



To: Joint Ways & Means Capital Construction Subcommittee
From: Oregon Council of Presidents
Re: Public University Capital Funding Requests
Date: February 14, 2020

Please find attached brief descriptions of the sixteen capital project requests from the public universities. We appreciate the opportunity to work with the Higher Education Coordinating Commission (HECC) to submit this list following careful review and consideration of each project.

Pursuant to the HECC's recently completed Capital Development Plan which concluded that Oregon's public universities have acute and increasing need for capital renovation and resiliency, the universities are advocating for as much state investment in university capital projects as possible according to the HECC's 2020 prioritized list.

Oregon's seven public universities are stewards for nearly half of the state's capital assets, and nearly half of those assets are over 30 years old. A building boom in the past means not only do our assets approach the end of their life span concurrently, but the spaces within are tailored to a similar time period. The vast majority of the projects submitted represent breathing new life into existing structures by maintaining and updating the structures and updating the spaces to better serve students.

While capital investments generally support Oregon's economy through creation of living-wage, construction jobs, investments in public university capital bring several, additional positive impacts. They promote equity in the building trades through apprenticeships and cultivate community engagement across the state, including in rural areas.

Universities also secure matching funds to stretch the public dollar further. From 2009-2019, universities provided over \$456 million in XI-G bond matching funds to create and renovate state assets. Projects prioritized for funding in 2020 pledge some \$91.4 million in new XI-G bond matching funds.

Additionally, university capital investments provide students with spaces that prepare them for the workforce. There are critical student success gains associated with building modernization and there is a direct correlation between high-quality university facilities, workforce development, and increased wages for those with a bachelor's degree that contributes to a strong tax base.

We believe that between institutional match, the dramatic increases in lifetime earnings for Oregon degree recipients with the resultant tax base, and the significant real economic impact of campus construction it is unlikely there is any better return on investment for the state's limited capital bonding dollars.

Oregon Public Universities Capital Projects Request 2020

Presented to
**Joint Ways and Means
Capital Construction
Subcommittee**
February 14, 2020

Cordley Hall Renovation, Phase II



STATE PAID TOTAL: \$28.00M

XI-Q: \$28.00M

**INSTITUTION PAID TOTAL:
\$28.00M**

TOTAL COST: \$56.00M

The Cordley Hall Renovation project will transform an aged and over-worn facility, designed for research as it was conducted over fifty years ago, into a modern and forward-thinking research and education building. Cordley Hall is the home of two large departments that are central to the biological sciences at OSU, Integrative Biology (IB) and Botany and Plant Pathology (BPP).

In an effort that lays the groundwork for the future, the two departments have collaborated to generate a collective vision for a new Cordley that will help transform biology—in both research and education—at Oregon State University. Cordley Hall will become an innovative space whose core design principles of integration, collaboration, and engagement will enhance OSU's impact in all facets of its mission related to the life sciences - where OSU can conduct its world-class science, inspire students, and engage the public.

OSU estimates this project will eliminate \$39.00M in deferred maintenance.



Rendering of interior hall



Rendering of exterior south entrance

Boivin Hall Renovation

STATE PAID TOTAL: \$19.29M

XI-G BONDS: \$1.02M

XI-Q BONDS: \$18.27M

**INSTITUTION PAID TOTAL:
\$1.02M**

TOTAL COST: \$20.30M

Boivin Hall is a core teaching, learning and student services building on Oregon Tech's Klamath Falls campus. It houses the campus' only chemistry labs, many classrooms of various sizes, faculty offices, the university Information Technology Services (ITS) offices, helpdesk and networking infrastructure as well as, and most importantly, the student support and retention center.

The Boivin Hall Project includes a complete overhaul of Boivin Hall, including seismic retrofit, mechanical, electrical and plumbing (MEP) replacement, building envelope replacement, foundation repair, full interior (classroom and lab) remodel and modernization. Also included in the project are improvements to the surrounding areas including ADA accessibility, sidewalk, transportation improvements and landscaping improvements that will preserve the integrity of the building envelope and site stability.

OIT estimates that this project will eliminate \$5.00M in deferred maintenance.



Exterior rendering



Interior rendering

Science Building 1 Renovation and Expansion



STATE PAID TOTAL: \$75.00M

XI-G: \$7.50M

XI-Q: \$67.50M

**INSTITUTION PAID TOTAL:
\$7.50M**

TOTAL COST: \$82.50M

Science Building 1 will be transformed from an aging building in dire need of system and structural improvements to an inspiring location for undergraduate learning, research and student success. The building, to be renamed the Vernier Science Center, will be PSU's hub for all STEM disciplines and serve as the academic home for more than 4,200 students. Outmoded instructional spaces will be replaced with active-learning classrooms, state-of-the-art laboratories, and culturally informed spaces to spark multidisciplinary learning and collaborative problem-solving to revolutionize discovery in health and science.

