PSU’s Capital Construction Plans
Developed in Concert with Board’s Agenda:

• Provide greater access to higher education
• Serve more students better and faster, in part through partnerships with community colleges
• Make investments that will lead to greater academic excellence and are key to the economic development priorities of the state
2005-07 Request

E&G: Priority #1 - Community College Partnership:

• There is an increased need in Clackamas, Washington and Multnomah Counties for access to higher education to build a college-educated workforce to sustain the regional economy

• Establish an Education Center, in partnership with either Mt. Hood, Portland, or Clackamas Community College, in the tri-county region

• Requesting $30M authorization with $15M in Article XI-G Bonds to be matched with TIF, community college property tax funding or other funding
2005-07 Request

E&G: Priority #2 – Hazardous Waste Treatment and Kiln/Foundry:

- Environmental issues regarding current hazardous waste disposal and kiln operation
- Inefficient West Heating plant to be replaced allowing for conversion to chemical storage, kiln, and foundry operations on fringe of campus
- Requesting $3M authorization with $1.5M in Article XI-G bonds to be matched with grants, donations, etc.
2005-07 Request

E&G: Priority #3 – Science Laboratory Renovation:

• Increased demand for scientific instruction and research hampered by shortage of laboratory space (particularly wet labs) on campus to meet access, workforce, and industry needs

• Construction of new Engineering Facilities frees up space in Science Building that can be renovated to meet these needs

• $2.5M requested in Article XI-G bonds to be matched with donations, federal and local funds
2005-07 Request

E&G: Priority #4 – Land Acquisition for Future Classroom Facility:

• Enrollment growth necessitates adding classrooms to ensure access for a growing population
• Need to assemble land for future classroom facility
• Requesting $7.0M authorization with $3.0M in Article XI-G funds to be matched with federal, state and local funds and donations
2005-07 Request

Auxiliary: Priority #1 – Purchase City Tower:

- Enrollment and research growth demand adding classrooms, laboratories, and office space
- City has interest in selling this building to PSU and plans to lease back 100,000 square feet of 150,000 sq. ft. facility
- PSU could assume City’s outstanding bonded indebtedness of $24.6M
- Debt service to be repaid using City rents and other University resources
2005-07 Request

Auxiliary: Priority #2 – University Service Building (USB) - Restaurant Conversion:

- University District plan calls for increased business and retail development to serve neighborhood and growing student enrollment
- Restaurant interested in locating in USB
- Space to be leased to third party to facilitate renovation and development with subsequent sub-lease to restaurant
- No funding requested (OUS to approve lease structure and terms) as third party investor to build to suit with sublease revenues to fund renovation
2005-07 Request

Auxiliary: Priority #3 – Energy Savings – Performance Contract:

- To reduce energy costs, promote sustainability, and free up West Heating Plant for Hazardous Waste Treatment and Kiln/Foundry project
- Install energy efficient heating/cooling loop on campus in conjunction with performance contractor
- Requesting OUS authorization for a $8.1M SELP (Small Energy Loan Program) Loan from Oregon Department of Energy to fund contract
- Funds from energy savings to be used to repay debt (15-year payback)
2005-07 Request

Auxiliary: Priority #4 – Exercise Purchase Option to House the Portland Business Accelerator:

- In conjunction with Portland Development Commission, OHSU, and others, PSU will operate a business accelerator to assist start-up companies and create sustainable, high wage jobs
- Currently leasing this facility with an option to purchase
- Requesting authorization for $8.5M in Article XI-F bonds to purchase and renovate this facility
- Debt service to be repaid through a combination of tenant rents, PDC funds and other grants, and contracts to support the operation and maintenance of this accelerator
2005-07 Request

Auxiliary: Priority #5 – PCAT Redevelopment:

• University District plan calls for mixed use development - new classrooms, retail, commercial, and parking - to serve neighborhood and growing student enrollment
• PCAT Block determined by PDC to be a “catalytic block” in the development of the University District
• Redeveloped in conjunction with the PSU Foundation or other private entity (OUS to approve lease structure and terms)
2005-07 Request

Auxiliary: Priority #6 – Retail Development:

• Converting key ground floor locations in University owned facilities to retail activities to enliven University District and serve growing enrollment and neighborhood
• Requesting $5.0M Article XI-F bonds to fund renovations to retail specifications
• Debt service to be repaid using retail rents
2005-07 Request

Auxiliary: Priority #7 – New Mixed Use Residential Facility:

- Enrollment growth and targeted recruitment of out-of-state and international students necessitates adding auxiliary enterprise facilities
- Part of phased redevelopment on University Place (Doubletree) and adjacent properties
- Requesting $60.0M in Article XI-F bonds
- Debt service to be repaid using rents from the housing, retail, and parking to be constructed
Auxiliary: Priority #8 – New Parking Facility:

- University growth necessitates adding parking
- Requesting $30M in Article XI-F bonds to facilitate construction of mixed use retail/parking garage
- Debt service to be repaid from parking fees and retail rents
2005-07 Request

Student Building Fee: Priority #1 – Smith Memorial Student Union Renovations:

• Continuation of code improvements and modernization of SMSU to improve circulation and safety
• Requesting $1.5M in Article XI-F bonds
• Debt service to be repaid using student building fees
2005-07 Request

Student Building Fee: Priority #2 – Student Recreation Center:

- Growth in students living on-campus, increased traditional students, and inadequate gym facilities supports student building fee committee recommendation for an appropriately sized, up-to-date, on-campus recreation center
- Mixed use recreational facility with retail and student housing
- Costs estimated at $30M student recreation/retail and $12M student housing
- Requesting authorization for $42M Article XI-F bonds
- Debt service to be repaid using student building fees, student fees, and rental payments