

OREGON UNIVERSITY SYSTEM

2015-2017

Capital Project Requests

Eastern Oregon University (EOU)
Oregon Institute of Technology (OT)
Southern Oregon University (SOU)
Western Oregon University (WOU)

Through the State Board of Higher Education

For Submittal to the Higher Education
Coordinating Commission (HECC)

Oregon University System

2015-2017 Capital Construction Request

Table of Contents

Introduction 2

PART I: Background and Major Issues 3

PART II: 2015-2017 Capital Construction Budget Request..... 5

PART III: HECC Request and 2013-2015 Funded Project List 14

Appendices:

- A. Eastern Oregon University Capital Project Request*
- B. Oregon Institute of Technology - (Oregon Tech) Capital Project Request*
- C. Southern Oregon University Capital Project Request*
- D. Western Oregon University Capital Project Request*

Introduction

Capital Construction Project Requests for 2015-2017

The 2015-2017 Capital Construction Project Requests for Eastern Oregon University (EOU), Oregon Tech (OT), Southern Oregon University (SOU) and Western Oregon University (WOU) have been prepared in accordance with requirements of the Higher Education Coordinating Commission (HECC) as outlined in their Capital Request Invitation of March 21, 2014 (See Part III). For 2015-2017, the capital construction budget requests including capital repair and replacement total approximately **\$ 210 million** which includes **\$4.7 million** in matching funds.

The Capital Construction Project Requests for Oregon State University, Portland State University and University of Oregon followed a process with their Independent Boards so they are not included in this request.

Organization of the Capital Project Request

- **Part I: Background and Major Issues.** This section summarizes the overarching capital construction issues facing the Technical and Regional Universities (TRUs) and the strategies recommended for resolving them.
- **Part II: 2015-2017 Capital Construction Budget Request.** Summaries of the proposed OUS 2015-2017 capital budget are discussed. For each category, information is presented on the funding requested, the metrics of the projects and the goal(s) emphasis of each project.
- **Part III: HECC Request and 2013-2015 Funded Capital Requests.** A copy of the request from the Higher Education Coordinating Commission describing the information needed is included. There is also a report which provides information on the 2013-15 Capital Requests that were funded.

PART I: Background and Major Issues

Capital Construction investments target access, excellence, sustainability, safety, and job creation through the development, protection and enhancement of the State’s technical and regional university (TRUs) facilities in support of the academic and service missions. The TRUs account for facilities equaling approximately 23 million square feet in more than 180 buildings across the state. Over 21,000 students utilize the TRU campus buildings and property on a daily basis. These facilities provide the classroom, lab, other spaces and technologies that enable TRU students to access the instruction and hands-on experiences they need to be successful in degree attainment and in the workplace. 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 learning and training needs of today’s graduates and the state’s employers to be globally competitive.

Capital Program Goals

HECC has requested that all projects submitted for 2015-17 funding specify the goals that each project addresses. These goals are:

40-40-20 Goal

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:

- Forty 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.

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

Statewide Economic Development or Workforce Development Goals

The direct economic impact from the 2015-2017 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. With sustainable construction policies in place, building materials and supplies are also purchased locally, which multiplies the overall positive impact to local and state economies.

Other Statewide Goals

Statewide goals overlap into other areas such as Engineering and Technology Industry Council initiatives (ETIC) and Oregon Renewable Energy Center (OREC).

Institutional Goals

Institutional goals may align with the University's Mission, Achievement Compacts or the Campus Master Plan.

They may also address deferred maintenance issues. Like most colleges and universities across the country, many of our 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 40 plus years later, the major subsystems (roofing, HVAC, plumbing, electrical) within those buildings are wearing out and must be replaced. With limited state support to fund the periodic renewal of major building subsystems, a backlog of projects had developed. The deferred maintenance for the TRUs as of June 30, 2013 (just updated) was **\$104,876,553**. This does not include any seismic or infrastructure needs. See page 13 for graph and individual campus amounts from Sightlines.

Life, Health and Safety Issues (Includes Seismic)

Because of the age of some of our buildings, the systems and in some instances the buildings no longer provide a safe, healthy environment for our students, faculty and staff. There are issues around ADA compliance and in some instances Title II Program accessibility standards.

In addition, Oregon faces a serious statewide risk from earthquake hazards. Not only does Oregon have the Cascadia Subduction Zone fault that looms offshore along the entire state coastline, but many of the buildings in Oregon were built long before a 1993 statewide building code revision that specifically mandated seismic (earthquake) design standards.

