

# **PUBLIC UNIVERSITIES CAPITAL DEFERRED MAINTENANCE**

## **Supplemental Information Ways and Means Capital Construction Subcommittee Requested on May 5, 2017**

Oregon's public universities appreciate the opportunity to present to this Subcommittee and provide supplemental information in response to questions and issues that were discussed with the Subcommittee earlier this month. Many of the questions that were raised focused on deferred maintenance and use of the State's debt capacity. The State has invested more than \$1 billion in capital construction at public universities over the past decade. That investment has leveraged \$600 million in matching funds from private and university sources, renovated or created classroom seats and critical academic spaces, and improved student experiences. While some concern was expressed over the amount of debt service allocated to universities, that concern can only be targeted toward public universities if it is assumed that the State would not have otherwise allocated that capacity and incurred debt service obligations for projects in other sectors. The bottom line is that capital investment in higher education has a high return on investment for Oregon's students, families, workforce, and economy.

For your reference, we are providing a revised list of university presidents' consensus capital requests, identifying those projects that are renovations and those that are new construction.

### **1. Plans for managing deferred maintenance and the increased maintenance on new buildings?**

Public universities individually track their deferred maintenance needs. Since the passage of Senate Bill 242 (2011), the public universities have been transitioning from state budget processes that precluded using Education and General (E&G) operating funds for major capital renewal or funding depreciation to institutional practices that address the need for regular capital renewal. Previously, only the capital renewal funding through state bonding was available for major deferred maintenance.

In order to better track deferred maintenance needs and benchmark needs and services to peer institutions, the universities recently contracted with the professional firm of Sightlines to ensure that they and the State are able to project deferred maintenance needs in the years to come. This work is important to ensure that buildings are maintained to be safe and accessible. Oregon Tech, for instance, is using the Sightlines data to establish a detailed baseline condition assessment for its major subsystems.

All of the campuses use a process to track, assess, and prioritize deferred maintenance needs. Prioritization is done in a deliberate manner to determine which buildings should undergo major renovations and how to allocate capital improvement funds across all E&G funded buildings in order to strategically decrease deferred maintenance backlogs.

Eastern Oregon University's Campus Master Plan includes strong sustainability elements that speak to the value of prioritizing renovation and renewal over new construction. At Portland State University, when making building system decisions, they take system reliability into account to ensure that new

systems and system components do not increase the burden on maintenance staff. Similarly, at the University of Oregon, they are working to improve their deferred maintenance processes by using a Preventative/Predictive Maintenance System that looks at expenditures within Capital Planning and Facilities Management to see how to more effectively allocate resources. They are also benchmarking the number of trades staff within their facilities services against comparator institutions to ensure there is adequate staff to keep up with the workload. Western Oregon University prioritizes its renovation schedule so that it has the greatest impact on the deferred maintenance backlog while supporting programmatic initiatives and Western's instructional mission. By coordinating these renewal and modernization efforts, WOU ensures scarce capital funding is used as efficiently as possible addressing deferred maintenance, life-safety, and code compliance needs.

Several campuses are establishing processes to hold some funds in reserve to accommodate the need for deferred maintenance on new construction. New construction often comes with additional utilities expense but limited maintenance once it is up and running until major subsystems begin hitting their useful life. At Oregon Tech, plans for newer construction have been established for the current fiscal year, with minor reserves if an emergency project presents itself during the upcoming year. Oregon Tech has also established a plan for 2015-17 Capital Renewal and Replacement funds, again with minor reserves in order to accommodate pressing projects if needed.

Oregon State University is instituting two practices to ensure new E&G funded buildings are adequately maintained and repaired in order to prevent the future buildup of deferred maintenance. The first, begun in 2015, was a required 10% stewardship fund on new buildings, set aside to keep up with major systems replacement. OSU is also beginning a phase-in of setting aside the depreciation on E&G funded buildings to fund major building system renewal/replacement. Once this phase-in is complete, it will replace the 10% set-aside requirement.

**2. What [amount of] campus-based resources are going to deferred maintenance and ongoing repairs/maintenance? What percentage of deferred maintenance is being funded by the universities (and the state)? Do university funds match or exceed the state's contribution?**

**EOU:** Over a 10 year period from FY 2006 – FY2016, EOU's average annual operational expenditures for scheduled maintenance is \$1,160,000. Over the same 10 year period, the average annual distribution and expenditure of state deferred maintenance funds is \$464,000. At those rates of investment, and with EOU's capital improvement focus on renovation and renewal over new construction, they have been able to slow the growth of their deferred maintenance backlog, but have not been able to reverse it.

**OSU:** As noted above, OSU is working to direct more of its institutional budget toward capital renewal and facilities repair. Beginning with an initial annual installment of \$5 million, the university plans incremental annual increases that eventually will match or exceed state levels of capital renewal. Any major renovation projects funded by XI-G bonds would have a 50%/50% share in addressing any deferred maintenance components of the renovation. OSU's Infrastructure Working Group prioritizes renovations over new construction whenever possible. Smaller renovations funded by college funds frequently eliminate deferred maintenance.

Ongoing Maintenance and Repairs: Recent annual expenditures for ongoing facilities operations and preventive maintenance (excluding utilities and custodial) increased by over 25%, from \$5.9 million in FY12 to \$7.4 million in FY16. Current FY17 budget is \$9.6 million.

**OIT:** Matches deferred maintenance funding by supplying much of the labor on small, non-external projects, as well as funding current maintenance and replacement needs for campus facilities. This includes items like parking lots and road maintenance which are often self-funded. Auxiliary space is also self-supported and requires significant ongoing maintenance and repair.

