

Public University Capital Master Planning

Oregon Council of Presidents Presentation to
the Higher Education Coordinating
Commission, Finance & Achievement
Subcommittee

March 15, 2018



Today's Presenters

Rex Fuller

President
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Anita Azarenko

Associate Vice President of Capital Planning and Facility Operations
Oregon State University

Michael Harwood

Associate Vice President for Planning and Facility Management
University of Oregon

Brian Fox

Vice President of Finance and Administration
Oregon Institute of Technology



EOU



PSU



OSU

Mission Driven Capital

Universities have extensive campus planning processes run by professionals and reflective of their respective communities and priorities.

While specific capital planning processes may vary across campuses, they always connect to the unique mission of the university.

Presentation Overview

- **Master Planning 101**
- **Assessing and Managing Deferred Maintenance**
- **Conclusion**

Master Planning 101

Anita Azarenko

Associate Vice President of Capital Planning and Facility Operations
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Master Plan

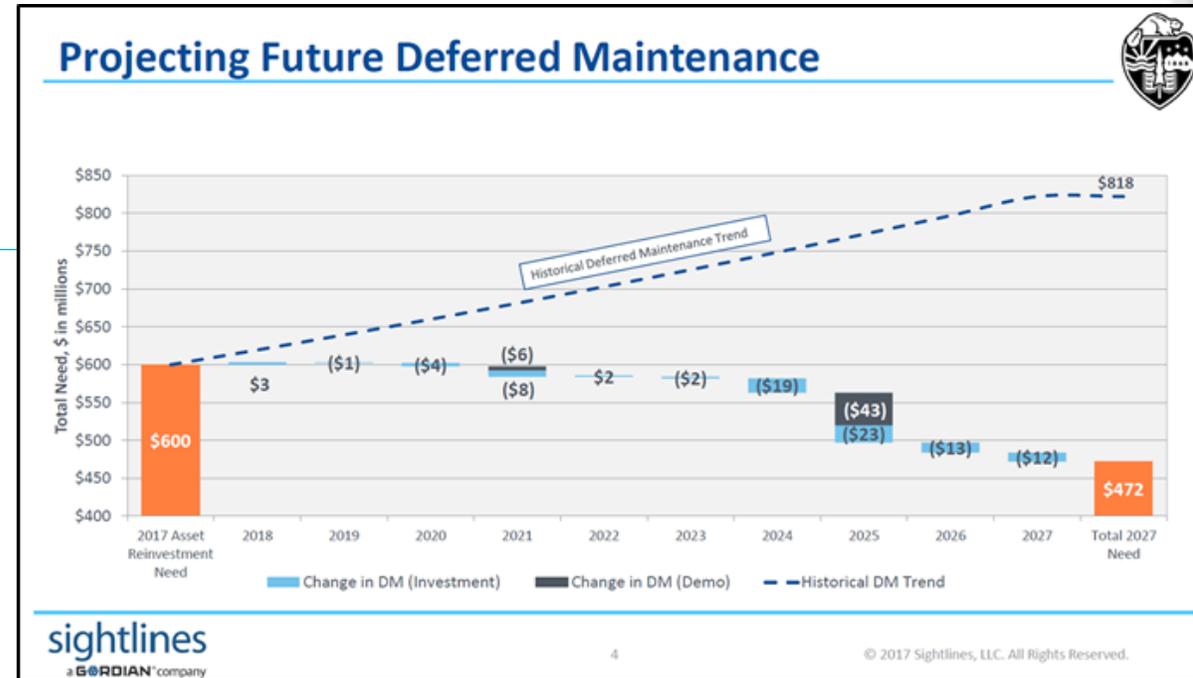


Capital Development Plan

Task Name	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030				
	H1	H2																																	
Current Projects																																			
Oregon Hall																																			
Chapman Hall - Deferred Maintenance																																			
Hayward Field Renovation - Foundation Project																																			
Pacific Hall Phase 1 - South Wing																																			
Klamath Hall 3rd Floor																																			
Tykeson Hall																																			
Bean Hall																																			
Knight Campus - Phase 1																																			
Black Cultural Center																																			
Planned and Likely Projects																																			
Health and Counseling Addition																																			
Classroom Building																																			
Hamilton Hall Renovation/Replacement																																			
Walton Hall Renovation/Replacement																																			
Pacific Hall Phase 2 - Classroom 123 & Lobby																																			
Huestis Hall - Deferred Maintenance*																																			
Knight Campus - Phase 2 (Lab)*																																			
Campus Heritage Project: Deady & Villard Halls - Deferred Maintenance*																																			
Potential Future Projects																																			
Romania Site Development																																			
East Campus Apartments																																			
Autzen Video Board Upgrade																																			
Knight Campus - Phase 3 (Academic)																																			
Klamath Hall - Deferred Maintenance																																			
Knight Library Commons & Off-site Storage																																			
Condon Hall - Deferred Maintenance																																			
Pacific Hall - North Wing																																			
Friendly Hall - Deferred Maintenance																																			
*Contingent on funding																																			