PSU leads the way in workforce development and diversification across the health care and natural resource disciplines. More than 62% of PSU STEM students are low income and students of color; 2,500 are community college transfers. Nearly all of them will stay, live and work in Oregon after graduation.

PSU estimates this project will eliminate \$17.00M in deferred maintenance.



Exterior rendering



Interior rendering

Student Success Center

STATE PAID TOTAL: \$21.30M

XI-Q: \$21.30M

**INSTITUTION PAID TOTAL:
\$660K**

TOTAL COST: \$22.00M

The Student Success Center creates one location where students can receive tutoring, study with their peers, or get career advice. This will greatly simplify and clarify the often-intimidating nature of higher education for first-generation college students. The central location is a part of the 2018 campus master plan and naturally leads to greater student utilization, providing them access to the important services they need to complete their degrees in a timely manner.

The proposed approach to completely replace the existing building with a new structure relieves the campus of nearly \$1.2 million of deferred maintenance costs and a myriad of code related safety and security issues.

WOU estimates this project will eliminate \$5.20M in deferred maintenance.



Early conceptual rendering

Huestis Hall Renovation



STATE-PAID TOTAL: \$57.24M

XI-G BONDS: \$6.36M

XI-Q BONDS: \$50.88M

**INSTITUTIONAL MATCH:
\$6.36M**

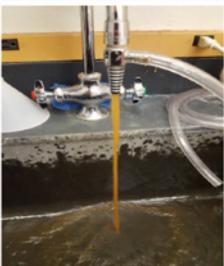
TOTAL COST: \$63.60M

Huestis Hall is the life sciences hub for 3,000 students each year in biology, psychology, and neuroscience at the University of Oregon. Renovating the 45-year old building that suffers from critical safety, security, seismic, and ADA issues will help the UO meet the demand for STEM majors, which has steadily increased for a decade at the university. It will also ensure the building is energy efficient and an environment best suited for world-class teaching and research.

Huestis Hall houses K12 pipeline programs for underrepresented students in the summer months and is home to interdisciplinary research, including the Institute of Neuroscience and the Zebrafish Facility. Both rely upon lab and support spaces for federally sponsored grants and undergraduate research participation that increases persistence, completion, and career preparedness.

88 percent of this project is focused on reducing deferred maintenance. It will also address the building's code issues, including fire alarm and suppression, plumbing, mechanical, and ventilation systems, as well as modernize learning spaces to meet current pedagogical best practices.

UO estimates this project will eliminate \$18.80M in deferred maintenance.



Corroded pipes cause poor water quality



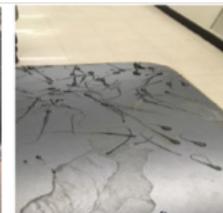
Damaged mortar



Closet converted to microscope room



Standing water on roof



roof fluid applied membrane leak



Exterior wall leakage



Evidence of efflorescence, water intrusion (parapet and walls) and poor thermal insulation (windows, in particular)

Arts and Education Complex



STATE PAID-TOTAL: \$35.00M

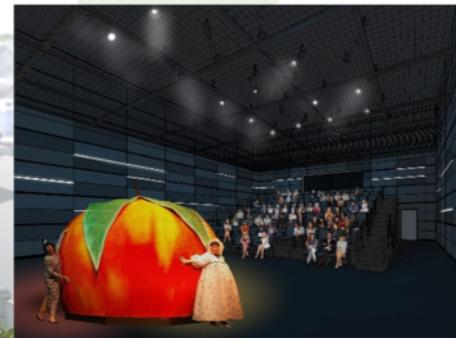
XI-G BONDS: \$35.00M

**INSTITUTION PAID TOTAL:
\$35.00M**

TOTAL COST: \$70.00M

The Arts and Education Complex at Oregon State University will enhance the experience and education and open doors for all of our students – a necessity for a world-class research university. It will bring together programs in the arts, including music and theater, creating a thriving center creativity infused with science and technology. Key components of the Arts and Education Complex include technology and medium rich teaching, performance and rehearsal spaces, a visual arts museum, as well as shop and maker space with electronic and computer studios for designing sound, lighting and other performing arts enrichments.

