1. CAMPUS ACCESSIBILITY (ADA) IMPROVEMENTS

Background
Oregon State University seeks legislative financial support for several urgent improvements that are required to provide increased safety and access to OSU facilities for all students, faculty, and staff, particularly those with physical limitations. These improvements include immediately creating safer and more accessible paths of travel, and providing critically urgent accessible classroom facilities throughout the OSU Corvallis campus to accommodate all community members. Accelerating improvements to accessibility and safety by even one year will have significant positive impacts for the four to five year academic careers of our students. Failure now to show demonstrated progress in FY 2015 toward accessibility will jeopardize the strategic goals of the University and will leave many of our talented students and colleagues behind for one more year.

OSU’s urgent need for quality accessible education space has exceeded supply. This results in unequal and substandard learning environments, relocations, reassignments, and inefficiencies in class scheduling. This also creates increasing difficulties for students to register for, attend, and pass the courses required for graduation. The increased requirement for quality accessible space is immediate and directly affects OSU’s ability to meet the State’s 40-40-20 educational goals.

A large number of OSU classrooms are entirely unsuitable for students and teachers with disabilities. Identified deficiencies include accessibility barriers within our buildings; from building entry to the classroom, paths of travel within the classroom, deficiencies in accessible seating and wheelchair space, as well as unequal access to the instructor, teaching media technology, and to collaborate with other students. OSU’s immediate need for improved classrooms involves fourteen major classrooms distributed throughout seven OSU academic buildings. Each classroom renewal is essential to improving accessibility and providing a quality environment for optimal teaching and learning without which OSU cannot successfully meet the 40-40-20 educational goal of the State.

In addition to the 14 major classroom improvements required now to meet our needs, OSU has recently identified approximately 5,000 existing accessibility barriers throughout the campus. These barriers create unequal access to OSU’s campus and facilities and can result in unsafe conditions. Consistent with the 2010 ADA Standards for Accessible Design for all new improvements, the accessible travel pathway assessment identified all existing barriers to accessibility including sidewalk and walkway slopes, curb ramps, accessible parking locations and routes from these locations to building entrances, ramps, accessible entrances, accessible entrance and exit controls and mechanisms, accessible-route way finding signage, external stairways, street furniture, and transit shuttle and bus stops.

Removal of these barriers will provide immediate accessible travel pathway between all OSU buildings and connect all OSU buildings with accessible vehicular parking and transit-stop locations. This is OSU’s highest and most critical safety improvement which has the most immediate impact and improvement to our highest faculty, staff, and student need – safe and universal access.

Request
OSU is requesting $10,000,000 in Article XI-Q Bond authorization to implement urgently needed campus accessibility and safety improvements to assist OSU to meet enrollment growth and accommodate all
community members at OSU. This urgent request is comprised of the following proposed capital investments on the OSU Corvallis Campus:

- Accessibility improvements and renewal for four auditorium-sized classrooms in Peavy, Cordley, and Gilbert Halls — $3,000,000.
- Accessibility improvements and renewal for 10 large classrooms in Cordley, Wilkinson, Nash Women’s Building, and Covell Halls — $1,000,000.
- An accessible travel pathway between the majority of OSU buildings and connecting all OSU buildings with accessible vehicular parking and transit-stop locations — $4,000,000.
- Extending the campus accessible travel pathway to the OSU Corvallis Campus’ East Hill Area creating a comprehensive solution to the severe vertical barriers that do not provide accessible travel pathway to academic buildings in this important instructional classroom area of the campus. This improvement will require relocations of walks and parking, installation of sidewalk and building ramps, improvements to building entries, and use and improvement of building vertical transportation systems. This accessible improvement provides much more efficient utilization of classrooms, at the same time accommodating all community members at OSU — $2,000,000.

2. OSU – Cascades: Academic Building

Background

OSU-Cascades received state legislative approval to expand as a 4-year branch campus in 2012 and received a $20,000,000 appropriation during the last legislative session. The appropriation included Articles X1-G ($4 million), X1-Q ($12 million), and X1-F(1) ($4 million) bonds. In addition, $4 million in private donations have been raised for a current total of $24 million available to build Phase I of the OSU-Cascades campus.

In order to meet Oregon’s 40-40-20 goal, the OSU-Cascades campus will need to grow to 5,000 students by 2025. OSU Cascades’ leadership identified that 45-65 acres would be required to accommodate its plan for 5,000 students. OSU-Cascades, working with a volunteer committee of real estate experts in Bend, considered every possible option for acquiring 45-65 acres and concluded that the purchase of 56 acres on Bend’s west side would be the best option based on capital costs and the location’s potential to successfully recruit future students.

OSU-Cascades’ staff have negotiated the purchase of 56 acres for $12,850,000. This land acquisition decision secures OSU-Cascade’s long-term future by ensuring that the site can accommodate a campus population of 5,000 students to meet the State’s 40-40-20 goal. Given the improving real estate market in Bend, this was a wise use of state funds, as it will mitigate future expansion costs and allow for effective planning and fundraising. However, OSU-Cascades is in urgent need of additional capital to build the necessary academic facilities to open the new campus in Fall 2015. With the land acquisition, $11,150,000 remains available from the current total of $24 million to build Phase I of the OSU-Cascades campus.