**PSU:** Relies on the state for funding for addressing deferred maintenance in E&G buildings. In a recent nearly two year period, \$452,503 in university funds and \$2,516,344 in state allocated XI-Q bonds were expended for capital improvements, a majority of which addressed deferred maintenance. University funds are generally used for projects or project components that are not bond eligible. This breaks down to 15% from university funds and 85% from state funds. Approximately \$13 million per year, all in university funds, is expended on ongoing repairs and maintenance.

**SOU:** Does not have the funding to be able to pay for deferred maintenance on E&G buildings from its E&G operating budget. The university is 100% dependent on state capital improvement funds and state-paid whole building deferred maintenance projects. Deferred maintenance on auxiliary buildings (residence halls, health center, Student Union, etc.) is paid by the auxiliaries.

**UO:** The UO takes seriously its institutional commitment to maintaining and improving existing spaces on campus. The total UO contribution to DM/CR (Deferred Maintenance/Capital Renewal) work from 2013 to the present (including budgeted, yet unfinished projects) equals \$26,275,940. The UO has also contributed \$30,590,195 to modernization and accessibility improvements; totaling \$56,866,135. This compares to \$24,436,350 from the state in Capital Renewal Funds and \$9,821,000 in deferred maintenance Q-Bonds on Straub Hall and Chapman Hall, which houses the Robert D. Clark Honors College. This would bring the overall state allocation during that time period to \$34,257,350.

**WOU:** Annual maintenance and repair expenditures average approximately \$2.4M. WOU funds approximately 65% of this funding from overhead assessments related to research activity and also from self-supporting auxiliary enterprise operations such as Housing and Dining. Even with state support providing the remaining 35% or approximately \$863K annually, WOU relies on major renovation projects to address its deferred maintenance backlog.

3. How do new projects and renovations affect the numbers presented (with regards to the Sightline data):

a. E&G space per student by campus

	Current E&G Gross Square Footage (GSF) <sup>1</sup>	New E&G GSF <sup>2</sup>	2016 Student Headcount	Existing E&G GSF Per Student	New E&G GSF Per Student	Existing Plus New E&G GSF Per Student
EOU	606,898	70,000	3,176	191.1	22.0	213.1
OIT	666,922	60,000	5,232	127.5	11.5	138.9
OSU	5,848,180	106,500	31,476	185.8	3.4	189.2
PSU	2,619,048	48,000	27,229	96.2	1.8	97.9
SOU	1,024,655	-	6,088	168.3	0.0	168.3
UO	4,099,491	255,000	23,634	173.5	10.8	184.2
WOU	837,865	65,000	5,382	155.7	12.1	167.8
<b>Total</b>	<b>15,703,059</b>	<b>604,500</b>	<b>102,217</b>	<b>153.6</b>	<b>5.9</b>	<b>159.5</b>

<sup>1</sup>Current E&G GSF is inventory as of June 30, 2016. This does not include projects that are currently under construction from previous biennial legislative capital construction approvals.

<sup>2</sup>New gross square footage is based on new construction projects in the 2017-19 Capital Construction budget request. Square footage to be renovated or remodeled is included in the current square footage metric.

b. Deferred maintenance - How much deferred maintenance is eliminated through the renovation projects?

**OSU:** The following renovation projects requested by OSU would significantly reduce the deferred maintenance inventory:

**Fairbanks Hall** – The proposed \$11M project would eliminate about \$9.5M from our DM backlog, affecting every component of the building. The only component of the project that that would not remove DM backlog is the completion and finishing of the unused fourth floor.

**Cordley Hall** – The 235,000 SF building has a DM backlog of \$55M. Phase 1 (\$15M) targets life safety systems, accessibility and replacement of HVAC components on the East half and would eliminate about \$10M of the DM backlog.

**Gilkey Hall** – The 21,800 SF building has a DM backlog of \$3.6M. The proposed \$5M project would eliminate about \$2M of the backlog

**Oregon Tech** received funding last biennia for the renovation of Cornett Hall as the anchor of Phase I of the Center for Excellence in Engineering Technology. These funds are exclusively going to renovate, and remediate Cornett Hall which was originally built in the 1960’s. Several million dollars in the current Phase II project will complete the renovation eliminating deferred maintenance, including needed exterior skin and roof replacements, while about 70% of the

internal HVAC, utility, ADA access and classroom modernization will take place during Phase I. The universities collectively have pursued a strategy in which Capital Repair and Renewal funding supports small projects, infrastructure and immediate needs, while major renovations of entire buildings are used to overhaul aging and highly in need spaces. This increases the efficiency of total investment and concentrates efforts and rehabbing entire buildings when possible and maintaining the overall state of other assets – to the extent possible.

**PSU's** project is not a renovation project. However, the 4th and Montgomery project will allow PSU to vacate approximately 42,000 square feet of leased space in very poor condition. That building's DM is paid for by PSU indirectly through lease payments which will end soon after the 4th and Montgomery project is complete.

**SOU - Central Hall:** The proposed \$6M project would eliminate \$6M from our deferred maintenance backlog, affecting every component of the building.

**UO:** Each major deferred maintenance project, such as Straub Hall and Chapman Hall, will typically eliminate 90-95% of the deferred maintenance issues on a building. Historically, the university relied upon base dollars estimated by the Oregon University System, which have not been adequate to eliminate the deferred maintenance issues. A combination of state and institutional funds have reduced the deferred maintenance backlog, but have not eliminated it. Additionally, portions of the campus's older buildings will fall into the deferred maintenance category as others that are being renovated come off of the list.

**WOU:** The following renovation projects requested by WOU will significantly reduce the deferred maintenance inventory:

**Oregon Military Academy Phase II** – The proposed \$8.2M project would eliminate about \$1.5M from our DM backlog and address significant ADA deficiencies.