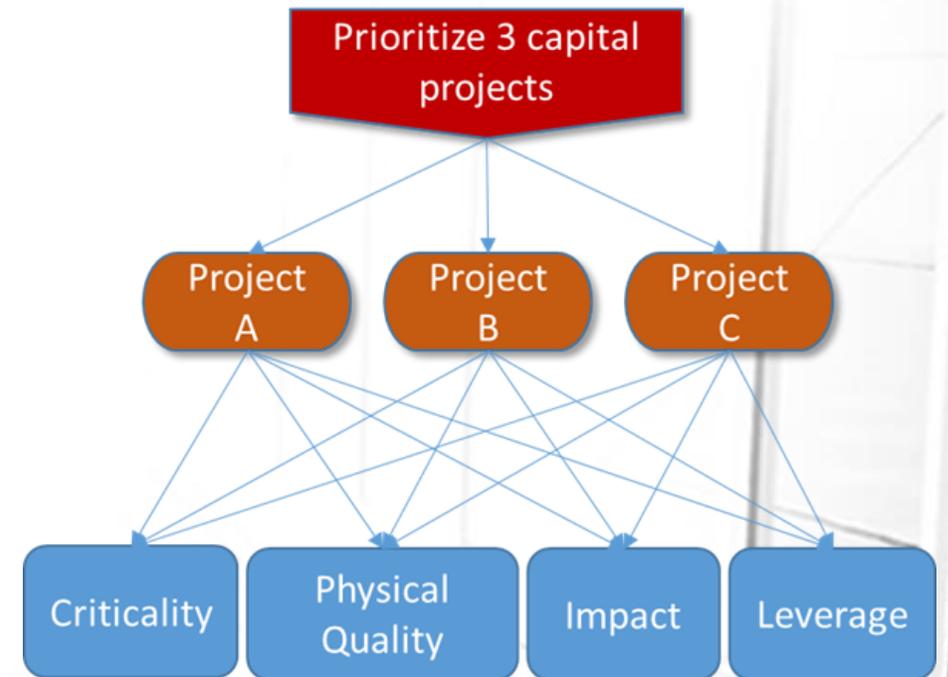
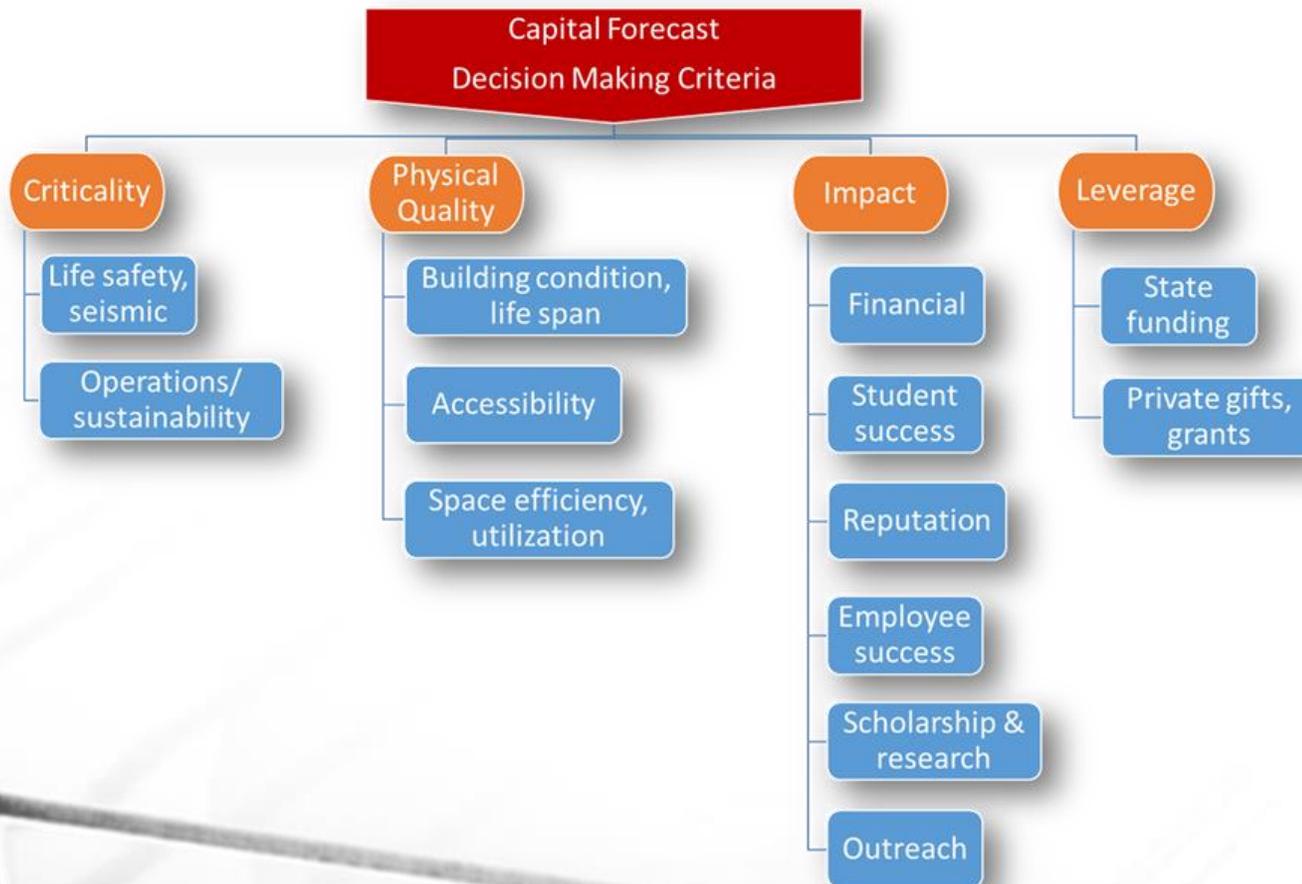
Process Summary

- Data Collection
 - a. Facility Condition Analysis
 - b. Functionality, programmatic suitability and capacity
 - c. Dean and unit interviews, annually to discuss space needs
- Deferred Maintenance Backlog and Challenges
- Summarization and Prioritization
 - a. Project development reports
 - b. Criteria