Capital Repair/Replacement/Renewal

Funds are also needed to address ongoing capital repair and replacement on campuses. This helps maintain our newer facilities so that they do not end up in the deferred maintenance backlog, which as of June 30, 2013 totaled \$104,876,553.

PART II: 2015-2017 Capital Construction Budget Request

There are fifteen projects being proposed for funding which total **\$188,474,256** (Page 8) this amount includes **\$4,743,365** in matching funds. These projects cover a wide gamut of programs, focus on student retention issues, provide new space or upgrade buildings to current seismic, safety, and ADA standards. There is one proposal for demolition as well as a proposal for restoration of creek area and flood mitigation. Information is provided to show which goals the projects will address. These goals, as indicated by HECC are 40/40/20 Goals, Statewide Economic Development, Other Statewide Goals, Institutional Goals and we have added Life, Health and Safety Issues are indicated for each project (Page 9). There is also information on metrics of the requests (Page 10 & 11)

In addition, the campuses are requesting **\$21,723,000** in Capital Repair, Replacement and Renewal funds (Page 12) for a grand total request of **\$210,197,256**.

Below is a synopsis of each Capital Construction Project in Campus Order. Please see the Individual Campus Proposals **Appendices A-D** for complete details.

Eastern Oregon University

- **Eastern Learning Commons – \$23,176,000** – a LEED gold, multi-use facility providing **36,660** new square feet of technology focused instruction space to enhance distance learning, labs, and Academic and Student success areas to include; Writing Center, Math Center, Testing Services, and Disability Services. It will also provide offices for IT administrative and technical staff.
- **Outdoor Athletic Facilities Renovation - \$2,943,900** – renovation of the Community Stadium Field and the Track and Field Facilities, which has been a shared community resource. Replaces deteriorating facilities, provides ADA accessibility and produces savings in operational and energy costs.
- **Hunt Hall Demolition & Site Restoration - \$3,315,800 (includes other funds of \$331,580)** – demolition of an unsafe and unoccupiable facility and restoration of historic landscape, and create new parking area.
- **Restore Historic Mill Creek – Mill Creek Flood Control - \$5,605,100 (includes \$1,961,785 match)** – restoration of this creek will not only prevent current flooding problems to buildings and portions of campus but will also provide a living laboratory of native riparian environment for our students.

Total Capital Construction Projects for EOU - \$35,040,800 – (includes \$2,293,365 matching funds)

Oregon Institute of Technology (Oregon Tech)

- **Engineering and Technology Building - \$45,976,148 (includes \$1,700,000 match)** – a LEED silver building providing **101,100** of new square feet that will combine high-tech labs, support classrooms and a home for Mechanical and Manufacturing Technology as well as Civil Engineering programs on the Klamath Falls Campus.
- **Cornett Hall Construction and Modernization - \$39,043,558 (includes \$750,000 match)** – modernization and expansion of Cornett Hall into a **120,000** square foot (includes **23,000** square feet of new space) LEED silver building which will house the STEAM (STEM + Arts = STEAM); engineering labs, fine arts labs, graphic design labs, Oregon renewable Energy Center, Geo-Heat Center, Klamath Community College Welding Program and Information Technology Data Center.
- **Student Center Building - \$15,436,977** – a new LEED silver multi-story **40,000** square foot building combining student success programs such as tutoring, developmental academic advising and mentoring college success along with typical student services areas such as enrollment services, admissions, financial aid, registrar, receivables and cashing, disability services, career services and veterans’ services.
- **Boivin Hall Modernization - \$7,419,482** – modernization into a **46,400** square foot LEED silver classroom and lab building to include smart classrooms. Brings the building into compliance with current building and safety codes, seismic structural upgrades and provides for ADA accessibility.

Total Capital Construction Projects for OT - \$107,876,165 – (includes \$2,450,000 match)

Southern Oregon University

- **Britt Hall – Deferred Maintenance - \$4,788,000** – renovation and modernization of this **45,463** square foot building is desperately needed to bring this space into compliance for ADA, seismic, building and safety codes. This building will house classrooms, including the only large (150 student) classroom on campus, international programs, OHSU School of Nursing Practicum Labs, shared services center and student admissions and service center.
- **Cogeneration – Biomass - \$12,199,291** – replaces failing gas fired boilers with modern high pressure steam biomass fueled boilers. This is a result of a study commissioned and financed by USDA. SOU plans to incorporate this project into their Environmental Studies program and this will provide a learning laboratory for the students.
- **Susanne Homes Hall - \$8,070,000** – repurpose of this former residence hall while addressing seismic and mechanical upgrades will turn **15,463** square feet into academic space for classrooms, study spaces and faculty offices.