**Information Technology Center Renovation Phase III** – The proposed \$6M project would eliminate about \$1.0M from our DM backlog, address significant life safety concerns with seismic improvements to the structure, replace antiquated mechanical, electrical and plumbing systems, and address approximately \$300K ADA deficiencies.

**4. Deferred Maintenance projects completed with the \$30 million in 2013-15; planned projects for the \$65 million in 2015-17; proposals for the \$65 million request**

See Attachments A, B and C.

The subcommittee also discussed whether institutional fundraising efforts could be directed to reduce the need for deferred maintenance. This has occurred at OSU and UO. Here are a few specific examples of renovation projects that were achieved with donor support:

**Furman Hall** (Formerly Education Hall) was a seismic and structural safety improvement that updated the structure of the building to meet current seismic requirements and replaced the

exterior stone. Very slow and long-term water infiltration damaged the wooden structure and stone exterior, ultimately with the building wrapped in a storm-fence safety structure to prevent parts of the stone from falling. Removal of the stone and replacement of the wooden structure required the demolition of at least half of the interior architecture and compelled seeking funds to completely renovate the interior as well. Lead donations from the Furman family and other donations totaling \$4.5M were raised to complete the interior renovation to supplement the \$12.5M in state bonds and energy loan bonds. Renovation was completed in 2009 with a subsequent donor funded renovation to the fourth floor completed in 2011 using \$600K in gift funds.

**Kearny Hall** (Formerly Apperson Hall) started as a vision for a modern home for the College of Engineering's Civil and Construction Engineering departments in the historic shell of venerable and well-worn Apperson Hall. The COE dean (Ron Adams) shared this vision with long time OSU and COE supporters Lee and Connie Kearny who enthusiastically provided the lead gift. The lead gift allowed COE and the Foundation to raise the balance of the \$13M needed for the complete removal and replacement of the interior of the building, seismic improvement of the remaining shell and accessibility improvements to the entries and approaches of the building from literally thousands of small donations. The building was re-opened as Kearny Hall in 2008.

**Valley Library** (Formerly Kerr Library) was a \$40M renovation and expansion funded by two-thirds state funds and one-third gifts. The lead donor was the Valley family/foundation. The Valley Library was re-opened in 1998.

UO has contributed significantly to the elimination of the backlog of deferred maintenance in facilities through the investment of university funds into existing campus buildings as part of major renovations including significant work in Straub Hall, Gerlinger Hall, McKenzie Hall and Oregon Hall in recent years. Donor funding has been an additional resource associated with renovations that have had a positive impact on the reduction of the deferred maintenance backlog. Some examples of such projects include:

**Lillis Hall:** Completed in 2004, Lillis Hall established the heart of the College of Business. This \$30 million project, half donor funded and half G-bond funded, eliminated the old Gilbert Bridge, which removed all of the deferred maintenance issues associated with that facility.

**Peterson Hall:** Completed in 2006, was a full renovation of a 1916 building that was Phase 2 of the College of Business Complex. The project completely addressed deferred maintenance issues within the building including seismic, MEP and building envelope issues. This \$4.7 million project was funded half by donor gifts and half by G-Bonds.

**Anstett Hall (Formerly Gilbert Hall):** Completed in 2011, this project was the last phase of work associated with the College of Business. Again, this project completely renovated Anstett Hall eliminating deferred maintenance issues within the building. Completed for \$6 million, this project was 100% donor funded.

**Price Science Commons:** Completed in 2016, the Price Science Commons, located in the Heart of the Lokey Science Complex, revitalized the Science Library into a 21<sup>st</sup> Century collaborative learning facility. In addition to adding new square footage, greatly enhancing daylighting, and incorporating cutting edge technology, this project addressed all deferred maintenance issues within the facility. This \$19.7 million project incorporated over \$9 million of gift funds, as well as \$8.3 million of G-bonds, and other university resources.

**Chapman Hall:** A project which is currently underway and budgeted at \$10.5 million, \$2.5 from gifts, matched by G-Bonds and rounded out with Q-Bonds is addressing approximately 90% of the deferred maintenance needs within the facility. Some systems that were at mid-life cycle were maintained to take full advantage of the previous investment.

**Pacific Hall Phase 1 – South Wing Labs:** This \$20.5 million project which is currently underway is fully renovating 3 floors of the South Wing of Pacific Hall. Funding for this project combines \$7 million of gift funding with \$13.5 million of university funding. The project scope includes the replacement of all of the deferred maintenance issues within the major MEP systems in that wing of the building, some of which serve the entire building. This project will eliminate approximately 45% of the deferred maintenance need identified within the building.