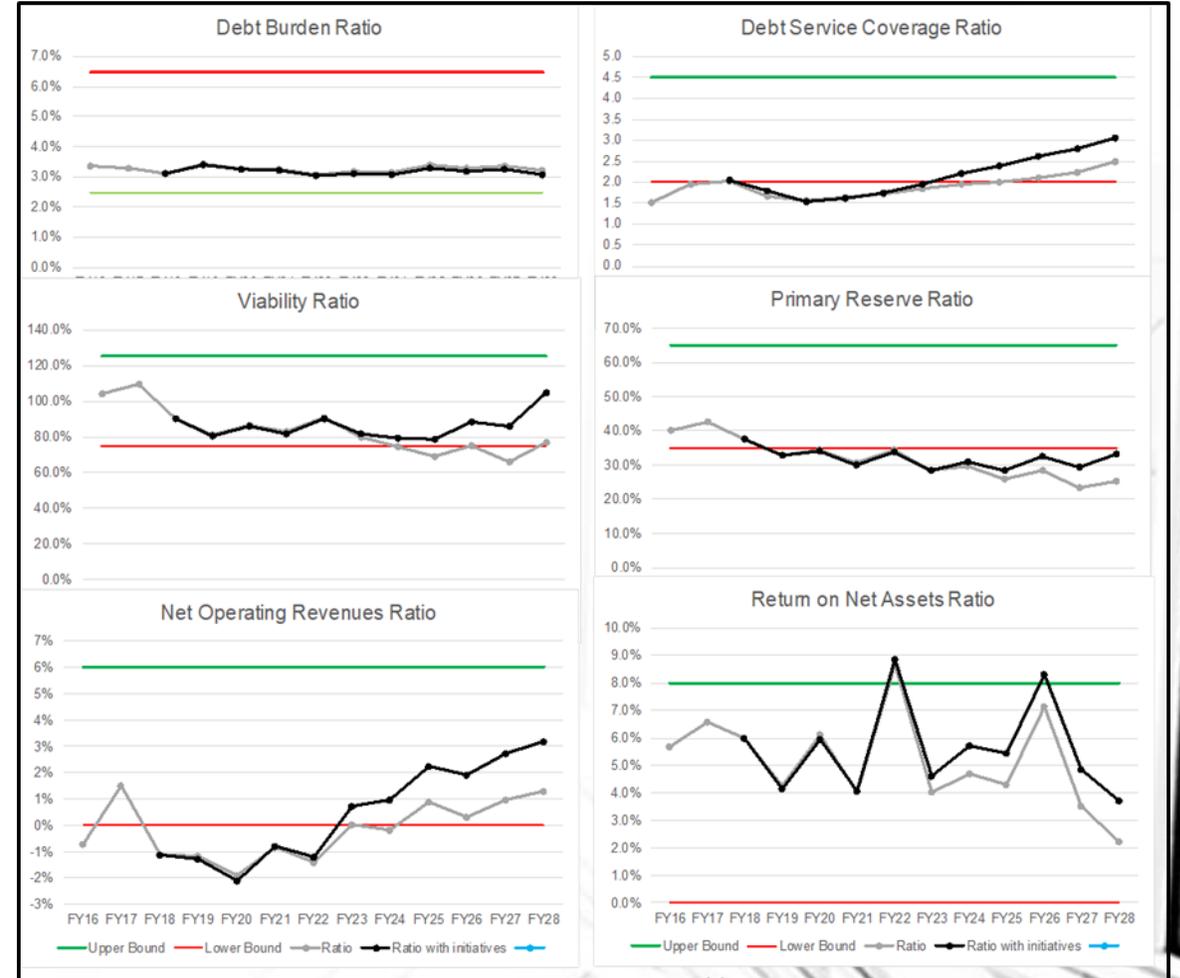
Approval and Vetting Process

- Campus Planning Committee/Capital Advisory Committee/ Infrastructure Working Group



Approval and Vetting Processes

- Capital Plan Review Group
 - a. Primarily finance and budget
- University Leadership
- Board of Trustees
- HECC



Engagement With Local Governments

- Adjacent Community Members
- City
- County



Next Steps

- Circulate final document
- Repeat process of data collection, vetting and approval