Total Capital Construction Projects for SOU - \$25,057,291

Western Oregon University

- **Natural Science Building Renovation - \$6,000,000** – renovation and remodeling to include compliance with ADA and current building codes is needed for this **47,109** square foot building to create much needed laboratory space, office renovations to enhance student/faculty interaction, and ADA compliant restrooms.
- **Campus ADA Projects - \$5,000,000** – Address priority ADA compliance issues throughout campus per the ongoing comprehensive ADA compliance assessment. This will include new ramps, sidewalks, installing elevators, widening doors, adding signage and installing power openers.
- **Information Technology Center Remodel (Phase 3) - \$4,000,000** – This phase will address seismic issues, replace antiquated MEP systems, and remodel the first two floors of this **19,500** square foot building for the Computer Science, Information Systems and Visual Communication Design programs.
- **Physical Education Building Remodel - \$5,500,000** – renovation and expansion of this **62,468** square foot building includes adding **4,000** square feet to support the demand for Health and Physical Education Classes. This venue is also used for various campus and community activities.

Total Capital Construction Projects for WOU - \$20,500,000

2015-17 Capital Projects - Summary by Campus

Campus	Project	State-Paid Debt		Campus Paid Debt		Other	Total
		XI-G Bonds	XI-Q Bonds	XI-M Bonds Seismic	XI-F (1) Bonds		
Eastern Oregon University							
	Capital Repair/Maintenance		2,000,000				2,000,000
	Eastern Learning Commons		23,176,000				23,176,000
	Outdoor Athletic Facilities Renovation		2,943,900				2,943,900
	Hunt Hall Demolition & Site Restoration		2,984,220			331,580	3,315,800
	Mill Creek Restoration & Flood Mitigation	1,961,785	1,681,530			1,961,785	5,605,100
Oregon Institute of Technology							
	Capital Repair/Renewal- Projects		13,438,000				13,438,000
	Engineering and Technology Building	1,700,000	42,576,148			1,700,000	45,976,148
	Cornett Hall Construction and Modernization	750,000	37,543,558			750,000	39,043,558
	New Student Center Building		15,436,977				15,436,977
	Boivin Hall Modernization		7,419,482				7,419,482
Southern Oregon University							
	Capital Repair/Renewal- Projects		3,000,000				3,000,000
	Britt Hall - Deferred Maintenance		4,788,000				4,788,000
	Cogeneration - Biomass		12,199,291				12,199,291
	Susanne Homes Hall		8,070,000				8,070,000
Western Oregon University							
	Capital Repair/Renewal - Projects		3,285,000				3,285,000
	Natural Science Building (NS) Renovation		5,500,000	500,000			6,000,000
	Campus-wide ADA Accessibility Improvements		5,000,000				5,000,000
	Instructional Technology Center (ITC) Remodel		2,500,000	1,500,000			4,000,000
	New Physical Education Building (NPE) Remodel		4,300,000	1,200,000			5,500,000
Total Requests							
		\$4,411,785	\$197,842,106	\$3,200,000	\$0	\$4,743,365	\$210,197,256

2015-17 Capital Projects - Summary by Goals

Does not include Capital Repair/Renewal

Campus	Project	40/40/20 Goals	Statewide Economic Development	Other Statewide Goals	Institutional Goals
Eastern Oregon University					
	Eastern Learning Commons	X			X
	Outdoor Athletic Facilities Renovation	X			X
	Hunt Hall Demolition & Site Restoration				X
	Mill Creek Restoration & Flood Mitigation			X	X
Oregon Institute of Technology					
	Engineering and Technology Building	X	X		X
	Cornett Hall Construction and Modernization	X	X		X
	New Student Center Building	X			X
	Boivin Hall Modernization	X			X
Southern Oregon University					
	Brit Hall - Renovation	X	X		X
	Cogeneration - Biomass		X	X	X
	Suzanne Homes Hall	X	X		X
Western Oregon University					
	Natural Science Building (NS) Renovation	X			X
	Campus-wide ADA Accessibility Improvements				
	Instructional Technology Center (ITC) Remodel	X	X	X	X
	New Physical Education Building (NPE) Remodel	X			X