Campus	2017-19 Project (in millions)	State-Paid Debt				State- Paid Cumulative Total	Presidents' Original Tier 1	University Resources			PROJECT TOTAL (excluding COI)
		XI-G	XI-Q	Lottery	Total State			XI-F	Gifts/ Other	Total Univ	
ALL	Capital Improvement and Renewal	\$ -	\$ 65.0	\$ -	\$ 65.0	\$ 65.0	\$ 65.0	\$ -	\$ -	\$ -	\$ 65.0
PSU	4th & Montgomery for Graduate School of Education	\$ 36.0	\$ 9.0	\$ -	\$ 45.0	\$ 110.0	\$ 45.0	\$ 6.0	\$ 52.0	\$ 58.0	\$ 103.0
OSU	Gilkey Hall Renovation	\$ 2.0	\$ 1.0	\$ -	\$ 3.0	\$ 113.0	\$ 3.0	\$ -	\$ 2.0	\$ 2.0	\$ 5.0
OSU	Oregon Quality Food & Beverage Center	\$ 9.0	\$ -	\$ -	\$ 9.0	\$ 122.0	\$ 9.0	\$ -	\$ 9.0	\$ 9.0	\$ 18.0
EOU	Information Technology Equipment Facility	\$ -	\$ 1.2	\$ -	\$ 1.2	\$ 123.2	\$ 1.2	\$ -	\$ -	\$ -	\$ 1.2
OSU	Cordley Hall Renovation Phase I	\$ -	\$ 15.0	\$ -	\$ 15.0	\$ 138.2	\$ 15.0	\$ -	\$ -	\$ -	\$ 15.0
OT	Center for Excellence in Engineering and Technology/Renovation of Cornett Hall	\$ 2.0	\$ 38.0	\$ -	\$ 40.0	\$ 178.2	\$ 40.0	\$ -	\$ 2.0	\$ 2.0	\$ 42.0
UO	Classroom and Faculty Office Building	\$ 30.0	\$ 25.0	\$ -	\$ 55.0	\$ 233.2	\$ 55.0	\$ -	\$ 30.0	\$ 30.0	\$ 85.0
SOU	Central Hall Modernization	\$ -	\$ 6.0	\$ -	\$ 6.0	\$ 239.2	\$ 6.0	\$ -	\$ -	\$ -	\$ 6.0
WOU	Oregon Military Academy - Phase 2 Renovation	\$ 0.5	\$ 7.2	\$ -	\$ 7.7	\$ 246.9	\$ 7.7	\$ -	\$ 0.5	\$ 0.5	\$ 8.2
UO	Knight Campus	\$ 100.0	\$ -	\$ -	\$ 100.0	\$ 346.9		\$ -	\$ 100.0	\$ 100.0	\$ 200.0
WOU	Information Technology Center - Phase 3 Renovation	\$ 0.5	\$ 5.0	\$ -	\$ 5.5	\$ 352.4	\$ 5.5	\$ -	\$ 0.5	\$ 0.5	\$ 6.0
EOU	Loso Hall Renovation, Phase I	\$ -	\$ 5.5	\$ -	\$ 5.5	\$ 357.9	\$ 5.5	\$ -	\$ -	\$ -	\$ 5.5
OSU	Fairbanks Hall Renovation	\$ -	\$ 11.0	\$ -	\$ 11.0	\$ 368.9	\$ 11.0	\$ -	\$ -	\$ -	\$ 11.0
EOU	Athletics, Physical Activity & Health Fieldhouse	\$ 2.0	\$ -	\$ 4.0	\$ 6.0	\$ 374.9	\$ 6.0	\$ -	\$ 2.0	\$ 2.0	\$ 8.0
OSU-CC	Cascades Expansion-a. Site Reclamation	\$ -	\$ 9.0	\$ -	\$ 9.0	\$ 383.9	\$ 9.0	\$ -	\$ -	\$ -	\$ 9.0
OSU-CC	Cascades Expansion-b. Campus Infrastructure	\$ -	\$ 11.0	\$ -	\$ 11.0	\$ 394.9		\$ -	\$ -	\$ -	\$ 11.0
OSU-CC	Cascades Expansion-c. Academic Building 2	\$ 10.0	\$ 29.0	\$ -	\$ 39.0	\$ 433.9		\$ -	\$ 10.0	\$ 10.0	\$ 49.0
OSU-CC	Cascades Expansion-d. Student Success Center	\$ 5.0	\$ 5.0	\$ -	\$ 10.0	\$ 443.9		\$ -	\$ 5.0	\$ 5.0	\$ 15.0
OSU-CC	Cascades Graduate & Research Center Renovation	\$ -	\$ 0.5	\$ -	\$ 0.5	\$ 444.4	\$ 0.5	\$ -	\$ -	\$ -	\$ 0.5
<b>TOTALS</b>		<u>\$ 197.0</u>	<u>\$ 243.4</u>	<u>\$ 4.0</u>	<u>\$ 444.4</u>		<u>\$ 284.4</u>	<u>\$ 6.0</u>	<u>\$ 213.0</u>	<u>\$ 219.0</u>	<u>\$ 663.4</u>
<b>SUB-TOTAL</b>	Capital Improvement/ Renovation/ Deferred Maint.	\$ 3.0	\$ 137.4	\$ -	\$ 140.4		\$ 129.4	\$ -	\$ 3.0	\$ 3.0	\$ 143.4
<b>SUB-TOTAL</b>	New Construction	\$ 192.0	\$ 68.0	\$ 4.0	\$ 264.0		\$ 115.0	\$ 6.0	\$ 208.0	\$ 214.0	\$ 478.0
<b>SUB-TOTAL</b>	Combined Renovation & New Construction	\$ 2.0	\$ 38.0	\$ -	\$ 40.0		\$ 40.0	\$ -	\$ 2.0	\$ 2.0	\$ 42.0



## Attachment A

### 2013-15 Deferred Maintenance Projects by University Expenditure limitation expires 6/30/2019

Project	Budget
<b>Eastern Oregon University</b>	
Badgley Roof	
Inlow Concrete Walks/Phase 1 Snowmelt	
Inlow Office Remodels	
<b>EOU Total</b>	<b>\$ 998,300</b>
 <b>Oregon Institute of Technology</b>	
Bovin Fanwall	\$ 17,618
Chiller VFD	9,854
LRC Air compressor	8,244
Facilities Rollup Door	5,352
Cornett Restroom Remodel	11,938
Storm Repair @ Soccer Field	57,831
Well 1 Rehabilitation	26,376
Replace Entry Doors - Bovin	33,210
Replace Entry Doors - Snell	26,695
Replace Entry Doors - Semon	40,715
Well 4 Rehabilitation	515,440
Purvine Roof Replacement	314,020
Reserve	9,349
<b>OT Total</b>	<b>\$ 1,076,642</b>
 <b>Oregon State University</b>	
Bexell Hall ADA & Life Safety Upgrade	2,345,718
Campus Wide ADA/Accessibility Upgrades	850,000
Snell Hall Accessibility Upgrades	101,392
Burt North (II) Roof	483,168
Bates Hall Roof	696,813
Gilbert Addition Window Replacement	125,000
Gilbert Hall Basement Flooring (abatement/replacement) and lighting	104,901
Kerr Freight Elevator Replacement	450,000
Nash Hall Elevator Replacement	450,000
NROTC Building - Windows/Shell & Upgrades	120,000
Oak Creek West - Flooring abatement/replacement & Repipe	134,868
Owen Hall Elevator Renewal	74,000
Richardson Hall Roof	1,695,822
Snell Hall Roof	750,000
Weniger Freight Elevator Replacement	450,000
RO/DI System Replacements	150,000
Jefferson Street Building HVAC Roof Top Unit Replacement	286,947
Withycombe HVAC Replacement	425,000
Nitch Electrical Service Hatch Replacements	58,045
ALS Exhaust Upgrade	242,747
Exterior Fire Escape Upgrade - 11 Buildings	97,460
Reserve	91,881
<b>OSU Total</b>	<b>\$10,183,762</b>