The key component of the new campus will be the first Academic Building. The building will provide state-of-the-art classrooms, teaching laboratories, research, and student community spaces, as well as student support, faculty, and administrative offices. The 54,000 SF Academic Building will meet the academic space needed to open the new campus in Fall 2015. The components and function of the academic building are vital and must be complete and comprehensive enough to build a sense of community to create a vibrant four-year academic program in Bend.

OSU is in the process of concluding its lease of Cascades Hall on the Central Oregon Community College (COCC) campus and needs to replace that space (38,000 square feet) on the new campus site. Enrollment at OSU-Cascades grew by 19% in headcount and 16% in FTE in Fall 2013, and immediate needs far exceed the capacity of the Cascades Hall on the COCC campus. By Fall of 2015, OSU-Cascades will need 54,000 SF of
academic space on the new campus, requiring an investment of $18,850,000. With $11,150,000 remaining of the current capital funds available for the new OSU-Cascades campus development, OSU needs an additional $7,700,000 to complete the design and construction of the first academic building.

**Request**

Central Oregon is one of the fastest growing regions of the state, and expanding access to higher education in this region reduces transportation and living costs for students from the region, making it more likely that they will complete their degrees and contribute to the State’s 40-40-20 goal. The changing real estate market in Bend has caused the original estimate of $24 million to be insufficient to meet the immediate need. The timing of this request is critical because facilities need to be in place by Fall 2015 to accommodate the first class of freshmen and sophomores at OSU-Cascades.

OSU has, to date, not been successful in raising the match for the “Biofuels – Renewable Energy Demonstration Project,” which is currently approved for $4 million of XI-G bond funding. OSU is requesting that the Legislature reallocate this existing $4 million XI-G bonding authorization from the Biofuels project to the OSU – Cascades project that includes a request for $3.85 million of XI-G bonds that will be matched with Other Funds.

OSU is requesting **$3,850,000 in Article XI-G bond authorization** matched by $3,850,000 of other funds, which will likely be revenue bonds.

**Current Status**

**OSU-Cascades 4-year Expansion**: During the 2013 session the Legislature approved $16M in state bonds to establish a new 4-year OSU-Cascades campus. The total project also includes $4M in donor funds, and $4 million in campus-financed revenue bonds. The goal is to move OSU-Cascades from Cascades Hall – a leased facility on the Central Oregon Community College (COCC) campus to a new university campus. Cascades Hall has 17 years remaining in financing, resulting in a yearly cost of $880,000/year to OSU. Those funds are needed to support the new facilities on the four year campus and were planned to be transferred to the new campus. Retiring the debt for Cascades Hall would cost $5.26 million.

**COCC Student Success Center**: In March 2012, COCC made a capital request for an $11.55M Student Success Center, including $5.77M in state bonds and $5.77M in local match. With the development of the 4-year campus for OSU-Cascades, both entities collaborated to replace the $11.55M proposal for a new building with a proposal to retire the $5.26M in remaining debt for Cascades Hall to enable COCC to take the building over from OSU-Cascades. This approach reduced state bonding by $510,000, eliminated the need for $5.77M in local bonding, enabled OSU-Cascades to devote current lease payments to establishing the new 4-year campus, and provided needed space for COCC.

In the closing days of the session, the Legislature adopted SB 5507 which included $5.26M in Article XI-G bonds for this purpose. Unfortunately this approach does not achieve the desired results. Under the State Constitution, XI-G bonds must be matched by another source. The bill did not identify a source of the match, and even if match dollars were available, the bill would generate a total of $10.52M, double the amount needed to retire the Cascades Hall debt.

OSU-Cascades must have the $880,000/year to redirect to the new campus or the 4-year university vision for Central Oregon will be delayed. If OSU-Cascades has to keep leasing the facility, the campus will be split between the COCC site and the new university site, causing undue hardships on students, and hampering recruitment of new students. A negative impact on recruitment jeopardizes the financial health of the new 4-year campus for years to come. If the legislature defers until the 2015 legislative session to resolve the Cascades Hall issue, OSU-Cascades will not know until 3 months before opening the 4-year campus whether it will have the resources it needs.
The Solution
The total cost for transferring control of Cascades Hall to COCC is $7.26 million -- $5.26 million to retire the outstanding debt, plus $2 million to bring Cascades Hall to meet COCC’s needs. This cost can be met in the following manner:

- $3.63 in XIG bonds -- a decrease of $1.63 million from SB 5507. The bonds would be matched by:
  - $2 million in contributions from COCC.
  - $1.63 million general fund appropriation.

With the additional investment of $1.63 in general funds, this approach would reduce state bonding by $1.63M, enable OSU-Cascades to devote current lease payments to the new 4-year campus, and provide needed space for COCC.

We are working with LFO, the Central Oregon legislative delegation, and the Co-Chairs on this approach.