2015-17 Capital Projects - Metrics

Does not include Capital Repair/Renewal

Campus	Project	Category	Type	Site GSF	Building GSF	# of Stories	Classrooms, Labs	Offices	Department/Programs	Total Cost
Eastern Oregon University										
	Eastern Learning Commons	E & G	New, LEED Gold	246,500	36,600	2	Yes	Yes	Technology Focused Instructional Space, IT Services, Academic Support Services, Disability Services	\$23,176,000
	Outdoor Athletic Facilities Renovation	E & G	New, Restoration, Deferred Maintenance	190,000			No	No	Physical Education, Athletics, La Grande High School events	\$2,943,900
	Hunt Hall Demolition & Site Restoration	E & G	Demolition, Restoration of site	210,000	72,300	4			Building is not currently used - safety issues, will create parking area	\$3,315,800
	Mill Creek Restoration & Flood Mitigation	E & G	Renovation, Deferred Maintenance	180,000					Environmental Programs, flood mitigation	\$5,605,100
Oregon Institute of Technology										
	Engineering and Technology Building	E & G	New, LEED Silver		101,000	2	Yes	Yes	Civil Engineering, Computer Engineering Technology, Electrical Engineering, Embedded Systems Engineering Technology, Management (Bus Development), Mechanical Engineering Technology, Manufacturing Engineering Technology, Renewable Energy Engineering	\$45,976,148
	Cornett Hall Construction and Modernization	E & G	Modernization and Expansion, LEED Silver		120,000 of which 18% is new	2	Yes	Yes	Arts & Design labs (STEAM), Engineering and Technology Labs, Natural & Environmental Sciences, Oregon Renewable Energy Center, Geo-Heat Center, Univ Data Center, Klamath Community College welding program	\$39,043,558

