OUS 2011-2013
Capital Construction Program
2012 Short Session Requests, and
2011-2013 Project Status Updates

OREGON UNIVERSITY SYSTEM
CAPITAL AND FACILITIES PLANNING

contents

summary

This document summarizes the status of capital projects for which funding was authorized in 2011–2013, and presents information on OUS capital project requests for the 2012 Short Session. Unless otherwise noted, the potential jobs estimated for each project are calculated as nine new jobs per $1 million in construction related spending based on a study conducted by Associated General Contractors.

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KEY

SF = Square Feet
GSF = Gross Square Feet
NSF = Net Square Feet
Programming = academic program and other functional space needs for the building.

capital project requests 2012

OREGON STATE UNIVERSITY: STUDENT EXPERIENCE CENTER (SEC)

COST/FUNDING SOURCE: $43.6M ARTICLE XI-F BONDS
STATUS: DECISION ON BONDS DEFERRED TO FEB. 2012
JOBS POTENTIAL: 392

Oregon State University requests legislative authorization for $43.6M in Article XI-F Bonds for the Student Experience Center project. The approval on this project was deferred from the 2011 Legislative Session. The Student Experience Center (SEC) will provide a new home for 28 student programs currently housed in Snell Hall. These programs must be moved to facilitate the eventual demolition of this deficient facility. It is the first phase of a two-phase project to accommodate the programs and users of Snell, the second phase being the Memorial Union East Wing Renovation. If approved, the SEC will be a 4-story 89,000 square foot building and a newly developed outdoor plaza adjacent to Memorial Union. **In the spring quarter of 2010 students approved the $48/quarter fee necessary to finance this building and the Memorial Union Renovation in a campus-wide student referendum, with the highest ever recorded turnout of student voters.** These fees will provide the entirety of the debt service needed to retire the bonds.

Campus Space Demands with Increased Enrollment: The Student Experience Center is one half of the student union. The Memorial Union was opened in 1928 when the campus population was under 4,000 students, and is the oldest union on the west coast. The Memorial Union was built with the assistance of student money in the Great Depression with the understanding that although current students would not use it, it would support generations of future students. In 1973, the MU purchased 63,000 SF of space in Snell Hall, a vacated dormitory built in 1958. The space was remodeled for student services including student government, student media, Greek Life, and student programs. At the time, OSU's student population was 15,209. The current enrollment has grown to 24,977, and the demand for appropriate quality space has continuously increased. Snell Hall is unable to meet student program growth and demands.

Need to Replace Snell Hall: The SEC replaces space in Snell Hall which has not aged well. The Snell Hall facility cannot be improved without incurring high costs and a 2-year temporary relocation of all programs. Further, a January 2010 study found that it would cost as much to repair the structural and code problems within Snell as it would to construct a new building. In the current space used for student services and programs, the building has numerous code problems; the building envelope is failing and it is structurally unsound.

Project Scope: The proposed building is expected to be 89,000 GSF with 55,100 NSF, replacing 63,000 NSF of space in Snell Hall. This building will house 28 student programs, including the Student Events and Activities Center, Center for Fraternity and Sorority Life, Associated Students of OSU, Student Sustainability Initiative, the *Daily Barometer* Newspaper, Diversity Development, and more. In addition to the 28 student programs, it will house a convenience store whose profits will offset ongoing costs of the building. The services and programs located in the building provide the "experiential learning" counterpart to the academic side of OSU. These units also provide jobs for students, offering income and practical experience using the knowledge and skills gained in the classroom. It will be a LEED Gold certified building. The second phase of the project will be to renovate the east end of MU to repurpose space to accommodate the remaining programs and space lost from Snell Hall. The initial construction cost estimate was developed by Opsis Architecture in 2010 based on the concept design, which estimates the total budget at $43,584,331, of which $32,857,000 is construction costs. Project soft costs were then added based on historical numbers from past projects. Cost estimates are produced at each phase of the project design and construction.

The SEC will place all student programs funded by student incidental fees in contiguous space and link them to the Memorial Union. It will also replace outdated technology and infrastructure for all Student Media. A state-of-the-art digital broadcast studio will be shared between the University Media Services, New Media Communications, and Student Media production, and will prepare OSU students to enter the world of digital media and communications. The MU organization is currently split between two primary sites a block apart. Students in leadership roles are spread between three buildings with little to no exposure to each other. The open design of the SEC will allow for nearly continuous engagement across organizational lines of student groups to gain real world experience, form new collaborations, explore issues, and solve problems from a multitude of perspectives.

Student Fees: The OSU student fee will increase by $39.36 per student per term, an increase that has been approved by the student body. Overall cost of attendance would increase by less than one half of 1%.

Status: The Conceptual Design is complete; the early Schematic Design phase was suspended pending legislative approval.

OREGON STATE UNIVERSITY:
MEMORIAL UNION EAST WING RENOVATION

COST/REQUEST: $9.58M ARTICLE XI-F BONDS
STATUS: DECISION ON BONDS DEFERRED TO FEB. 2012
JOBS POTENTIAL: 86

Oregon State University requests legislative authority for $9.58M in Article XI-F Bonds for the Memorial Union East Wing Renovation project. The approval on this project was deferred from the 2011 Legislative Session. This project involves the renovation of approximately 30,000 square feet in the east end of the Memorial Union (MU), a historic structure within the Historic District of campus, as part of an overall development plan to address student service space needs. Enrollment growth is the main driver for the need of a second meeting/ballroom space, as well as improved support for student events and activities occurring on campus. The proposed renovation of MU is the second phase of the student services/student union project, following the Student Experience Center (SEC) construction. The MU was constructed in two phases, the main building in 1928, and the east and west wings in 1959. Much of the infrastructure is worn and well beyond its expected service life.

Campus Space Demands: The most significant planning issue is the need to increase the general square footage devoted to student service/ student union uses to serve the student and campus needs. **Public space and event facilities have not been expanded since 1959.** Currently, the MU Ballroom is fully scheduled on all Fridays and Saturdays within the academic year. A second larger ballroom will help to fill the demand for events with attendance in the 300 range which cannot be met with a single ballroom. Many of OSU's largest student organizations have no place on campus to meet or can only meet late at night because they regularly have 200+ members in attendance. The existing ballroom and new ballroom will be linked by a short hallway and will share a common receiving dock and warming kitchen. Event participants attending activities requiring two larger rooms will move between these spaces with ease. Examples might include the OSU Career Fairs, Beaver Open House or START programs.

