	$1.50/SF	15	20	60%	33%
Lighting	$5/SF	$6.50 /SF	$1.50/SF	15	20	30%	33%
Telephone/Data & Security							
Data	$3.00/SF	$4.00/SF	$1.00/SF	30	30	33%	0%
General							
Prevailing Wages	25% of Hard Costs	27.5% of Hard Costs	2.50%	NA	NA	10%	NA
1% for Art	NA	1% Project Cost	100%	NA	NA	100%	NA

*Source: Skanska USA and Fortis Construction, 2012; Representative Sample
[1]Note: Actual cost differential may be exceeded when considering maintenance. Example: Commercial door hardware in a university application would require twice-monthly maintenance, compared to yearly maintenance with more durable hardware used in university construction

Financial Analysis

Campus Debt Burden

OUS manages its debt in accordance with a Debt Policy approved by the OSBHE. The policy outlines OUS' philosophy on debt, establishes a control framework for approving and managing debt, defines reporting guidelines, and establishes debt management guidelines. The policy also caps the OUS' annual debt obligations to 7 percent of adjusted operating expenses. The table below shows each campus's Debt Burden Ratio. The table incorporates all of OUS' planned capital construction projects, and corresponding debt, through fiscal year 2019.

Campus Debt Burden Ratio Calculation*

FY	EOU	OIT	OSU	PSU	SOU	UO	WOU
2010	5.40%	5.30%	3.40%	4.20%	3.40%	5.30%	4.00%
2011	5.00%	5.10%	3.70%	4.60%	3.30%	5.80%	4.70%
2012	4.80%	5.40%	3.40%	4.90%	3.10%	6.40%	5.10%
2013	4.70%	5.00%	3.30%	4.80%	3.30%	6.00%	5.10%
2014	5.60%	5.00%	3.20%	4.40%	3.70%	5.70%	5.00%
2015	5.20%	5.50%	4.00%	4.60%	5.00%	6.50%	4.80%
2016	5.50%	5.20%	4.20%	4.70%	5.00%	6.20%	4.60%
2017	5.00%	5.00%	4.00%	4.40%	4.60%	6.50%	5.80%
2018	4.80%	4.70%	3.80%	4.10%	4.20%	6.10%	6.80%
2019	3.90%	4.40%	3.70%	3.90%	3.80%	5.80%	6.40%

*Source: OUS, 2012

Access this and related documents electronically on the OUS website:

www.ous.edu

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