The Arts and Education Complex will be constructed on the site of OSU's dilapidated facilities services shop complex. Demolitions, site improvements and the renewal of infrastructure will eliminate over \$11M in OSU's deferred maintenance backlog. Performance spaces in the new complex will allow for the repurposing of the existing (aged and inadequate) theater spaces, currently housed in a research building, to a more efficient and effective use.



Student Success Center OSU Cascades Campus



STATE PAID TOTAL: \$12.90M

XI-G: \$6.40M

XI-Q: \$7.90M

**INSTITUTION PAID TOTAL:
\$5.00M**

TOTAL COST: \$17.90M

The Student Success Center will house a variety of vital programs focused on helping students complete their degree and successfully enter their career. The future center will house internship coordination, career advising, academic advising, tutoring, disability access service, mental health counseling, health wellness center, student life, and study and gathering spaces to support multicultural students, veterans and transfer students. With about a third of students being first-generation college students and almost half Pell Grant eligible, indicating financial need, these services are especially critical to serving the student population at OSU-Cascades. In just one year, the caseload for the Student Care Team—a web of support for students facing serious challenges—increased by 200 percent, highlighting the urgent need for these support services.

With a 28% increase in new first-year students, OSU-Cascades is growing and one of two institutions identified by the Higher Education Coordinating Commission (HECC) as having a current net deficit of 28,000 square feet in student support space.

The need for this center is so great that students voted to tax themselves through student fees, pledging \$5 million toward matching state funds. Students have already raised \$1.7 million.



Health Science Remodel



STATE PAID TOTAL: \$48M

XI-Q: \$46.53M

XI-G: \$1.49M

**INSTITUTION PAID TOTAL:
\$1.49M**

TOTAL COST: \$49.50M

The project is a remodel of the existing Academic Programs and Support Center structure built in 1951 as the university library and an addition of 76,800 GSF. The eastern portions of the remodel are most suited for the new uses and will include upgrades to most of the systems within this portion of the building including, but not limited to, mechanical, electrical, and plumbing. Corvallis Clinic plans to operate an Urgent Care Clinic in the first floor of the eastern wing. This clinic will provide the community with much needed medical services that will include the communities' s first X-Ray and diagnostic equipment, and evening and weekend medical services.

WOU plans to create a new College of Health Sciences that will be designed to meet statewide health care workforce needs in areas such as Physical Therapy. The health science programs will focus on training and serving rural areas and underserved communities including the rapidly growing Latinx community of the Mid-Willamette Valley.

WOU estimates this project will eliminate \$5.30M in deferred maintenance.



Architectural rendering

Inlow Hall Renovation, Phase II



EASTERN OREGON
UNIVERSITY

STATE PAID TOTAL: \$10.60M

XI-Q: \$10.60M

TOTAL COST: \$10.60M

Inlow Hall was the original building at Eastern Oregon Normal School, founded in 1929 and remains the central point on campus for students, faculty and staff. It is the one of the most important places in the career of every EOU student because it houses admission, financial aid, advising, registrar, the student paper and other student services.

The building is at the top of a hill from which the Grand Staircase leads. Renovation is needed to complete the seismic retrofitting that started in the Phase I renovation funded in 2005, and to make other repairs and upgrades to improve energy efficiency and thermal conditions, other safety issues, and retrofit existing space to meet capacity needs for classrooms and distance learning technologies, which will reduce the needs for new infrastructure to meet these demands at this time.

Lastly, this renovation will also create space for the Rural Engagement and Vitality (REV) Center, which is a joint venture between EOU and Wallowa Resources that connects EOU faculty and students with private business and industry to support experiential learning while also solving problems and revitalizing communities throughout eastern Oregon.

EOU estimates this project will eliminate \$3.50 M in deferred maintenance.



Inlow Hall

Music Hall Renovation and Digital Media Center



STATE PAID TOTAL: \$13.65M

XI-Q: \$13.2M

XI-G: \$450K

**INSTITUTION PAID TOTAL:
\$450K**

TOTAL COST: \$14.10M

The project will upgrade and enhance the SOU Music Building, and repurposes it as SOU's Creative Industries Center including the addition of a new wing for SOU's Digital Media Center. Constructed in the 1970s, the Music Building was designed to the music industry standards of the time and requires updates to support instructional, performance, administrative and infrastructural demands.

The project will allow SOU's Music program to respond to current and future industry standards in music and music education, and broadens the scope of the facility to an integrative and collaborative Creative Industries function. This project will resolve demand for space and capacity in the Digital Media Center.

SOU estimates this project will eliminate \$6.00M in deferred maintenance.