Compliance and Safety: The remodel will enable upgrades to the aging infrastructure of the 83 year-old building, address ADA and fire alarm system and other safety issues including restrooms that do not meet code requirements. New systems for lighting, HVAC, and plumbing will be installed to comply with codes, maximize efficiency and decrease costs of operation. No space alternatives exist to accommodate the ballroom. **No renovation alternatives exist other than continuing to function outside of code compliance, ADA, Fire/Life Safety and campus space demands.**

Project Scope: Combined with the Student Experience Center (SEC) the MU remodel will enable consolidation of student services and the eventual demolition of Snell Hall. Approximately 40,000 GSF will be re-purposed during the MU renovation. Of the 40,000 SF, approximately 31,200 is assignable square feet. This includes a new 1,800 SF addition on the east side for better entry and circulation within the renovated space. The available space will decrease by 10,000 NSF from the existing 30,000 NSF due to the removal of a floor plate to create a two-story general purpose ballroom. The OSU Bookstore has been approved to vacate the site and relocate elsewhere on campus. The MU Building Services Shop and Bites Convenience Store will relocate to the SEC, and remaining tenants will include MU Guest Services (Ballroom), University ID Center, the Cultural Meals Production Kitchen and a Commercial Branch bank. The initial construction cost estimate was developed by Opsis Architecture in 2010 based on the concept design, and estimates the total budget at $9,575,878, of which $6,856,080 is construction-costs. Project soft costs were then added based on historical numbers from past projects. Cost estimates are produced at each phase of the project design and construction.

Student Fee: In the spring quarter of 2010 students approved a $48/quarter fee necessary to finance this building and the Student Experience Center in a campus-wide student referendum. **These fees will provide the entirety of the debt service needed to retire the bonds.** The OSU student fee will increase by $8.64 per student per term, and overall cost of attendance would increase by less than one half of 1%.

Status: Construction is set to follow completion of the SEC, beginning in 2014, with completion in summer of 2015. Conceptual Design is complete and the early Schematic Design phase was suspended, pending legislative approval.

capital project requests 2012

OREGON STATE UNIVERSITY:
NEW RESIDENCE HALL

COST/REQUEST: $30M ARTICLE XI-F BONDS
STATUS: DECISION ON BONDS DEFERRED TO FEB. 2012
JOBS POTENTIAL: 270

Oregon State University requests legislative authority for $30M in Article XI-F Bonds for the New Residence Hall project. The approval on this project was deferred from the 2011 Legislative Session. Debt service taken to finance the New Residence Hall through XI-F bonds would be repaid with revenues received from student room fees. The New Student Residence (NSR) is proposed as a housing facility for approximately 270 OSU students. The NSR is intended to meet the needs of students who are looking for an independent living alternative on campus. The NSR will be apartment-style housing designed to serve primarily upper-division students, with the particular goal of meeting the needs of transfer students, where OSU is experiencing its most significant increase in enrollment.

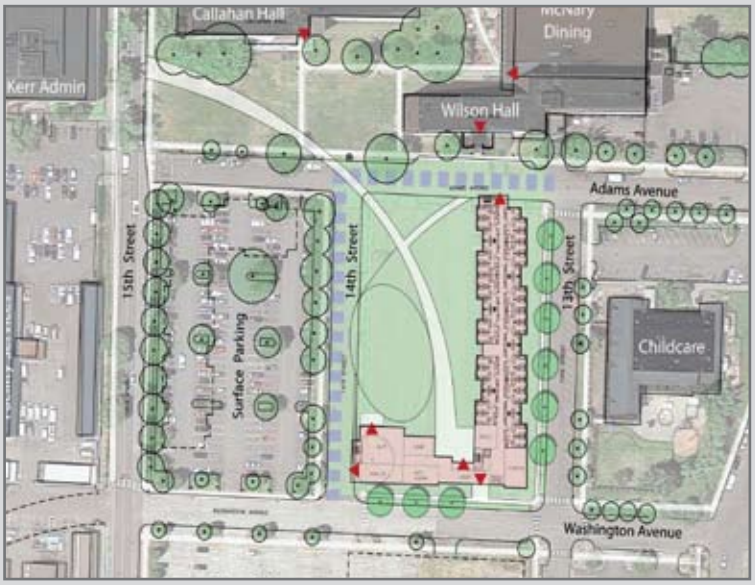
Enrollment Growth and Housing Shortage: This project will be designed to support the living needs of students at the sophomore level and above, while also providing close proximity to the core of campus. With OSU's projected growth in enrollment — particularly in transfer and international students (as noted in the 2011 Housing Master Plan) — there is a need for additional on-campus housing.

Housing such as the NSR will support the academic success and engagement of students, and will provide a high-quality living-learning option for upper division students who are new to OSU, with the aim of fostering their continued persistence to graduation. OUS has contracted with Mahlum Architects and Brailsford + Dunlevey to conduct a Housing Master Plan and market study. Based on these findings, there is a significant demand for housing designed for the growing upper-division student population. If this residence were not built, OSU anticipates that the tight housing market in the community (1% vacancy rate in Corvallis) as well as on campus would be exacerbated, inreasing rental costs for students. While the Corvallis housing market is expected to expand over the next five years, it is not projected to meet the entire need for student housing. The City of Corvallis is supportive of this project as a result of its positive impact on the local community.

Project Scope: The facility will house approximately 270 residents, in two bedroom fully-furnished apartment units. Each two bedroom unit will be occupied by four residents. It will be a five-story structure of 85,000 SF, located on the east side of campus, and part of the McNary/Wilson/Callahan residential complex. The facility includes the development of a residential quadrangle/lawn area and a replacement surface parking lot. The project site identified for the New Student Residence is located in OSU's Sector D, immediately to the south of Wilson Hall. Since it will be built on an existing gravel parking lot, part of the cost of the NSR project will include funding replacement of parking spaces on the OSU campus. The estimated cost for the project is $29,974,234, with estimated construction-related cost of $18,937,737. The initial construction cost estimate was based on the actual cost per square foot of the International Living Learning Center that was just completed on the OSU campus, and opened in August 2011. Cost estimates are produced at each phase of the project design and construction.