<b>Project</b>	<b>Budget</b>
<b>Portland State University</b>	
Lincoln Hall Well Modernization	\$ 230,300
Market Center Building Heat System Replacement	327,500
Science Research and Teaching Center Waste Heat Recovery System	363,415
Fourth Avenue Building Chiller Replacement	312,151
University Services Building Transformer, Medium Voltage Switch and other Electrical Improvement	198,500
Fourth Avenue Building Plumbing System & Restroom Upgrade	473,000
Science Research and Teaching Center Supply Fan Replacements	90,100
Engineering Building Booster Pump Replacement	102,355
Marston House New ADA Lift and Restroom Upgrade	217,000
Urban Center Cooling Tower Renewal	131,071
Market Center Building Lighting Control Upgrades	288,000
Science Research and Teaching Center Water Isolation Valves & Strainers	57,400
Market Center Building Fire System Upgrade	202,000
Parkmill HVAC & Plumbing Improvements	348,000
Hoffman Hall Sprinkler System Improvements	191,700
Fourth Avenue Building Electrical Infrastructure Enhancement	521,000
Market Center Building ADA Entry Ramp	55,000
Millar Library Electrical Infrastructure Enhancement	278,757
Science Building One HVAC & Plumbing Systems Upgrades	334,968
University Services Building Elevator Modernization	242,000
Cramer Hall Elevator #4 & #5 Modernization	690,000
<b>PSU Total</b>	<b>\$ 5,654,217</b>
<b>Southern Oregon University</b>	
Center for Sustainability ADA Improvements	
DMC HVAC Repairs	
Taylor Hall Window Repl. Phase 2	
Elevator - Music	
Mechanical, Electrical and Plumbing Systems Renewal & Replacement	
Library Lighting Replacements	
Taylor Bathroom Upgrades	
DMC Roof Replacement	
Server Room HVAC replacement and modification	
RVTV Roof	
McNeal Plumbing Repairs	
Campus TID Filter Replacement	
TID water line distribution replacements	
Campus Fire Alarm Code Upgrades	
Fire Alarm Panel Upgrades	
Elkader Renewal	
Ed Psych Bathroom Renewal and ADA Upgrade	
<b>SOU Total</b>	<b>\$ 2,002,177</b>
<b>University of Oregon</b>	
Gerlinger Hall Exterior Renov	\$ 2,738,598
Campus Feeder Repairs	335,077
West Tunel Water Line Rplc	442,416
15th Ave Area Sanitary Sewer Rplc	448,239
15th Ave Waterline Replc	134,118

<b>Project</b>	<b>Budget</b>
Columbia 150 HVAC System	57,828
SRC Exterior Envelope Replacement	247,077
Computing Center-Crac Unit Upgd	461,276
Willamette Elevator Upgrade	394,643
Lawrence Hall Chair Lift Replc	64,298
AAA - FINE ARTS STUDIO BLDG 125	175,000
Klamath Mech AHU	254,425
Klamath Pumps	120,993
Plaza Membrane	687,238
Plaza Reinforcement	385,585
Klamath SS & ST Pumps	101,155
Klamath Glycol	111,839
2015 Campus Sidewalk Improvements	59,580
Gerlinger Hall Sprinkler Head Rplc	40,045
Klamath Hall Domestic Wtr Rplc	213,548
Knight Library Collections - HVAC Design	188,993
Knight Library #8 Elevator Upgrd	222,230
Volcanology Exterior Restoration Design	52,149
<b>UO Total</b>	<b>\$ 7,936,350</b>
<b>Western Oregon University</b>	
Campus Wide Electrical Power Loop Upgrade - Phase 1	261,142
Hammersly Library Chiller Upgrade	345,000
ITC Elevator Upgrade	106,917
ITC 3rd Floor Remodel	1,728
ITC Phase 2 Remodel	480,621
Natural Science 103 Remodel	77,686
Natural Science 123 Remodel	8,499
Rice Auditorium Perimeter fan Coil/Steam to Hydronic	170,302
Stadium Power Switch	12,992
Stadium Stadium Electric Power Switch Project	188,368
Todd Hall Window Replacement	199,033
Reserve	176,160
<b>WOU Total</b>	<b>\$ 2,028,448</b>
<b>Public University Total</b>	<b><u><u>\$29,879,896</u></u></b>

Note: Final expenditures submitted for reimbursement may change to reflect dynamic nature of project prioritization:

