

## **Proposal to seek Re-purposing of Article XI-Q Bonds Authorized in the 2013-15 Legislative Session:**

### **Background:**

\$2.0M in XI-Q bonds were authorized by the 2013 Oregon State Legislature to support the planning and design of a new technology and academic support facility (Eastern Learning Commons) at the Eastern Oregon University campus. However, subsequent to this authorization, EOU learned that planning and design activities that are used to fund expenditures that are not “capital expenditures” as defined by the constitutional language shown below do not qualify for funding with XI-Q bonds.

Per Article XI-Q of the Oregon constitution, the credit of the State of Oregon may be loaned and indebtedness incurred through the sale of XI-Q bonds to finance the costs of:

- a) 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;
- b) Infrastructure related to the real or personal property; or
- c) Indebtedness incurred under this subsection.

### **PROPOSAL:**

EOU is seeking authorization to repurpose the \$2.0M in Article XI-Q bonds for EOU for the following uses:

#### 1) IT/COMMUNICATIONS NETWORK INFRASTRUCTURE PROJECT

##### **a) Project Description:**

Meet critical needs to improve the campus with equipment purchases and installations in support of expanding the wireless network across campus and upgrading network switching equipment. These upgrades are necessary to meet OUS audit and EOU mission requirements. These improvements will affect the following facilities and functions:

Inlow Hall (remaining switches & Wi-Fi); Ackerman Hall (Wi-Fi); Badgley Hall (switches & Wi-Fi); Loso Hall (switches & Wi-Fi); Hoke Union (remaining switches & Wi-Fi); Alikut Hall (remaining Wi-Fi); North Hall (remaining switches & Wi-Fi); Daugherty Hall (remaining switches & Wi-Fi); Facilities Services (switches & Wi-Fi); Community Arts Building (Wi-Fi); Student Health & Counselling Services (switches & Wi-Fi); additional virtual-server computing power; additional campus-wide networked central-storage.

##### **b) Project Cost: \$1.0M**

- i) Aruba wireless equipment;
- ii) Juniper networking equipment;
- iii) Dell r720 servers;
- iv) Unitech CAT6 installation;
- v) Unitech fiber installation; and
- vi) Contingency.

#### 2) CAMPUS CHILDCARE CENTER PROJECT

##### **a) Project Description:**

EOU has undertaken numerous studies in the past to determine the feasibility of offering childcare services to its faculty, staff and students. This is a service that continues to be in demand within the EOU campus community with relatively few options in the greater La Grande area. EOU is issuing a Request for Information to determine the feasibility of creating a childcare center on campus. Given the financial and liability risks inherent in this type of operation, EOU will provide the facility but is only considering a contract operation with a licensed provider to shield the institution from these risks.

Providers would need to be licensed by the State of Oregon and be able to offer quality childcare programs and services based on best practices. Providers must offer a nurturing and educational program that ensures the optimal physical, social, emotional and intellectual development of each enrolled child. It is hoped that faculty and early childhood education students could be involved in operations in order to offer best practices and high quality educational and developmental services.

If feasible, this will require that a permanent facility be designed and constructed to EOU campus standards and to the specifications required by the State for child care facilities serving a broad range of ages (infant/toddlers, pre-school and school age children).

**b) Project Cost: \$350,000**

- i) Construction of building and interior facilities: \$247,800
- ii) Construction of exterior facilities: \$45,000
- iii) Furniture, Fixtures & Equipment: \$3,565
- iv) Permits, SDC, Professional Fees, Inspections/Testing: \$29,280
- v) 5% contingency: \$16,284

\*Note: Should this project be determined to not be feasible, EOU would like to use these bond proceeds to supplement the Central Campus Safety Corridor and Accessibility project below.

3) CENTRAL CAMPUS SAFETY CORRIDOR & ACCESSIBILITY PROJECT

**a) Project Description:**

EOU's central campus corridors and pathways were altered in a piecemeal manner over the years without using design or engineering professional services. As a result they contain multiple instances of not meeting code requirements for emergency vehicle and pedestrian access, creating potential risks for the University. Surveys of campus exterior lighting have identified an insufficient number and/or poor quality fixtures in these same areas. The project will address these issues.

Construct code required minimum clearance access for emergency vehicles in central campus corridors. Construct pedestrian access per current ADA requirements to Ackerman Hall, Pierce Library, Loso Hall and Gilbert Center. Purchase and install campus standard, energy efficient exterior lighting in project areas.

\*Optional additional scope: Address the same issues in optional additional campus areas, with funding contingent upon feasibility and construction of the childcare project. Additional areas include south entrance to Zabel Hall, south entrance to Hoke Union, south entrance to Quinn Coliseum, 12<sup>th</sup> street entrance to campus, Facilities Services and Central Plant. Replace the HVAC unit in Student Health and Counseling Center. Retrofit the campus chilled water system for additional energy savings.

**b) Project Cost: \$650,000**

- i) Demolition and construction in central campus corridor;
- ii) Demolition and construction of pedestrian access to central buildings;
- iii) Purchase and installation of exterior lighting;
- iv) Permits, SDC, Professional Fees, Inspections/Testing; and
- v) 5% contingency.

**c) \*Additional Scope Project Costs: \$350,000**

- i) Demolition and construction for emergency vehicle access;
- ii) Demolition and construction of pedestrian access;
- iii) Purchase and installation of exterior lighting;
  - (1) Permits, SDC, Professional Fees, Inspections/Testing; and
  - (2) 5% contingency;
- iv) Student Health Center HVAC;
- v) Chilled water system retrofit.

This item was presented to, and approved by, the Oregon State Board of Higher Education at its January 9, 2015 meeting. Their approval was to seek HECC authorization to obtain Legislative authorization for the change in the uses of the bonds.

**Staff Recommendation:**

Staff recommends the Commission authorization for Eastern Oregon University to seek Legislative authorization for repurposing of \$2.0 million in Article XI-Q bonds for the projects as described above.