Student Room Fees: University Housing and Dining Services (UHDS) is an auxiliary unit of OSU and as such, it receives no state appropriations or direct funding. **Debt service taken to finance facilities such as the New Residence Hall, through XI-F bonds, are repaid with revenues received from student room fees.** Although UHDS and OSU encourage students to live on campus, particularly for their first year, students may choose whether they wish to live on campus and pay the UHDS room rates. It is estimated that the NSR would begin to run a surplus (after debt service, all expenses, reserves) in year eight.

Status: The Schematic Design is complete. Pending legislative approval, construction is set to begin May 2013 with occupancy in September 2014.



WESTERN OREGON UNIVERSITY:
SCIENCE CENTER (HIGH PRIORITY)

APPROVED LIMITATION: $9.7M
STATUS: AUTHORIZED $7.2M LOTTERY BONDS, $2.5M GIFTS/GRANTS
JOBS POTENTIAL: 87
REQUEST: ADDITIONAL $1M LOTTERY BONDS

Western Oregon University requests that the State of Oregon increase the Lottery Bond award for the Science Center by $1M, from $7.2M to $8.2M, reducing Gift/Grants (Other Funds) to $1.5M, due to the ineligibility for federal seismic grants. The State of Oregon originally awarded $7.2M in Lottery Bonds and authorized $3.7M in gifts and grants (Other Funds) for a total of $10.9M for Todd Hall renovation and improvement. In the last session, $9.7M was moved from the Todd Hall project to the higher priority project of the Science Center. A total of $1.2M in grant funding would remain for the Todd Hall project to make necessary seismic and safety improvements. Shifting academic priorities, particularly with recent expansion of the highly sought after OHSU Nursing Program at WOU, require that the priority for a science laboratory annex be placed at the highest level. The increased floor space and modernized facilities of the proposed Natural Sciences Laboratory Annex **will greatly contribute to workforce training needs in Oregon** and provide increased capacity to accommodate the growing numbers of science-related students arriving on the WOU campus each year. The existing Natural Sciences Building is filled to capacity; as such, construction of a new laboratory building has risen to the top of the campus priority list.

Student Demand Growth in Science Disciplines: Science disciplines are a major component of ongoing plans for campus growth. The WOU Division of Natural Sciences and Mathematics houses three science departments: Earth and Physical Science, Biology and Chemistry. Program areas include Biology, Chemistry, Earth Science, Geology, Physics, Science Education, and pre-Health/pre-Professional Studies. Over the past five years, WOU science programs have collectively experienced an increase in Student Credit Hour (SCH) production of over 36%, with an annual average growth rate over 8%, significantly greater than the WOU overall undergraduate growth rate during the same time period. SCH growth in the combined science areas has outpaced that of the university as a whole, particularly in the healthcare-related biology and chemistry curricula.

Facilities at Capacity and Outdated: While science program demand is outpacing that of the institution as a whole, WOU's already at-capacity facilities (labs, lecture rooms, supporting office space) have land-locked the university with oversubscribed lecture-lab sections and no capacity available to attract and/or absorb increases that the campus population as a whole is experiencing. This capacity problem is particularly acute at the introductory 100- and 200-level courses, which form the gateway to majors, minors and careers in science-related fields. At the same time, faculty and staff offices, student work spaces, research areas and computer labs are 100% occupied with limited to non-existent potential for expansion or reconfiguration.

In order to adequately prepare students for careers and advanced graduate study in fields such as nursing, medicine, science education, criminal justice, and natural resources management, the campus needs to offer modern laboratories and classroom facilities that allow students to engage current technologies and analytical techniques. The current facilities in the Natural Sciences Building (opened in 1969) are aging and stretched to capacity. While the university continues to use best efforts to keep the building safe and functional, the facilities are outdated and the core infrastructure (HVAC, plumbing, electrical, telecom) is extended to all feasible limits.

Project Scope: Construction of a new Science Center will allow modernization of the core science infrastructure at WOU and provide increased capacity to accommodate program growth over the next decade. The new building will be situated in close proximity to the existing Natural Science Building (NSB) and will be designed for modernized functionality that is integrated across all science departments and programs. The project includes construction of an approximately 25,000 SF laboratory building with modern HVAC, electrical, mechanical, plumbing, refrigeration and technology systems. Lab rooms will include state-of-the-art equipment, environmental controls, safety features and instructional technology. Lab classes requiring use of chemical reagents, biological tissues, materials safety handling, and special processing will be moved into the modernized Science Center. Once lab classes are fully staged in the new annex facility, the existing Natural Sciences Building will be incrementally remodeled to maximize classroom space and to update computing facilities. Necessary faculty and staff offices will also be integrated into the annex.

Status: Survey work and geo-tech borings have been done. Soderstrom Architects is under contract and has begun design work. Fortis Construction is under contract as the CMGC and fundraising is in process. The tentative schedule is for groundbreaking in June 2012 and completion by Fall Term 2013.

capital project requests 2012

OREGON UNIVERSITY SYSTEM:
OREGON SUSTAINABILITY CENTER

COST/REQUEST: $65M, INCLUDING $37M ARTICLE XI-F BONDS
STATUS: BOND AND PROJECT LIMITATION NOT AUTHORIZED
JOBS POTENTIAL: 780*

The Oregon University System is requesting the re-authorization of a capital project expenditure limitation for the Oregon Sustainability Center of $65M, and the concomitant bond limitation of $37M for the Article XI-F bonds. The Oregon Sustainability Center (OSC) will strengthen and diversify Oregon's economy by constructing a state of the art net-zero building. By doing so, the OSC will help Oregon businesses and workers meet the growing national and international demand for high performance services and products, convert new technologies into marketable products and create a living laboratory for advanced research and the training of Oregon's green workforce. **State General Funds and lottery funds will not be used to retire the debt.**

Innovation and Economic Growth: The OSC will establish Oregon as a national and international leader in green building technology. Construction of the OSC positions Oregon as a hub of innovation which effectively competes with other global centers in the development of clean technology. Just as Oregon gained a national reputation for having the most LEED buildings per capita, the investment in the OSC can provide similar recognition and economic impact. The OSC will help Oregon maintain its existing competitive strength and will provide an anchor and a showcase for Oregon firms and universities to attract new market capital and interest, driving increased business, jobs, and growth.

The OSC will utilize design, development and construction firms from across the state, providing much needed jobs and green building experience for local companies and using locally sourced materials where possible. Considering the multiplier effect of dollars invested in the region, it is estimated that just the construction of the OSC will generate approximately 780* direct jobs and more than $100M of total economic impact. Some of the Oregon companies which will provide products or services to the project are: Sanyo (Salem); PV Powered (Bend); Sun Storage (Joseph); Charter Mechanical (Tualatin); McKinstry (Portland); SERA Architects and GBD Architects (Portland); InSpec (Portland); and Orenco Systems (Sutherlin).