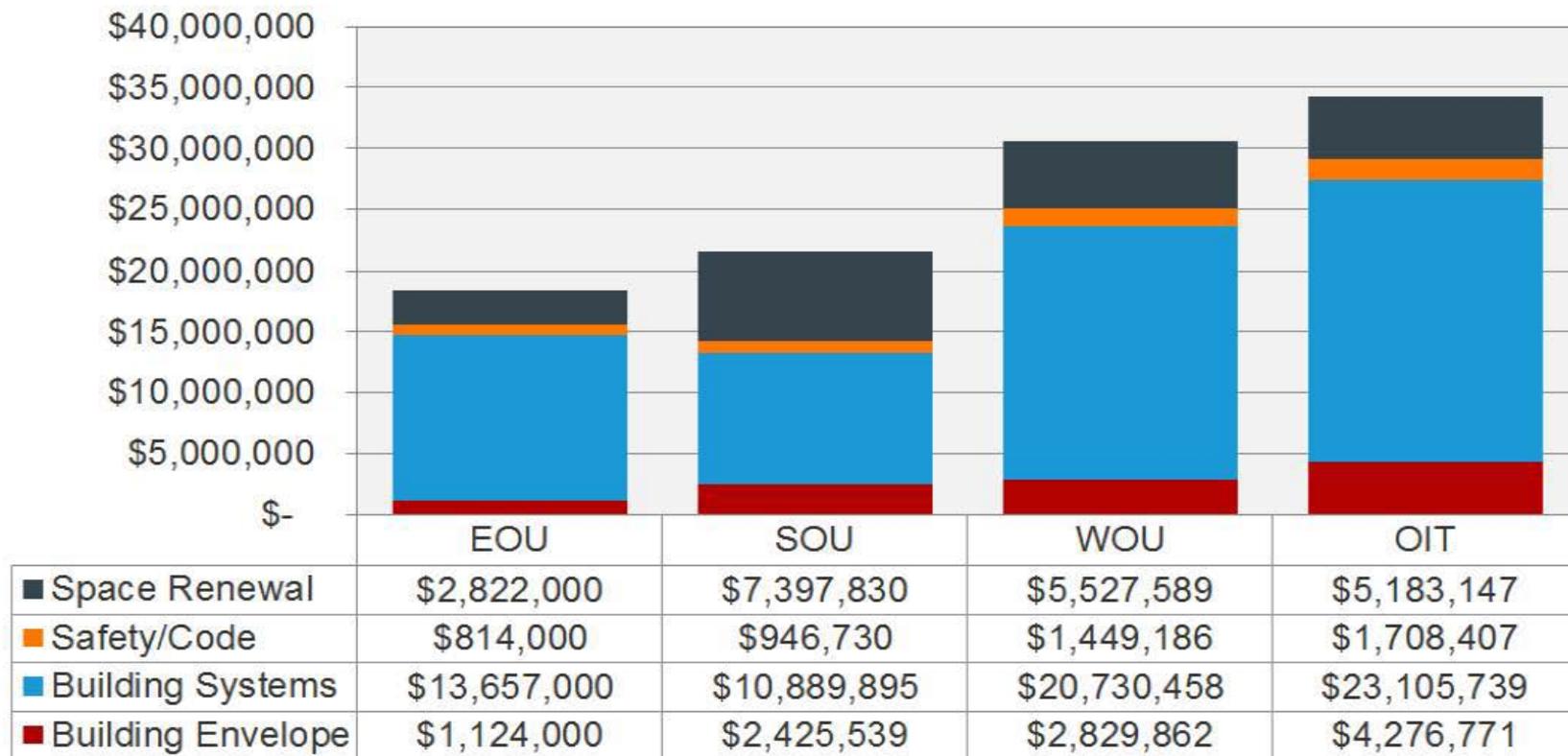
New Student Center Building	E & G	New, LEED Silver		40,000	3	Yes	Yes	Student Success Programs, Enrollment Services, Admissions, Financial Aid, Registrar, Disability Services, Veterans, Career Services, Student Receivables and Cashiering	\$15,436,977
Boivin Hall Modernization	E & G	Modernization and Renovation, LEED Silver		47,400	1 plus basement	Yes	Yes	Manufacturing Mechanical Engineering Technology Classrooms; College of Health Arts Sciences (HAS) Classrooms, ITS Help Center, Student Computer labs	\$7,419,482
Southern Oregon University									
Britt Hall - Deferred Maintenance	E & G	Renovation, Deferred Maintenance, modifications for ADA	66,980	45,463	3	Yes	Yes	Admissions, Academic Records, Financial Aid, Shared Business Services, international programs, & OHSU Nursing practicum labs	\$4,788,000
Cogeneration - Biomass	E & G	New, demolition	1.0 Acre	28,000				Campus-wide heating/hot water generation	\$12,199,291
Susanne Homes Hall	E & G	Renovation and Modernization, modifications for ADA	24,047	15,463	3	Yes	Yes	Academic classroom, lab, study spaces, faculty office space	\$8,070,000
Western Oregon University									
Natural Science Building (NS) Renovation	E & G	Renovation and Modernization		47,109	3	Yes	Yes	Physical and Natural Sciences	\$6,000,000
Campus-wide ADA Accessibility Improvements	E & G	Modifications for ADA	Entire Campus					Comply with 2010 Title II Program Accessibility Standards	\$5,000,000
Instructional Technology Center (ITC) Remodel (Phase 3)	E & G	Remodel		19,500	3	Yes	Yes	Computer Science, Information Systems, Visual Communications Design	\$4,000,000
New Physical Education Building (NPE) Remodel	E & G	New and Renovation		66,468 of which 4,000 are new	2	Yes	Yes	Health and Physical Education, Campus and Community Activities	\$5,500,000
									<u>\$188,474,256</u>

2015-17 Capital Repair and Renewal Requests - Summary by Campus

Campus	Project	State-Paid Debt		Campus Paid Debt		Other	Total
		XI-G Bonds	XI-Q Bonds	XI-Q Bonds Seismic	XI-F (1) Bonds		
Eastern Oregon University							
	Capital Repair/Renewal Projects		2,000,000				2,000,000
Oregon Institute of Technology							
	Klamath Falls Campus Architectural Barrier Removal & ADA Compliance		3,500,000				3,500,000
	Klamath Falls Campus Fire Life Safety System Replacement		2,338,000				2,338,000
	Klamath Falls Utility Tunnel Repair (Phase II)		3,000,000				3,000,000
	Klamath Falls Asbestos Removal		4,600,000				4,600,000
Southern Oregon University							
	Capital Repair/Renewal- Projects		3,000,000				3,000,000
Western Oregon University							
	Capital Repair/Renewal - Projects		3,285,000				3,285,000
	Total Requests	\$0	\$21,723,000	\$0	\$0	\$0	\$21,723,000

Deferred Maintenance Profile

Deferred Maintenance by Campus – E&G Space Only



Data does not include seismic or infrastructure needs

PART III: HECC Request and 2013-15 Funded Project List

Section 3: Development of Budget Requests for Capital Construction Projects

Institutions requesting cash or debt financing from the state for capital projects in the 2015-17 biennium, are requested to provide the information described below.