Assessing and Managing Deferred Maintenance

Brian Fox

Vice President for Finance and Administration
Oregon Institute of Technology

Capital Repair and Renewal Process

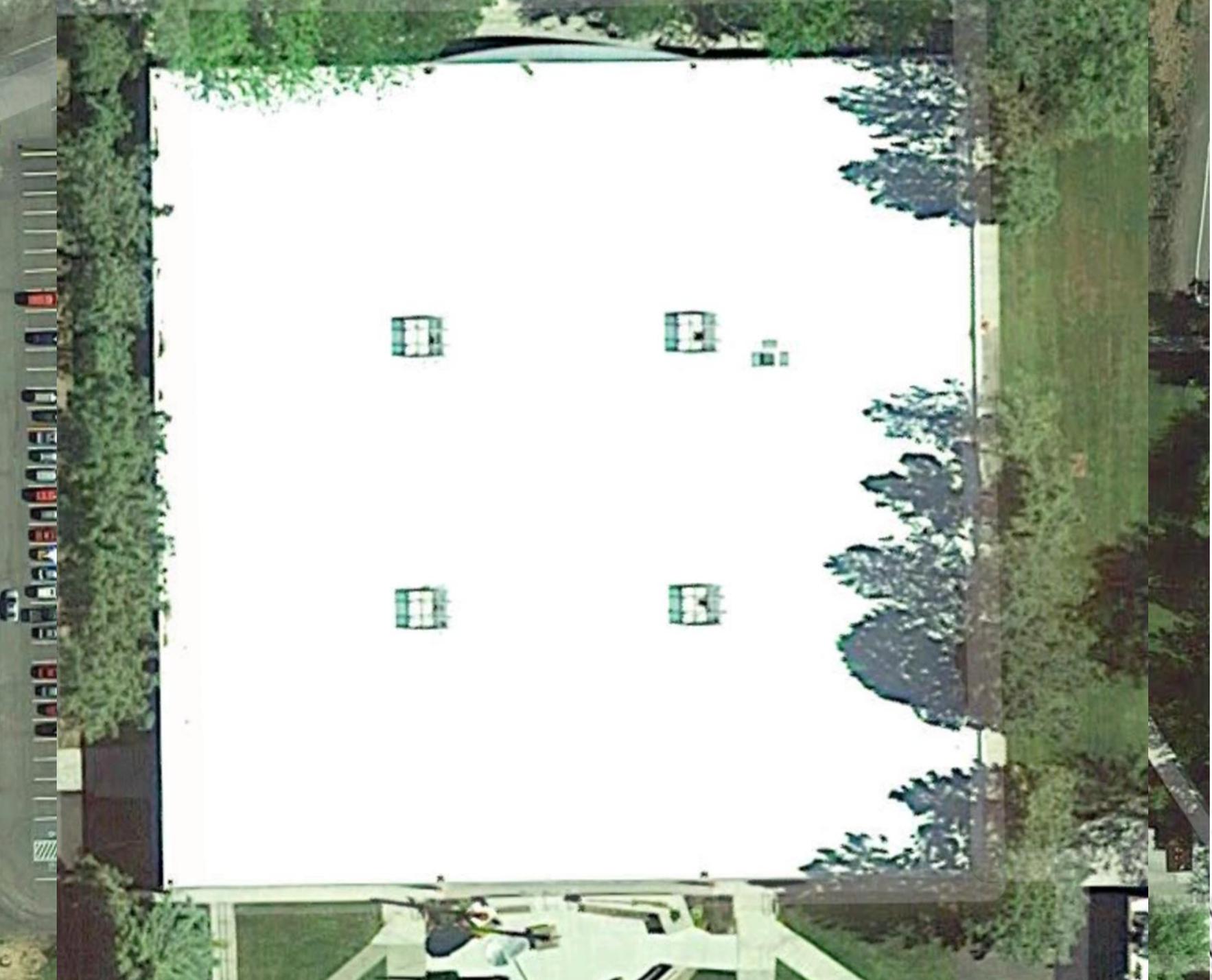


Evaluate System Needs

Identified Deferred Maintenance						
#	Building	Other	MEP Systems	Exterior	Interior	Bldg. Total
1	Bovin Hall	\$ 640,500	\$ 987,000	\$ 1,454,250	\$ 1,853,250	\$ 4,935,000
2	Cornett Hall	\$ 555,000	\$ 1,125,000	\$ 3,570,000	\$ 1,750,000	\$ 7,000,000
3	Dow Center	\$ 178,355	\$ 404,260	\$ -	\$ 598,770	\$ 1,181,385
4	Facilities	\$ 451,450	\$ 561,750	\$ 1,181,255	\$ 598,500	\$ 2,792,955
5	LRC	\$ 414,000	\$ 819,050	\$ 1,732,275	\$ 1,202,250	\$ 4,167,575
6	Owens Hall	\$ 141,750	\$ 402,000	\$ 971,655	\$ 278,550	\$ 1,793,955
7	Power Plant C	\$ 905,000	\$ 85,000	\$ 80,000	\$ -	\$ 1,070,000
8	Purvine Hall	\$ 605,905	\$ 1,538,255	\$ 1,298,850	\$ 1,979,235	\$ 5,422,245
9	Semon Hall	\$ 404,270	\$ 756,970	\$ 1,454,255	\$ 1,170,740	\$ 3,786,235
10	Snell Hall	\$ 94,500	\$ 434,775	\$ 561,730	\$ 514,555	\$ 1,605,560
11	Academic Student Recreation Center	\$ 473,007	\$ 1,869,984	\$ 1,992,691	\$ 1,857,240	\$ 6,192,921
12	Wilsonville	\$ 341,500	\$ 618,780	\$ 540,770	\$ 493,500	\$ 1,994,550
13	Campus	\$ 5,065,000	\$ 1,610,000			\$ 6,675,000
	Subtotals	\$ 10,270,237	\$ 11,212,824	\$ 14,837,731	\$ 12,296,590	\$ 48,617,381
	Total	\$ 48,617,381				

Establish Project Prioritization

Capital Renewal Replacement UPE 763, FY 13/15						
#	Project Description	Est. Cost	Final Cost	Bond Balance	Status	Date Complete
	UPE 763			\$ 1,076,642		