Project Scope: As a net-zero building, OSC will provide all of the energy and water needed for the approximately 130,000 gross square feet of academic space, retail, office, conference center, and public areas. The project includes a 350 seat auditorium, and 2-3 classrooms, public displays and a conference center, and workspace for PSU, OSU and visiting faculty for inter-institutional and inter-disciplinary work. Eleven research projects have already been identified involving over 40 faculty and researchers targeting $7.7M in funding in support of research and commercialization. Research partners include Cisco, Hewlett Packard, Intel and CertainTeed.

Financial Partners: The OSC project has many financial partners, including: OUS and its member institutions; the Portland Development Commission (PDC); the City of Portland; many private non-profit and for-profit entities; the federal government; and multiple philanthropic foundations who have agreed to lease space in, invest in, or otherwise support this project. These partners have committed significant financial and staff resources and are committed to seeing the project move forward as expediently as possible. Like other new construction, the OSC building will lease at a premium over the prevailing market. Project funding includes both public and private support: OUS XI-F bonds ($37M), and $3M OUS cash; City of Portland revenue bonds ($8.2M), City tax-increment financing ($4.9M), City land contribution ($3.85M); private and foundation contributions ($1.48M); Federal Economic Development Agency grant ($1.5M); Metro grant ($40K); and New Market Tax credits and Energy Trust credits ($2.5M). Bonds will be repaid primarily from tenant rents.

Status: During the 2011 Legislative Session, legislators identified multiple issues concerning the OSC project. The Ways and Means Committee itemized those issues in a budget note, and OUS presented a report to the Interim Joint Ways and Means Committee in September 2011, which accepted the report addressing all the requirements of the budget note for this project. **Legislative concerns have been addressed since the issuance of the budget note, including a significant increase in private sector occupancy and research partnerships; reduced occupancy of OUS and its financial commitment to the project; the funding gap has been closed with recent federal and private support; materials red-list restrictions have been addressed; and the City of Portland has formalized its commitment to the project.** If funding is authorized, it is anticipated that construction would begin in summer of 2012 and the facility would open in the winter of 2013-14.

*Source: 2011 PDC Implan Analysis

Oregon University System: **Student Building Fee Projects**

COSTS: $40M
GOVERNOR'S REQUEST: $40M: $20M ARTICLE XI-F BONDS, $20M OTHER FUNDS
FUNDING BY SOURCE: $20M OTHER FUNDS
JOBS POTENTIAL: 360

The Oregon University System received authorization to expend $20M in Other Funds system-wide for Student Building Fee Projects. This provides expenditure limitation for planning, code, acquisitions, additions, remodels and other small projects eligible for Gifts and Grants and/or Article XI-F(1) bonds to be repaid via the Student Building Fee, or other self-supporting funds from the project. The system-wide limitation may be allocated to individual projects up to $3M in size. Projects are recommended by each campus' student government based on the available bonding capacity.

Status: The current biennium limitation cannot be used. Student building fees are designated for debt repayment in a sinking fund. Our current debt capacity can support approximately $40M in XI-F Bonds. Student Building Fees will continue to accumulate pending authorization.

Oregon University System: **Reserves**

COSTS: $9.15M
GOVERNOR'S REQUEST: $9.15M: $4.7M ARTICLE XI-F BONDS, $4.45M OTHER FUNDS
FUNDING BY SOURCE: $4.45 OTHER FUNDS
JOBS POTENTIAL: 82

The Oregon University System received authorization for an expenditure limitation of $4.45M in Other Funds system-wide. The system-wide expenditure limitation may be used by the State Board of Higher Education to increase limitations for projects funded with Article XI-F(1) and/or Gifts/Grants (Other Funds). This provides flexibility to increase limitations without going to the Legislature within the limitations set by SB 5506.

Status: Current biennium limitations not used yet. 2009-2011 biennium allocations include UO central power stations reserve and PSU Sciences Research and Teaching Center.

Oregon University System: **Capital Renewal, Code and Safety**

COSTS: $61.4M
STATUS: AWARDED $25M LOTTERY BONDS, $10M GIFTS/GRANTS
JOBS POTENTIAL: 552

The Oregon University System was awarded $25M in lottery bonds and authorization to expend $10M in gifts/grants for Capital Renewal, Code and Safety. This funding, a top system priority, is directed to the most critical current needs, and therefore limit growth in the deferred maintenance backlog. These funds are distributed to each campus to allow them to address their most critical infrastructure and life safety issues which span current capital repairs, code compliance, seismic upgrades, modernization, ADA, and other safety related projects. The level of **annual investment needed to effectively manage the current capital repairs, code and safety needs is estimated at $46M-95M per year.** Without this funding, campuses will be required to find alternative funding sources likely in the form of tuition increases—as these projects lack appeal for donors/grantors; or will result in the growth of the backlog of deferred maintenance and unchecked safety issues for the students and campus overall.

Deferred Maintenance/Seismic Mitigation Plan: To stop the growth of deferred maintenance, eliminate the backlog of projects, improve the seismic safety of our buildings, and reduce our energy consumption, OUS has developed a 20-year plan to achieve these goals, which will **insure continued access for future generations of Oregon students.** By combining sustainable building practices and the latest seismic safety technology, the state will be able to retain the investments made by prior generations of Oregonians. However, the rehabilitation of hundreds of major buildings will take at least 20 years to accomplish.

Deferred Maintenance Backlog and Funding History: Like most colleges and universities across the country, 50% of OUS buildings were constructed within a 15-year window, from 1960 to 1975, in order to meet the huge enrollment growth attributed to the Baby Boom generation. Now 40 years later, the major subsystems within these buildings are wearing out and must be replaced. With limited state support to fund the periodic capital renewal of major building subsystems, a backlog of deferred maintenance projects has developed, and continues to grow, and has reached an astonishing $640M level.

Status: There is a one-biennium lag between spending authorization and the release of bond proceeds due to the delay in appropriation of funds to pay the debt service. Plant funds for the 2009-2011 authorization were established to cover the interim period prior to the bond sale in Spring 2011. System-wide allocation of the funds for the 2009-2011 biennium were distributed between June and July 2011 to the seven campuses. Work has commenced, and some projects have been completed such as roof replacements at Oregon State University.