For each project, provide the following:

1. A short working title for the project.
2. A narrative description and justification for the project.
3. A detailed description of the nature of the project and what will be constructed, including appropriate metrics (acres, square feet, number of stories, classrooms, labs, etc.).
4. A description of any clear and urgent life, health, and safety problems that will be addressed by the project and an indication of the degree to which the problems are resolved.
5. An estimate of the total project cost regardless of funding request. Include design and planning, hard and soft construction costs, land and real property acquisition, infrastructure development, furnishings and fixtures, contingencies, etc.
6. A detailed funding request:
 - a) Complete the following table:

	General Fund/Lottery Funds	Article XI-G bonds	Article XI-F (1) bonds	Lottery Bonds	SELP loans	Seismic Grants	Article XI-Q bonds	Total
Total								
State-paid debt	NA		NA					
Campus-paid debt	NA	NA		NA				

- b) For Article XI-G bonds, identify the amount and source of the constitutionally-required 50% match.
 - c) For additional required project funding (beyond requested state funds and Article XI-G match), identify the amount and source of the funding. [This amount, combined amounts in items 6a and 6b should equal the total project cost in item 5.]
 - d) Identify the revenue sources that will be used to pay campus-paid debt.
7. The expected project start and completion dates.
8. The state and/or institutional goals that the project is intended to address (mark all that apply). Specify the goals and describe how the project's impact on the goals will be measured and when the impacts can be observed.

- 40/40/20 goal (identify which parts of the goal will be addressed: 4 year degrees, 2 year degrees, certificates, GEDs, high school diplomas)
 - Statewide economic development or workforce goal (identify the goal or goals addressed)
 - Other statewide goals (identify the goal or goals being address)
 - Institutional goal (identify the goal or goals being addressed)
9. Describe the impact of the project on improving access and success for underrepresented, first generation, rural, and low income students. Describe how the impact of the project on these student groups will be measured and when the impacts can be observed.

Any campus submitting a capital request should provide the following information:

1. An estimate of the institution's deferred maintenance backlog for education and general service facilities.
2. An estimate the institution's seismic upgrade needs for educational and general service facilities.
3. A description of the institution's facilities plan for managing facilities and reducing the deferred maintenance backlog.
4. Whether the institution has a master facilities plan and, if so, the date on which it was adopted and/or last amended.

For capital projects that request state bonds that will be repaid with campus-backed debt, please provide the following

1. A 10 year pro-forma that documents projected revenues, operations costs, and debt service payments to demonstrate the long term sustainability of the project.
2. An estimate of the institution's debt load for the subsequent 10 years based on all projects on which campus funds will be used to pay the debt on state-issued bonds and Certificates of Participation and campus-issued debt. The calculations should all existing debt, all projects included in the current request, and any planned large future requests.

Identify any bond-funded projects that were authorized in prior biennia that will require reauthorization by the 2015 legislature. Include the name of the project, when it was authorized, the amount that needs to be reauthorized, and a description of any changes to the project since it was originally authorized (include changes in project cost and funding).

Although not required at this time, institutions will need to submit six year capital plans to be included in the Governor's Recommended Budget. Instructions will be provided in the near future.

2013-15 Capital Projects - Summary by Campus

Campus	Project	State-Paid Debt		Campus Paid Debt		Total
		XI-G Bonds	XI-Q Bonds	XI-Q Bonds	XI-F (1) Bonds	
Eastern Oregon University						
	Eastern Learning Commons Planning		2,000,000			2,000,000
Oregon Institute of Technology						
	Cornett Hall Renovation Design/Planning		2,000,000			2,000,000
	In Focus Building Acquisition (Wilsonville)				10,000,000	10,000,000
	Utility Tunnel Failure & Repair *		1,101,100			1,101,100
Southern Oregon University						
	Theatre Arts Building Expansion & Remodel		11,000,000			11,000,000
	Cascades Hall Replacement				7,000,000	7,000,000
	Student Recreation and Fitness Center				20,000,000	20,000,000
	McNeal Hall Deferred Maintenance & Seismic Upgrades *		21,300,000			21,300,000
Western Oregon University						
	New College of Education Facility	1,400,000	15,800,000			18,600,000
	Oregon Military Academy Acquisition Phase 1 *		5,000,000			5,000,000
		1,400,000	58,201,100	-	37,000,000	1,400,000
						98,001,100