1	Boivin Fanwall	\$ 20,000	\$ 17,618	\$ 1,059,024	Completed	27-Apr-16
2	Chiller VFD	\$ 10,000	\$ 9,854	\$ 1,049,170	Completed	31-Mar-17
3	North 12 kV Corridor	\$ 7,185	\$ 7,740	\$ 1,041,430	Completed	13-Jul-16
4	LRC Air Compressor	\$ 10,000	\$ 7,876	\$ 1,033,554	Completed	3-Mar-17
5	Facilities Rollup Door (#1)	\$ 15,000	\$ 5,352	\$ 1,028,202	Completed	15-Feb-17
6	Cornett Restroom Remodel	\$ 12,500	\$ 5,022	\$ 1,023,180	Completed	28-Oct-16
7	Storm Repair @ Soccer Field	\$ 60,000	\$ 57,831	\$ 965,349	Completed	24-Jun-17
8	Well 1 Rehabilitation	\$ 30,000	\$ 25,875	\$ 939,474	Completed	7-Aug-17
9	Replace Entry Doors - Bovin	\$ 30,000	\$ 33,210	\$ 906,264	Completed	22-May-17
10	Replace Entry Doors - Snell	\$ 30,000	\$ 26,815	\$ 879,449	Completed	22-May-17
11	Replace Entry Doors - Semon	\$ 32,000	\$ 40,457	\$ 838,992	Completed	22-May-17
12	Well 4 Rehabilitation	\$ 380,000	\$ 470,993	\$ 367,999	Completed	27-Nov-17
13	Purvine Roof Replacement	\$ 450,000	\$ 302,292	\$ 65,707	Completed	12-Oct-17
14	City Water Service Upgrade	\$ 8,690	\$ 8,690	\$ 57,017	Completed	15-Sep-17
15	LRC Gutter Upgrade	\$ 7,135	\$ 7,135	\$ 49,882	Completed	20-Oct-17
16	FACP Upgrades	\$ 13,350	\$ 16,570	\$ 33,312	Completed	22-Dec-17
17	Facilities Rollup Door (#2)	\$ 5,285	\$ 5,749	\$ 27,563	Completed	18-Dec-17
18	Well 1 Breaker Upgrade	\$ 10,500	\$ 9,585	\$ 17,978	Completed	19-Dec-17
19	PE Waterline N Upgrade	\$ 23,350	\$ 23,350	\$ (5,372)	Completed	30-Aug-17
	Balance			\$ (5,372)		