Eastern Oregon University: **Quinn Coliseum Deferred Maintenance**

COSTS: $13.18M
FUNDING BY SOURCE: $13.18M LOTTERY BONDS
JOBS POTENTIAL: 119

Eastern Oregon University was awarded $13.18M in Lottery Bonds by the State of Oregon for deferred maintenance on Quinn Coliseum. Quinn Coliseum is a multi-functional facility on the EOU campus which was constructed in 1957 and is home to academic classes, student recreation and intercollegiate athletics. The mission of athletics at EOU has continued to evolve over time and the current configuration, size, and mix of program elements no longer meet the needs of the University's students and athletes. Additionally, the facility has significant deficiencies with the building envelope and various building systems, in particular the mechanical system. The project priorities are to build envelope and system upgrades, renovate and repurpose the small gym and pool area, and renovate the building entry. System upgrades for Quinn Coliseum will improve energy efficiencies with new mechanical systems tied to central plant boilers and chillers, address envelope concerns with new roofs, add insulation and improved window systems, upgrade electrical, communications and plumbing systems, upgrade fire protection and safety systems, and improve accessibility. The renovation of athletic facilities will provide coaches' offices and sports medicine/athletic training, provide student athlete computer lab and meeting rooms, add a climbing wall, add a regulation size practice gym, enlarge and renovate the entrance foyer, and make other improvements.

Status: Pre-design work to define the project scope, assess the feasibility and develop presentation graphics is complete. The design team will be selected and under contract by early March 2012. Construction will commence in Spring 2013.

Oregon Institute of Technology: Geothermal Demonstration Project

COST: $3.5M
FUNDING BY SOURCE: $3.5M OTHER FUNDS
JOBS POTENTIAL: 32

Oregon Institute of Technology was authorized to expend $3.5M in Other Funds for the Geothermal Demonstration Project in the 2011-2013 OUS Capital Budget. The project scope of the Geothermal Demonstration Project includes the construction of a 2.0 MW (2,000 kilowatt) power plant on the Klamath Falls campus that, when combined with the output of the small power plant, will provide approximately 73% or more of the campus' current electric power requirements, thereby allowing the Klamath Falls campus to get closer to achieving its goal of carbon neutrality. The building of the Geothermal Power Plant is composed of four major components. Authorizations of funding were granted in the 2007-2009 and the 2009-2011 capital budgets to support the first two phases of the project. The 2011-2013 $3.5M limitation supports the third component in the project: the drilling and installation of an injection well and installation of a pipeline/utility corridor from the power plant to the new injection well. This added phase to the original project was included as a result of the larger than anticipated water flow. The $3.5M includes Other Funds from federal congressionally directed Department of Energy (DOE) awards; Energy Trust of Oregon (ETO) and a PacifiCorp Blue Sky grant estimated at $2M. The final, fourth phase of the project, pending funding, will include construction of a teaching laboratory building to include an observation classroom and demonstration slots for further research and development.

Status: The third component of the project supported by the $3.5M limitation is partially complete. To date, costs for the current biennium have totaled $1.28M for the drilling and encasement of the injection well and engineering services for pipeline/utility corridor. Installation of a pipeline/utility corridor will begin in spring 2012.

Oregon Institute of Technology: Portland Campus Consolidation

COST: $30M
FUNDING BY SOURCE: $30M: $20M LOTTERY BONDS, $10M OTHER FUNDS
JOBS POTENTIAL: 54

Oregon Institute of Technology was awarded $20M in Lottery Bonds and granted authority to expend $10M in Other Funds for the Portland Campus Consolidation. The project includes the purchase of the building and renovation of three floors for OIT use. OIT plans to consolidate its four Portland-metro-based instructional facilities into a single Wilsonville location at a higher-profile location in the metro area. The project will help OIT meet the growing current and future student demand in Oregon for technology, allied health professions, and renewable energy programs. Consolidating operations into a single facility will unite OIT's four separate locations, which were added over time beginning in 1983 as demand for OIT's programs expanded in the Portland-metro area. The project provides expansion space of almost 132,000 square feet in the Wilsonville facility, increasing and consolidating the space currently available at the four locations: Harmony Road in Clackamas; AmberGlen Campus in SW Portland; Marquam Hill location with Oregon Health & Science University; and the Tualatin Valley Fire and Rescue Regional Training Center in Sherwood. The consolidation helps OIT overcome the challenge of multiple staff and student locations. The project also enhances workforce development to meet critical industry needs, providing additional computer science opportunities, expanding OIT's unique, high-demand renewable energy engineering program, its allied health programs, management and its other engineering and engineering technology programs, among other benefits.

Status: Programming is complete, the general contractor is selecte, renovations anticipated to be completed by end of May 2012, occupancy to begin June 2012 and on schedule for Fall 2012 classes. Negotiations for sale of the Harmony campus are expected to conclude in Spring 2012. Building acquisition is scheduled for January 2013.

Oregon State University:
Animal Sciences Teaching Pavilion & Equipment

COST: $2M
FUNDING BY SOURCE: $2M OTHER FUNDS
JOBS POTENTIAL: 18

Oregon State University received authorization to expend an additional $2M in Other Funds for the Animal Sciences Teaching Pavilion & Equipment project, a technical adjustment of the 2005-2007 authorization. The Animal Sciences Teaching Pavilion project will replace 70-year old barns with new state-of-the-art research and teaching venues for OSU's animal and rangeland sciences, general agriculture and agriculture education programs. It includes a 10,000 SF arena. The addition of $2M Other Funds is for additional building space to accommodate Telecom switchgear to serve the west side of campus. The project also requires that the limitation be extended an additional year in order to complete construction.

Status: The project is in construction. The first phase is scheduled to open May 2012.

