1. Utility Tunnel Failure and Repair

The University of Oregon has a critical and immediate need to repair one of two main utility tunnels running beneath a major city boulevard and between its central plant and the main campus. A recently completed engineering study (KPFF structural and civil engineers) suggests an immediate start to repairs is needed to halt further deterioration of the tunnel walls and eliminate the intrusion of water into the tunnel. Continued delays may lead to further deterioration of the tunnel walls and possible damage to systems within the tunnel or to the tunnel structure itself. Several options for quickly and effectively repairing the tunnel have been explored. Given the tunnel’s placement close to the central plant, it carries nearly half of all of the utilities needed for the campus; and given its location below a major public thoroughfare, failure would be problematic not only for the campus and its utilities’ needs, but for the community and its transportation needs.

The University utilizes a system of underground tunnels to house critical utilities serving its 70 on-campus buildings comprising slightly less than 5 million gross square feet of space. The tunnels contain high-voltage electrical conveyance systems, steam, chilled water, and network and communications wiring. The specific tunnel in question is about 8 feet in diameter and constructed of metal. Due to years of exposure to the soil, the metal tunnel walls have deteriorated to the point of near failure.

The cost of implementing repair is $2.1 million. The sources of funds would be state repaid Article XI-Q bonds.

2. Chapman Hall

The University of Oregon has an urgent need to address critical deferred maintenance and seismic issues in Chapman Hall, the home of the Clark Honors College and one of the campus’ highest ranking historic buildings. Following the last legislative session, the project was the University’s highest remaining priority for funding and has been in the campus’ top three priorities since the 2009 session. Prior to a January 2013 revision, the project was ranked #2 on the combined OUS capital project list for the 2013-2015 biennium. An immediate start of needed renovations ensures the continued success of the Honors College by retaining those students already enrolled and attracting the next class of high achievers.

- This project will help the university attract and retain high achieving students from Oregon, thereby making a significant contribution to Oregon’s 40-40-20 Goal. Oregon students comprise 65% of the enrollment of the College, 62% of the College’s Fall 2011 freshman class and 73% of the Fall 2012 freshman class are from Oregon, illustrating the upward trend towards keeping the best and brightest Oregon students at home.
- The remodel will allow for enhanced accessibility for students, faculty, and staff by removing existing barriers to make the building completely accessible to all.
- The project improves access to the second floor of the building dramatically improving its functionality.
The project removes numerous outdated and worn out building systems greatly improving its safety and energy efficiency.

The project ensures the longevity of the historic building by replacing or repairing critical exterior building components such as windows.

In response to the recent rise in enrollment and the corresponding pressure on the Honors College to accept more of the State’s best and brightest students, the University has emptied whole floors of the building to accommodate the Honors College’s space needs. Comprised of 23,350 GSF and built in 1939, the building is a primary-ranked historic resource and a major component of the historic campus. The building’s major systems have been essentially untouched since its construction and, as a result, it is rated as in “poor condition” in a recent campus survey, with 21% of its value in need of replacement or repair. In addition, the building’s ground floor does not connect to its upper floors except by way of a rear fire stair. Many building users choose to exit the first floor and walk around to the front of the building to access the upper floors. The building is heavily used not only by the Honors College’s 700 students but also by the 360 students who daily use the general university classrooms.

As stewards of a State of Oregon architectural historic treasure (Chapman Hall is eligible for entry on the National Register of Historic Places) and in response to the burgeoning needs of the outstanding Clark Honors College, the University has an urgent need to act as soon as possible.

The project will replace most of the building’s systems including windows, heating and ventilating systems, electrical systems, and plumbing systems. The need for seismic remediation will be addressed, as well as a complete remodel of the general university classrooms in the building. The work also will address access for disabled students and staff, safety, energy efficiency, and functional issues resulting in an efficient, safe, and welcoming structure for the University’s highest achieving scholars.

The cost is estimated to be $9.5 million. The sources of funds would be $2.5 million in Article G-bonds, $4.5 million in state repaid Article XI-Q bonds, and $2.5 million in gift and other funds.