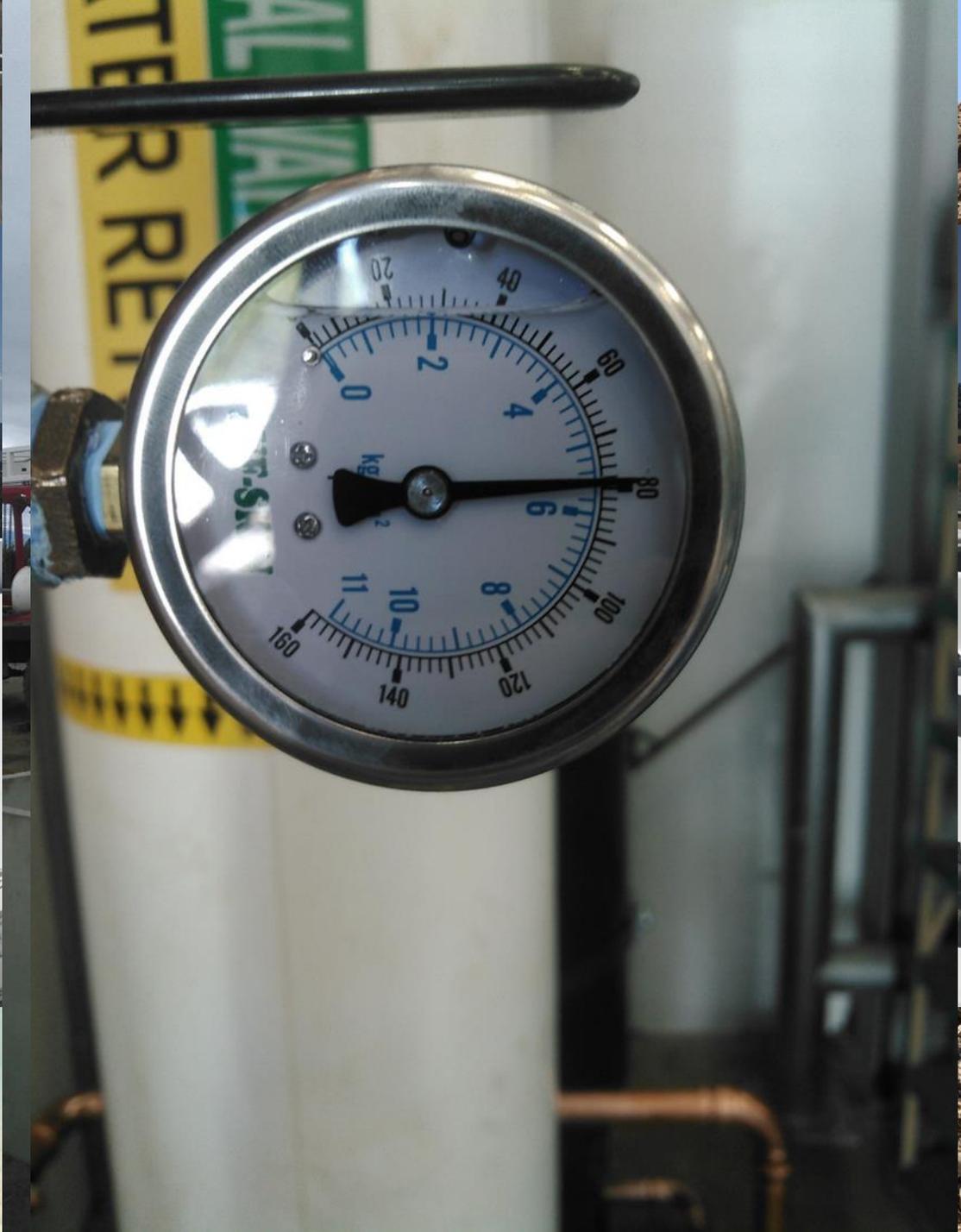


Construction and Renovation

Capital Renewal Replacement UPE 773 , FY 15/17						
#	Project Description	Est. Cost	Final Cost	Bond Balance	Status	Date Complete
	UPE 773			\$ 2,760,605		
1	PE Waterline N Upgrade (Balance)	\$ 5,372	\$ 5,372	\$ 2,755,233	Completed	30-Aug-17
2	Chiller CH-1 and CH-2 Overhaul	\$ 125,480	\$ 101,650	\$ 2,653,583	Completed	30-Nov-17
3	LRC/Snell/PE Elev. Upgrades	\$ 265,495	\$ 265,495	\$ 2,388,088	Underway	TBD
4	CU Sidewalk Replacement	\$ 5,490	\$ 5,490	\$ 2,382,598	Completed	22-Sep-17
5	Well 1-4 Chlorine Syst. Upgrade	\$ 40,000	\$ 35,365	\$ 2,347,233	Completed	14-Dec-17
6	Purvine Chiller Compressor	\$ 25,000	\$ -	\$ 2,322,233	Underway	TBD
7	Facilities Rollup Door (#3)	\$ 5,749	\$ -	\$ 2,316,484	Underway	TBD
8	LRC Ventilator Heaters	\$ 7,350	\$ -	\$ 2,309,134	Underway	TBD
9	Boivin Static Pressure	\$ 6,000	\$ -	\$ 2,303,134	Underway	TBD
10	ASRC Exterior Upgrades (E&G Portion)	\$ 1,050,000	\$ -	\$ 1,253,134	Summer 2018	TBD
11	TBD	\$ -	\$ -	\$ 1,253,134		
12	TBD	\$ -	\$ -	\$ 1,253,134		
	Balance			\$ 1,253,134		

Establish Project Prioritization

Capital Renewal Replacement UPE , FY 17/19						
#	Project Description	Est. Cost	Project Cost	Bond Balance	Status	Date Complete
	UPE			TBD		
1	Well 5 Rehabilitation	\$ 356,400	\$ -	\$ -		