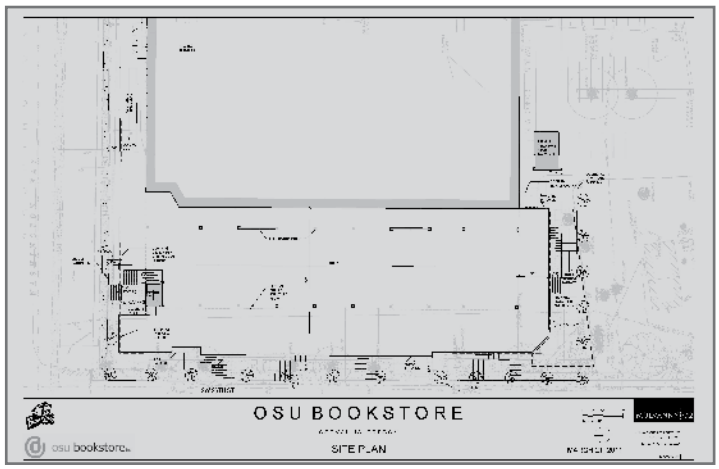
Oregon State University:
Bend Graduate Facility

COST: $5M
FUNDING BY SOURCE: $5M: $2M LOTTERY BONDS, $3M OTHER FUNDS
JOBS POTENTIAL: 10

Oregon State University was awarded $2M in Lottery Bonds and received legislative authorization for a funding limitation of $3M in Other Funds for the Bend Graduate Facility. The Graduate Facility is an existing two-story building located in Bend which is being purchased for OSU's Cascades Campus. The need for the building has been generated by a growing enrollment that exceeds available space in the building OSU occupies on the Central Oregon Community College campus. The building will house graduate programs including masters programs in teaching elementary education, secondary language arts and social studies education, and science and counseling. The primary focus of the building is for flexible classroom, laboratory and office space, and will also include video-conference technology, a center for student services including admission, registration, financial aid, advising, student study spaces, and other features. Essentially, the building will become a campus in a building supporting the same needs of other campuses, on a smaller scale.

Status: The sale of the building closed on October 28, 2011. Renovation will take place through the first few months of 2012. OSU will occupy space in the building beginning spring term 2012.

Oregon State University:
Bookstore Relocation



COST: $12M
FUNDING BY SOURCE: $12M OTHER FUNDS
JOBS POTENTIAL: 108

Oregon State University received authorization to expend $12M in Other Funds for the Bookstore Relocation project. This project includes the construction of a new bookstore build-out of the shell space developed with the OSU parking garage east of Gill Coliseum. The OSU bookstore is currently located in the west wing of the Memorial Union, and is moving to a larger space to meet the growing demand of the campus. The current facility is on three floors which affects its operational efficiency. The facility will be approximately 45,000 GSF with the majority of space on a single floor. The new location is within a highly-active event center adjacent to Reser Stadium. It will provide ample parking within the directly adjacent parking structure. The OSU Bookstore has been an integral part of the OSU campus for over 100 years and is the primary retail resource whereby students purchase their materials for their instruction, research and educational activities. The bookstore also provides a service to the Alumni Association with the amenities and supplies for them to engage in OSU events throughout the year.

Status: The project is currently in schematic design. OSU Bookstore has spent approximately $300,000 of its own funds to date on the design for the project.

Oregon State University:
Cross Country Track Expanded Scope

COST: $4M
FUNDING BY SOURCE: $4M: $1M ARTICLE XI-F BONDS, $3M OTHER FUNDS
JOBS POTENTIAL: 36

Oregon State University received legislative authorization for $1M in Article XI-F(1) Bonds and $3M in Other Funds for the Cross Country Track Expanded Scope project. This multi-phase project includes a new track and field complex to support women's cross country and track teams. The project includes a nine-lane NCAA/IAAF track oval with synthetic turf infield, event competition areas, field lighting, grandstand and restroom facilities. OSU intends to reinstitute a men's track program and the complex will support those teams as well. OSU eliminated its track programs in the late 1980s. A women's program was reinstated in 2004, but no facilities exist to support the program. The teams currently train at the local high school and other community facilities.

Status: The project is in construction. The first phase is scheduled for use in August 2012.

Oregon State University:
Education Hall
Deferred Maintenance

COST: $6M
FUNDING BY SOURCE: $6M OTHER FUNDS
JOBS POTENTIAL: 54

Oregon State University received authorization to expend $6M in Other Funds for deferred maintenance on the historic Education Hall (now known as Furman Hall). This project includes complete renovation of the interior of the 28,500 GSF historic Education Hall, including state of the art classrooms, social learning spaces, computer technology labs, offices for faculty, staff and learning spaces for students. The project is especially important in promoting student learning. Education Hall is the home to the College of Education and the Education Double Degree with over 1,300 students, which is the largest undergraduate major at OSU. Previous work was associated with code compliance, heating, cooling, lighting, and seismic upgrades. The facade was fully reconstructed in a previous authorization. This request is intended to address renovation of the interior space, including much needed university classrooms.

Status: Construction of the Education Hall deferred maintenance project is nearly complete. The College of Education moved into the building over the 2011 December holiday break. A live web cam, http://webcam.oregonstate.edu/education/, has been showing the construction progress (see link to a time laps of the entire building on the right side of the page). To date approximately $12M has been spent on the project from the previous two authorizations.

Oregon State University:
New Business
Education Building

COST: $56M
FUNDING BY SOURCE: $56M: $31.9M OTHER FUNDS, $24.1 LOTTERY BONDS
JOBS POTENTIAL: 504

Oregon State University was awarded $24.1M in Lottery Bonds, and granted authorization to expend $31.9M in Other Funds for the New Business Education Building. Occupying the open area bounded by NW 26th Street and Jefferson Way, the new 100,000 SF, four-story Austin Business Building will be OSU's state-of-the-art business education facility for nearly 5,000 students. Currently 40% of OSU's business related programs are offered outside the current Business building. The new facility will house all business education programs, and will free up 50,000 SF currently utilized in Bexell Hall, which will open up more general classroom space to help meet access issues. The direct construction cost will be $35M. Features of the building include multiple team rooms, virtual meeting space to support students working with students internationally, multiple community areas, a state-of-the-art student center including career development space, 40 seat-tiered classrooms and additional classrooms of varying capacities, a technology laboratory, and a 250-seat lecture arena. The new building will provide the space and technology needed to support the College's emphasis on research-based education and experiential learning. The design of the new building will support and encourage innovative teaching styles, foster collaborative and multi-disciplinary research, and enable faculty to prepare students to become profession-ready graduates who will lead in an innovative economy.

Status: The schematic design is 50% complete. Construction is scheduled to begin in spring of 2013 with occupancy in summer of 2014.