## Attachment B

### 2015-17 Deferred Maintenance Projects by University Expenditure limitation expires 6/30/2021

Project	Budget
<b>Eastern Oregon University</b>	
Central Campus Corridor Improvements	
Pierce Library Roof Project	
Zabel Hall Restroom Repairs	
Ackerman Hall Exterior Paint	
Campus Exterior Lighting Improvements	
Badgley Chiller	
<b>EOU Total</b>	<b>\$ 1,354,586</b>
 <b>Oregon Institute of Technology</b>	
LRC/PE Transformer	\$ 143,000
LRC/Snell Elevator Upgrades	172,800
SE/BV Exterior Paint	245,000
Snell Water Intrusion/Paint	212,750
SE/BV Elect. Supply Upgrades	1,150,000
Well 5 Rehabilitation	356,400
Well 6 Rehabilitation	356,400
Reserve	124,254
<b>OT Total</b>	<b>\$ 2,760,604</b>
 <b>Oregon State University</b>	
Campus Wide ADA/Accessibility Improvements	700,000
Bexell Hall Accessibility Improvements	500,000
Gilbert 124/224 Classroom Accessibility Improvements	500,000
Graf Hall Accessibility Improvements	700,000
ALS Flat Roof Replacement	900,000
Cordley Hall Roof	2,800,000
Cordley Hall Window Replacement	1,500,000
Hechert Interior Renewal	1,000,000
Nash Freight Elevator Replacement	450,000
ALS Air Compressor Replacement	100,000
Merrifield Sprinkler (Part of Merryfield Project)	100,000
Unity Controls System Replacement (5 Buildings) (Energy Upgrade)	500,000
Bexell Information Systems Infrastructure Replacement	500,000
HMSC Infrastructure Renewal	440,000
Lighting Safety Improvements Jefferson St 30th to 35th	500,000
Sanitary Utility Improvements Campus Wide	250,000
Standby Power Program Campus Wide	1,200,000
Steam Distribution Replacement (26th to Orchard)	450,000
Steam Distribution Replacement (26th to Gill)	400,000
Storm Utility Improvements (30th & Washington Way)	292,000
Street Accessibility/Safety/Code Improvement (Jefferson St, 30th to 35th)	500,000
ASMC Campus Safety Data Head-End (CIR Portion)	900,000
HMSC Visitor Center Safety Improvements	710,000
Bexell Hall Interior Renewal	1,962,241

<b>Project</b>	<b>Budget</b>
Gilbert 124/224 Auditoria Classroom Renewal	900,000
Gilbert Addition Teaching Lab Renewal	2,000,000
Graf Hall Safety & HVAC Systems Upgrades	2,300,000
Reserve	945,759
<b>OSU Total</b>	<b>\$ 24,000,000</b>

<b>Portland State University</b>	
Parkmill PKM Elevator Install	\$ 1,800,000
Fourth Avenue Building FAB Turbine Replacement	1,500,000
Cramer Hall CH HVAC VAV Upgrade	3,500,000
Cramer Hall CH Hot and Cold Water Piping for New VAV	3,500,000
East Hall Foundation Upgrade	100,000
University Services Building Restroom Upgrades	200,000
Lincoln Hall Controls Upgrades	100,000
<b>PSU Total</b>	<b>\$ 10,700,000</b>

<b>Southern Oregon University</b>	
Interior and Exterior Signage Renewal	
Chiller Addition to Music	
Theatre HVAC Renovation	
Music Hall Lighting LED Retrofit	
Ed Psych Roof Replacement	
Central Foundation Repairs	
Farm House Major Renovation	
Sound Reduction Interior CS East	
Bookstore Roof Replacement	
FMP Roof Replacement	
Storm Water Pipe Replacement FMP	
Exterior Signage Replacement	
Sidewalk and Curb Repairs	
Exterior Lighting Improvements	
Roca Canyon Culvert	
Bookstore HVAC Replacements	
Churchill Sewer and Storm Line Replacement	
University Way Storm Water Repairs	
Mass Notification Expansion Ed Psych	
Fire Alarm Upgrade Theatre (Un-renovated)	
Music Restroom Renewal and ADA Upgrade	
Taylor Bathroom Renewal	
Taylor Classroom Renewal	
Ed Psych Lecture Hall Renewal	
Britt Hall Wings/Basement Renewal	
<b>SOU Total</b>	<b>\$ 4,241,376</b>

<b>University of Oregon</b>	
Gerlinger Hall Exterior Renov	\$ 790,281
Agate Roof	125,000
Gerlinger Annex Roof	444,785
Agate Hall Windows	29,959
Knight Library Flooring Replacement	100,000
Columbia 150 HVAC System	42,172

<b>Project</b>	<b>Budget</b>
Condon 160 Floor structure Repairs	25,000
Computing Center-Crac Unit Upgd	117,000
Willamette Elevator Upgrade	55,357
Lawrence Hall Chair Lift Replc	35,000
Building 125 Repairs	30,000
University Street Crossing Improvements	100,000
Ranier Building Elev.	60,000
Museum of Art Roof	160,000
HEP Building Roof	15,000
Klamath HVAC Systems Replacement	62,500
ROTC Window Improvements	21,943
Lawrence Hall Column Repairs	20,000
Gerlinger Hall Sprinkler Head/Alarm Rplc	55,000
Klamath Structural Engineering	12,000
Knight Library Elevator #7	866,633
Knight Library #8 Elevator Upgrd	227,770
Volcanology Exterior Restoration Design	147,851
Hedco East Repairs	10,531
Klamath Domestic Water Rplc.	2,703,960
Knight Library Collections - HVAC	2,436,007
Chapman Hall Exterior Restoration	350,000
Oregon Hall Window Replacement	900,000
Oregon Hall Roof	350,000
Student Recreation Roof Replacement	400,000
Law Clinic HVAC System	25,000
Pacific Hall Seismic and DM	2,500,000
Building Automation Replacement - Johnson Hall	15,000
Building Automation Replacement - Cascade Hall	15,000
Building Automation Replacement - Huestis Hall	20,000
Knight Law School Roof	200,000
Huestis Exterior Restoration	400,000
Lokey Education - Exterior Restoration	450,000
Cascade Roof	250,000
Museum of Art Courtyard Restoration	350,000
Willamette - Elect. Standby	150,000
PLC Night Flush Fans	80,000
Streisinger - Elect. Standby	65,000
Romania Reroof	300,000
Reserve	986,251
<b>UO Total</b>	<b>\$ 16,500,000</b>
<b>Western Oregon University</b>	
Tennis Courts Resurfacing	33,238
Todd Hall Windows Replacement	19,622
Campbell Hall Replace North Entry Doors	7,350
Campus Electric Power Loop	31,800
Smith Hall Practice Room Updating	51,971
NPE Lighting upgrade	50,760
Electrical Power Upgrade Campus Wide	302,388
Physical Plant Boiler Upgrade	393,186
Smith Hall Soundproofing Classrooms & Practice Rooms	51,971