Exterior

Britt Hall Phase II

STATE PAID TOTAL: \$4.70M

XI-Q: \$4.70M

**INSTITUTION PAID TOTAL:
\$50K**

TOTAL COST: \$4.75M

The SOU campus currently lacks active learning facilities. This project establishes a unique opportunity for SOU to become an internationally recognized leader in creativity and innovation.

The SOU Creativity Institute is a research and education center with a mission to help individuals and organizations leverage creativity research to help solve complex problems. Grounded in the science of creativity, the Institute seeks to become an internationally recognized hub for creative theory and scholarship and serve as both a resource and incubator for creativity and innovation. This proposal outlines the plans for a redesign of a portion of the existing Britt Hall space.

SOU estimates this project will eliminate \$6.00M in deferred maintenance.

Performing Arts Renewal



STATE PAID TOTAL: \$16.01M

XI-Q: \$15.51M

XI-G: \$495K

**INSTITUTION PAID TOTAL:
\$495K**

TOTAL COST: \$16.50M

The Performing Arts project involves two adjacent buildings. Rice Auditorium built in 1976 and Smith Hall built in 1958 are used together to support academic programs in Performing Arts: Music, Theatre and Dance.

Both buildings are also used for community events that support music and theater performances, such as the Rainbow Dance Company and student-driven music and theatrical performances. Both buildings are in need of significant mechanical upgrades, ADA compliant access improvements and deferred maintenance projects.

The upgrades will create a contemporary teaching environment that will better prepare students for careers in the entertainment industry.

WOU estimates this project will eliminate \$5.50M in deferred maintenance.



Smith Music Hall



Rice Auditorium

Center for Human Achievement, Movement & Performance (CHAMP)



STATE PAID TOTAL: \$30.26M

XI-Q: \$29.33M

XI-G: \$936K

INSTITUTION PAID TOTAL:

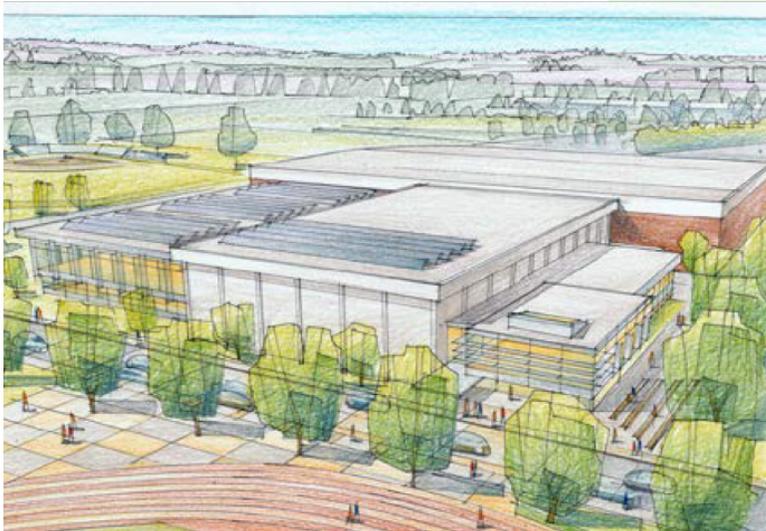
\$936K

TOTAL COST: \$31.20M

Center for Human Achievement, Movement and Performance (CHAMP): This project will transform the southwest segment of the campus into a state-of-the-art multipurpose center dedicated to building strong community partnerships and enhancing student success and achievement.

Built in 1971, New PE is a two story building that houses classrooms, offices and athletic facilities. This building lacks an elevator or ramp to the second floor, creating major access problems. In addition, the locker rooms are not TITLE IX compliant and the classrooms do not have digital connections to support current teaching pedagogies. The proposed improvements will address all these major deficiencies and increase the seating capacity so that the university can increase student attendance at events such as the annual César E. Chávez Leadership Conference or the annual POW WOW.

WOU estimates this project will eliminate \$6.10M in deferred maintenance.



Architectural rendering

Grand Staircase Replacement



EASTERN OREGON
UNIVERSITY

STATE PAID TOTAL: \$3.00M

XI-Q: \$3.00M

**INSTITUTION PAID TOTAL:
80K**

TOTAL COST: \$3.08M



The Inlow Hall Grand Staircase is not only the gateway to campus connecting downtown La Grande to EOU but is a regional cultural asset, listed on both state and national historic registries. It was listed as among Oregon's most endangered places by Restore Oregon because of its architectural significance and cultural value.