Oregon State University:
University Dining and Housing Upgrade

COST: $8M
FUNDING BY SOURCE: $8M OTHER FUNDS
JOBS POTENTIAL: 72

Oregon State University received legislative authorization to expend $8M in Other Funds for the University Dining and Housing Upgrade project. This project includes multiple small maintenance and repair projects to the buildings owned by University Dining and Housing, including Poling, Cauthorn, and Coop House. The project includes multiple small projects including: renovation of the existing apartments at Orchard Court, including new windows, new exterior paint, new interior finishes including flooring, cabinets, water heaters, paint, and plumbing fixtures; renovation of the Orchard Court Apartment Playground to make it ADA accessible and safer for children and parents; balcony repair at Poling and Cauthorn; ADA parking spaces; and upgrades to fire alarms in multiple residence halls.

Status: New windows and doors have been installed on Orchard Court Apartments. The interiors of the apartments are being upgraded as the units become available. Four of the ninety-six units have been upgraded. The Orchard Court playground is under construction. Balcony repair at Poling and Cauthorn is complete. Four of the seven fire alarm systems have been upgraded.

Portland State University:
Blumel Residence Hall Domestic Water Line Replacement

COST: $7M
FUNDING BY SOURCE: $7M ARTICLE XI-F BONDS
JOBS POTENTIAL: 63

Portland State University received authorization for $7M in Article XI-F Bonds to upgrade Blumel Hall's building infrastructure. Joseph C. Blumel Hall is a nine-story student residence, built in 1986 and located at 1705 SW Eleventh Avenue. The dormitory interior is aged and worn and needs improvements to meet code compliancy and have equivalent facilities with other student housing options. Including two floors of parking, it has 199,600 GSF of building area. This upgrade includes replacement of the roof, fixing water leak problems in the units, installation of a new fire alarm panel to meet new code requirements, and installation of better heating controls and energy efficient lighting. Nine units will have their kitchens remodeled to allow ADA compliant access and roll-in showers installed in the bathrooms. If funds are sufficient, upgrades to the dorm units, lobby and corridors, including new kitchen cabinets, appliances, counter, flooring, and painting, will be included in the scope of this work.

Status: Construction is estimated to begin during the fall of 2012, and the project should be completed in summer 2013 – ready for occupancy for fall term 2013. Although bonds funding the project are not being sold until spring 2013, PSU plans to use the OUS loan program to start design earlier. Financing will be through a 20-month 2% construction loan from OUS internal bank. A total of $51,129 has been spent to date.

Portland State University: Purchase and Renovation of City Tower

COST: $1 PLACEHOLDER

Portland State University received authorization for a $1 placeholder for the City Tower property at 1900 SW 4th Avenue. PSU and the City of Portland jointly own the condominium property, and have renewed discussions for a purchase and potential lease-back to allow PSU to assume the use of all the space over time. The university has pressing needs for additional space for the School of Education, special education programs and International student instructional and services. The university plans to use as much of the space as is, but will remodel areas to better serve students and for instructional purposes as funds are available. PSU will fund the purchase from tuition, indirect cost recoveries, and redirected funds from the consolidation of leased space.

Status: The University's 2010 Framework Plan concluded a current deficit of approximately 600-700K GSF (430K assignable square feet) to meet current enrollment and research needs. The City Tower is part of the University's efforts that include improving current space utilization to meet space needs.

Southern Oregon University: Science Building Deferred Maintenance

COST: $21M
FUNDING BY SOURCE: $21M LOTTERY BONDS
JOBS POTENTIAL: 189

Southern Oregon University was awarded $21M in Lottery Bonds for the Science Building Deferred Maintenance Project. This project will modernize the Science Complex and incorporate seismic upgrades to the structure and equipment to current standards. The Science Complex, including Science I and Science II (total of 80,447 GSF), is home to the University's Natural Sciences departments (Biology, Chemistry, Geology, and Physics/Engineering) and the Environmental Studies Programs. It includes classrooms, laboratories, research lab spaces, a biotechnology center, a cadaver lab, computer labs, a lecture hall and auditorium, faculty offices, a vertebrate museum, an entomology museum, and lab prep and storage rooms. The Science building was constructed in 1959 with an addition constructed in 1967, and has had minor cosmetic upgrades over the years. This project will modernize the existing heating ventilation equipment, replace the failing mechanical infrastructure, modernize and seal the buildings shell and incorporate seismic retrofits to bring the building up to current standards. The laboratory casework, lab utility systems, fume hoods, and HVAC systems have outlived their expected service lives and are in need of replacement. The Science buildings have the greatest consumption of electricity and steam per square foot of all academic instruction facilities on campus, and significant energy saving opportunities exist with this project.

Status: The project is in the pre-design phase with anticipation of forming a project committee to begin architect selection in the summer of 2012. No funds have yet been spent on this project.

University of Oregon: Allen Hall Expansion and Remodel

COST: $5.3M
FUNDING BY SOURCE: $5.3M OTHER FUNDS
JOBS POTENTIAL: 48

The University of Oregon received legislative authority to expend an additional $5.3M in Other Funds for the Allen Hall Expansion and Remodel project. Allen Hall houses Journalism and Communications, a premier professional college at UO and highly rated nationally, with strong undergraduate and graduate programs, the capacity for which has been severely limited by outdated and inadequate facilities. As approved in the 2009-2011 OUS Capital Budget under the title Allen Hall Expansion and Remodel, the UO is renovating 39,255 SF of Allen Hall and building a 20,000 SF three-level addition to the south edge of the hall. The legislature authorized a $15M limitation consisting of $7.5M in Article XI-G bonds and $7.5M in Other Funds for this project, and increased the limitation by $5.3M for 2011-13. With the 2011-13 limitation increase, $3.8M was increased to incorporate a 3,900 GSF basement in the building to house a server facility for research and administrative computing needs for the whole institution. The remaining $1.5M of the requested limitation increase was to address deferred maintenance issues within the two existing portions of the building. The server component of the project provides an efficient, secure facility to house valuable research and administrative computing resources now scattered across many labs, offices and mini server closets in dozens of buildings. Centralizing them into a single facility increases the effectiveness and reliability of the computing resources that are fundamental to UO's research and educational endeavors.

Status: The Allen Hall project is currently under construction, with occupancy slated for late 2012.

University of Oregon: Barnhart Hall Envelope Restoration

COST: $1.7M
FUNDING BY SOURCE: $1.7M OTHER FUNDS
JOBS POTENTIAL: 15

The University of Oregon was granted authorization to expend $1.7M in Other Funds for the Barnhart Hall Envelope Restoration project. The project includes replacement of exterior windows, repairs and sealing of cast in place concrete exterior building envelope. The existing structure has a cast in place concrete exterior envelope. In order to prevent long term damage from moisture, minor repairs and sealing at cracks, form tie locations and cold joints must be performed. Additionally, the current windows are non-thermally broken aluminum frames with single pane glazing, many of which are leaking. These will be replaced with high efficiency windows to improve energy conservation, noise reduction for occupants and weather performance.