<b>Project</b>	<b>Budget</b>
Campus Electric Power Loop Upgrade - Phase 2	450,000
ITC Roof North and South Wings	24,638
APSC & HSS Roof Repairs	180,000
<b>WOU Total</b>	<b>\$ 1,596,923</b>
<b>Public University Total</b>	<b><u><u>\$ 61,153,489</u></u></b>

Note: Final expenditures submitted for reimbursement may change to reflect dynamic nature of project prioritizations

## Attachment C

### 2017-19 Deferred Maintenance Projects by University Expenditure limitation through 6/30/2023

Project	Budget
<b>Eastern Oregon University</b>	
Ackerman Hall Improvements	
Ackerman Hall Roofing	
Inlow Hall HVAC	
Inlow Hall Plumbing	
Badgley Hall Carpet Replacement	
Facilities Services Interior Improvements	
Central Plant Improvements	
Integrated Services Building Roofing	
<b>EOU Total</b>	<b>\$ 4,500,000</b>
<b>Oregon Institute of Technology - Identified Deferred Maintenance</b>	
Campus - Site Electrical Upgrades	\$ 660,000
Phase 1 - LED Lighting Upgrade	750,000
Boivin/Semon - seismic Upgrade	1,150,000
Campus - ADA Improvements	220,000
Facilities - Reroof	200,000
Purvine - HVAC Upgrades	275,000
Purvine - Interior Painting	255,000
Semon - Abatement	150,000
Semon/Boivin - HVAC Upgrades	550,000
Snell - Fire Alarm Upgrade	170,000
Snell - HVAC Upgrade	275,000
Campus - Road and Parking Lot Improvemets	1,050,000
Campus - Tunnel Piping Upgrade	550,000
<b>OT Total</b>	<b>\$ 6,255,000</b>
<b>Oregon State University</b>	
Campus Wide ADA/Accessibility Upgrades	\$ 800,000
Cordley 1109 GP Classroom Accessibility Improvements	240,000
HMSC Capital Renewal & Remodels	500,000
Milam Hall Roof Replacement	900,000
Weniger Hall Roof Replacement (sections A&B)	950,000
Back Flow Preventers (Multiple Buildings)	100,000
Batcheler/Covell/Dearborn Repipe	740,000
Unity Controls System Replacement (10 Buildings) (Energy Upgrade)	1,000,000
Campus Energy Metering	100,000
Cordley Hallway Lighting/Ceiling Upgrade	700,000
Covell/Batcheler Electrical Service Upgrade	900,000
Crop Science Elevator Replacement	350,000
Gilbert Elevator Replacement	350,000
Withycombe Electrical Service Upgrade	450,000
Pharmacy Building Chiller Replacement	400,000
Wilkinson/Gilfillan Repipe	370,000
Sanitary Utility Improvement Program	400,000
Steam Distribution/Utility Tunnel Improvement Program	400,000



<b>Project</b>	<b>Budget</b>
Storm Utility Improvement Program	400,000
Street Improvement Program	950,000
Water Utility Improvement Program	400,000
ALS Fire Alarm Upgrades	1,100,000
Batcheler/Covell Fire Alarm Upgrades	900,000
Cordley Fire Alarm Upgrades	2,000,000
Cordley Floor Abatement/New Flooring (Halls)	1,750,000
Cordley Sprinklers	1,250,000
Campus Wide Eyewash/Shower Upgrade	100,000
Campus Wide Fume Hood Replace/Repair	200,000
Milam Floor Abatement/New Flooring/ceiling/lights (Halls)	300,000
Seismic Resilience Program	500,000
Classroom Modernization (Bachelor, Gilbert Addition, Owen, Merryfield, Waldo)	800,000
Cordley 1109 GP Classroom Renovation	700,000
Teaching Lab Modernizations	2,500,000
Kidder Science Success Center Renovation	2,500,000
State Wide Research and Outreach Stations Improvements	3,000,000
Reserve	1,000,000
<b>OSU Total</b>	<b>\$ 30,000,000</b>