2	Well 6 Rehabilitation	\$ 356,400	\$ -	\$ -		
3	SE/BV Elec. Supply Upgrades	\$ 1,125,000	\$ -	\$ -		
4	Campus - Sidewalk Replacement	\$ 585,000	\$ -	\$ -		
5	LED Lighting Upgrade	\$ 750,000	\$ -	\$ -		
6	Boivin/Semon -Seismic Upgrade	\$ 1,150,000	\$ -	\$ -		
7	Campus - ADA Improvements	\$ 220,000	\$ -	\$ -		
8	Purvine - HVAC Upgrades	\$ 275,000	\$ -	\$ -		
9	Purvine - Interior Painting	\$ 255,000	\$ -	\$ -		
10	Semon - Abatement	\$ 150,000	\$ -	\$ -		
11	Semon/Boivin - HVAC Upgrades	\$ 550,000	\$ -	\$ -		
12	Snell - Fire Alarm Upgrade	\$ 170,000	\$ -	\$ -		
13	Snell - HVAC Upgrades	\$ 275,000	\$ -	\$ -		
14	Campus - Road/Parking Upgrade	\$ 1,050,000	\$ -	\$ -		
	Balance	\$ 6,555,000		\$ -		



Conclusion

Rex Fuller
President
Western Oregon University

Building Opportunities for Oregon Students

Thank you for your continued support of capital investment

Over \$600 million:

- Renovation and modernization of 12 academic buildings;
- Development of six new academic and research buildings;
- Hundreds of maintenance and student life projects.

Extensive mission-driven processes

Impact:

- Lives of students, communities, economy;
- Our state, our nation and around the globe.

Thank you.

Questions? Contact:
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