Status: No work has been performed at this time. Design is scheduled to begin in mid-spring of 2012, with construction scheduled for the summer of 2013. Due to occupancy in summer 2012 by participants associated with the 2012 Olympic Trials, housing projects that require a full summer are scheduled for 2013.

University of Oregon:
Bean Residence Hall Exterior Preservation

COST: $1.5M
FUNDING BY SOURCE: $1.5M OTHER FUNDS
JOBS POTENTIAL: 14

The University of Oregon was granted authorization to expend $1.5M in Other Funds for the Bean Residence Hall Exterior Preservation project. The project includes exterior renovations to masonry and precast concrete exterior panels on both of the Bean Hall residential buildings. Re-roofing is included in the scope of work as well. The existing brick surfaces have not been cleaned and sealed for an extended period of time, allowing water intrusion. The existing sealant and roof systems have reached the end of serviceable life and need to be replaced to maintain a watertight envelope. Building age is requiring capital improvements to address extension of the useful life of the exterior skin of the building in order to prevent failure issues on the exterior envelope. Roofing has reached the end of its life and is a maintenance issue due to leaks.

Status: No work has been performed at this time. Design is scheduled to begin in mid-spring of 2012, with construction scheduled for the summer of 2013. Due to occupancy in summer 2012 by participants associated with the 2012 Olympic Trials, housing projects that require a full summer are scheduled for 2013.

University of Oregon:
Earl Residence Hall Fire System Improvement

COST: $750K
FUNDING BY SOURCE: $750K OTHER FUNDS
JOBS POTENTIAL: 7

The University of Oregon was granted authorization to expend $750,000 in Other Funds for the Earl Residence Hall Fire System Improvement project. This project includes the installation of state-of-the-art fire detection/notification, automatic fire sprinkler and other fire related life/safety protection systems in Earl Residence Hall. The building does not currently have a fire sprinkler system. The installation improves the safety of building occupants and greatly reduces the risk of structure loss in the event of a fire.

Status: No work has been performed at this time. Design is scheduled to begin in mid-spring of 2012, with construction scheduled for summer 2013. Due to occupancy in summer 2012 by participants associated with the 2012 Olympic Trials, housing projects that require a full summer are scheduled for 2013.

University of Oregon:
ISC 2/Lewis Integrative Sciences Building Project

COST: $10M
APPROVED FUNDING BY SOURCE: $10M OTHER FUNDS
JOBS POTENTIAL: 90

The University of Oregon was authorized to expend $10M in gifts and grants (Other Funds) for the Lewis Integrative Science Building project. This consists of a $9.1M National Institutes of Health (NIH) C06 grant plus $883,000 in gifts. As approved in the 2007-2009 OUS Capital Construction Budget under the title Integrative Science Complex, Phase 2, the UO is constructing this approximately 100,000 SF five-level building as an addition to the Lokey Science Complex with the authorization of a $65M limitation. In addition to the new building and associated remodels of connections to adjacent buildings, the project scope includes a component to finished space shelled previously in an adjacent building, Huestis Hall, to expand the Zebrafish research facility. Since the initial approval of spending limitation, the scope of the Zebrafish component has expanded, with support of the $9.11M ARRA stimulus grant from the NIH. This will entail a 3,000 GSF basement addition to Huestis as well as major renovation of the Huestis basement. Zebrafish is one of the foundation species for current animal genetics investigations, and their use for genetics, development, and neuroscience was pioneered at the UO. Current research efforts and animal care quality are constrained by lack of facilities and by outdated support systems for the aquaculture water supply and ventilation.

Status: Final plans were submitted to the NIH and approved. Once the transfer of funding occurs, this additional project element will be bid and construction will begin.

University of Oregon:
Steam Services Replacement

COST: $2.5M
FUNDING BY SOURCE: $2.5M OTHER FUNDS
JOBS POTENTIAL: 23

University of Oregon was authorized to expend $2.5M in Other Funds for the Steam Services Replacement project. This includes the design and construction of a replacement energy source/system to Barnhart and Riley Residence Halls to replace the loss of Eugene Water and Electric Board (EWEB) commercial steam service. Barnhart and Riley Residence Halls are located off of the main UO Campus and are not connected to our central plant. The halls receive commercial steam service from the EWEB for heating the facility as well as for heating domestic water. In December 2008, the EWEB board approved the Steam Transition Plan which will result in the termination of EWEB's commercial steam service by 2013. This plan requires all existing EWEB steam customers to transition to a private alternate energy sources between 2010 and 2013. This project replaces the steam feeds with high efficiency natural gas fired boilers and associated equipment in order to provide heat and hot water to the buildings. This work included major reconfigurations of piping, significant asbestos abatement, and electrical support work. The project was coordinated with a renovation of the food service facility within Barnhart Hall. This provided an opportunity to coordinate the integrated systems that impacted both projects.

Status: Construction was completed in August of 2011. The $2.5M spending limitation will not be used. This project had to start earlier than expected due to deadlines required by EWEB, so $2.9M in OUS system-wide limitation was secured in order to allow the project to progress at the required schedule for construction in 2012. Spent to date: $1.9M. Current budget is now at approximately $2.1M due to efficiencies found.

Western Oregon University:
Todd Hall Renovations

COST (ORIGINAL REQUEST): $10.9M/Current Authorization $1.2M
FUNDING BY SOURCE: $1.2M Other Funds
JOBS POTENTIAL: 10

In the 2009-2011 Legislative session, Western Oregon University was awarded $10.7M for the renovation of Todd Hall. In the 2011 session, $9.7M was moved from the Todd Hall project to the higher priority project of the Science Center. A total of $1.2M in grant funding remained for the Todd Hall project to make necessary seismic and safety improvements. This project includes seismic remediation of a historic education building on campus. Originally constructed in 1912, Todd Hall is an important part of the history of the university, housing several departments and classrooms, as well as office space and the university's Child Development Center. The project includes critical floor to wall seismic connections. Access holes will be cut in floors and ceilings in most rooms throughout the building, connections added or strengthened, diagonal bracing added and holes repaired. The improvements update and substantially increase the seismic capabilities of the facility.

Status: The seismic upgrade of Todd Hall was completed in the summer of 2011.

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