The replacement of the Grand Staircase will address significant safety concerns and allow the staircase to remain on these historic registries. In its current condition it is not structurally stable and because it is difficult to completely barricade, presents a serious safety risk for our students, staff and members of the community. The staircase is crumbling and large pieces of balustrade, and the stairs themselves, continue to break apart. The deterioration is accelerating as eastern Oregon endures harsh winter conditions such as snow, ice, wind and more recent floods.

The staircase is an important part of the EOU identity as it leads to the main building on campus, Inlow Hall, that every student, faculty and staff utilize for various services. The staircase is also a regional asset with broad support from private and local public partners in our planning and funding for its restoration. The City of La Grande has developed plans for and began investing in transportation and pedestrian infrastructure as part of the corridor at the base of the staircase, to further enhance connectivity between the university and community once restored.

The staircase is not a traditional university infrastructure project, but it is of great importance to the EOU campus, paramount in the student experience, and celebrates the rich cultural and architectural history of this region in the state.

EOU estimates this project will eliminate \$3.00M in deferred maintenance.

Land Development OSU Cascades Campus



STATE PAID TOTAL: \$16.70M

XI-G: \$835K

XI-Q: 15.80M

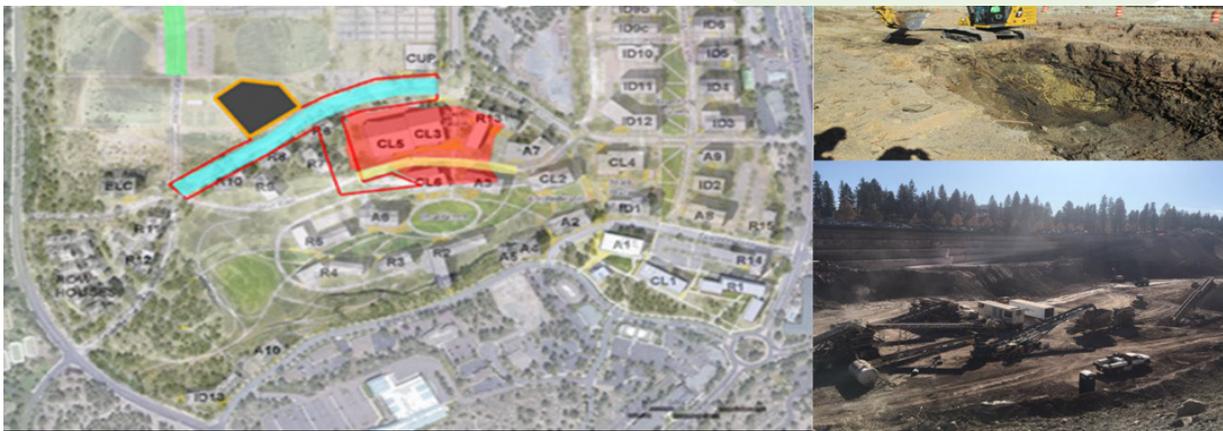
**INSTITUTION PAID TOTAL:
\$835K**

TOTAL COST: \$17.50M

The development of the OSU-Cascades campus has been called one of the most innovative university development projects in the nation. The campus is being created by remediating a former demolition landfill and reclaiming a former pumice mine, with goals for the campus to be net-zero energy, water and waste. Redevelopment of a formerly unusable brownfield site puts 72 acres of land back into productive use for the state, but it also serves as a model of sustainability and green business practices for Oregon and the nation.

Rather than seeking state funds to purchase land, OSU-Cascades was able to secure 72 acres for \$1 and is now seeking state funds to make that land usable. The final cost to the state will be comparable to the market value of the remediated land. To advance the physical development of OSU-Cascades' campus and support the growing academic and campus life needs, investment in infrastructure is necessary. The project will include landfill remediation, compacting and grading the site for future building pads, roads, sewer, water and IT infrastructure. The work will result in buildable land and infrastructure for academic building 3 and a health and recreation building.

Development of these properties by OSU-Cascades into a fully accessible campus open to the public will provide a tangible life-safety benefit to the City and the Region.



Aerial photo of site

Cascade Hall Demolition

TOTAL COST: \$3.50M

SOU would like to demolish the Cascade Complex, an old dormitory complex located at 1450 Madrone Street, constructed between 1961 and 1967 and used primarily for storage and flex space. It is at the end of its useful life and located on the edge of campus.

We estimate the cost of demolition at approximately \$3.5 million with a concurrent reduction of approximately \$12M in deferred maintenance. A cost-effective Public Private Partnership (P3) project on that site is being considered.

SOU estimates that this project will eliminate \$12.00M in deferred maintenance.