#### **Portland State University**

Art Building ROOF RENEWAL	125,000
Art Building BASEMENT VENTILATION UPGRADE	50,000
Art Building RESTROOM ACCESSIBILITY UPGRADES	100,000
Art Building UPGRADE FLOORING	90,000
Art Building ANNEX ENTRANCE ACCESSIBILITY IMPROVEMENTS	75,000
Academic & Student Recreation Center CHILLED WATER PLASTIC PIPE REPLACEMENT CPV	80,000
Cramer Hall REMAINDER OF LIGHTING UPGRADE	250,000
Cramer Hall CH FUME HOOD SYSTEM UPGRADE	100,000
Cramer Hall ROOF SAFETY UPGRADES	30,000
Corbett Building ACCESS CONTROL SYSTEMS REPLACEMENT	175,000
Engineering Building FIRE ALARM PANEL UPGRADE	200,000
East Hall ENVELOPE UPGRADES AND WINDOWS	700,000
Fourth Avenue Building ROOF REPLACEMENT	1,000,000
Fourth Avenue Building FIRE ALARM SYSTEM UPGRADE	400,000
Fourth Avenue Building ELECTRICAL SWITCH GEAR RESTORATION	125,000
Lincoln Hall REPLACE FIRE ALARM SYSTEM AND DEVICES	150,000
Market Center Building WOOD EXTERIOR RAILING REPLACEMENT	40,000
Market Center Building ADD AHU FOR 4TH FLOOR	50,000
Market Center Building UPGRADE ELECTRICAL DISTRIBUTION NETWORK	500,000
Market Center Building BUILT-UP ROOF REPLACEMENT	350,000
Millar Library LOW PRESSURE DUCTWORK REPLACEMENT	1,300,000
Millar Library UPGRADE EXISTING LIGHTING TO LED	500,000
Millar Library STAIRWELL LIGHTING CONVERT EXISTING TO LED	15,000
Millar Library REPLACE WINDOW COVERINGS	100,000
Millar Library BUILDING SIGNAGE PACKAGE UPGRADE	80,000
Parkmill SUPPLY FAN TWO REPLACEMENT	100,000
Parkmill LIGHTING UPGRADES	90,000
Simon Benson House BUILDING EXTERIOR IMPROVEMENTS	70,000
Simon Benson House RESTROOM FINISHES RENEWAL	35,000
Science Research & Teaching Center DOUBLE ENDED SWITCHGEAR	1,000,000

<b>Project</b>	<b>Budget</b>
SRTC SUMP PUMP REPLACEMENT & LABORATORY DRAIN SYSTEM IMPROVEMENTS	105,000
SRTC SECONDARY FEED TO SWITCHBOARD FIVE	150,000
SRTC REPLACE COUNTERTOPS	1,000,000
University Center Building LIGHTING SYSTEM IMPROVEMENTS	100,000
University Center Building FALL PREVENTION FOR LOWER ROOF	25,000
Urban Center Building VAV BOX RESIZE AND REPLACE	25,000
University Services Building RESTROOM ACCESSIBILITY UPGRADES	120,000
University Services Building BASEMENT HVAC UPGRADE	120,000
Campus-wide METERING PROJECT - PHASE II	100,000
Campus-wide SIDEWALK REPLACEMENTS	100,000
Campus-wide CHILLED LOOP EXPANSION TANKS	50,000
Campus-wide MAIN PANEL AND SUB PANEL CORRECTIONS	200,000
Campus-wide CORRECT DAMAGED SANITARY AND STORM LATERALS	400,000
Campus-wide LOOP TUNNEL SAFETY IMPROVEMENTS	50,000
<b>PSU Total</b>	<b>\$ 10,425,000</b>

### **Southern Oregon University**

Britt Sprinkler System Installation	
Britt Mechanical Replacement	
Music Building HVAC Distribution and Controls Renewal	
Britt Plumbing Distribution Renewal	
Britt Electrical Renewal	
Bookstore Elevator	
Science Materials Lift	
Britt Elevator	
Churchill Elevator	
Churchill Clay Tile Replacement	
Central Maintenance Safety Improvements and Renewal	
Library Roof	
TID Irrigation Mainline & Primary Arterials Repl.	
Central Campus Storm water Replacement	
University Way Storm water Improvements	
Heat Plant Boiler and Chiller Replacement	
Buried Fuel Storage Renovated	
Taylor Plumbing Replacement	
Ed Psych Exterior Lighting	
Science Roadway and Exterior Lighting Improvements	
Campus Central Walkway Lighting Retrofit	
Central Campus Mass Notification Completion and Fire Alarm Upgrades	
Ed Psych Observation Room Repurpose	
Taylor Hall Classrooms Renewal	
Britt Hall First Floor Renewal	
<b>SOU Total</b>	<b>\$ 9,000,000</b>

### **University of Oregon**

Volcanology Exterior Restoration	1,300,000
Huestis Wastewater and MEP Improvements	2,000,000
Klamath Fume Hood Exhaust Improvements	50,000
Lawrence Roof Replacement	300,000
Pacific Roof Replacement	350,000
Knight Law Roof Replacement	200,000

<b>Project</b>	<b>Budget</b>
Museum of Art Phase 2 Roof	300,000
Oregon Hall Reroof	350,000
Villard Hall Exterior Restoration	1,500,000
Lawrence Hall Glazing Replacement	400,000
Condon Hall Window Replacement	800,000
AAA Concrete Envelope Restoration	500,000
Oregon Hall Elevator Replacement	450,000
Willamette Elevator Replacement	450,000
Music Elevator Replacement	450,000
Baker Downtown - Roof and Exterior Renovation	1,050,000
Willamette Hall Generator to Standby	400,000
Pine Mountain Generator and Transfer Switch	360,000
McKenzie Exterior Storefront Replacement	150,000
System Wide Building Controls Upgrades	200,000
McKenzie Hall Skylight Replacement	200,000
Condon Hall Masonry Repairs	400,000
Friendly Hall Elevator Installation	2,200,000
Heustis Hall Exterior Renovation and Window Replacement	1,600,000
Klamath Hall Complete Electrical System Replacment	5,200,000
Huestis Hall Electrical MDP Replacement	2,200,000
Deady Hall HVAC System Replacement	1,600,000
<b>UO Total</b>	<b>\$ 24,960,000</b>

**Western Oregon University**

APSC Roof Replacement	\$ 197,192
Cottage Roof Replacements - Mansard, Shingles, Tiered, Peak	80,000
HSS Roof Replacement - East Bldg Sectors	75,000
ITC South Wing Roof Replacement	145,000
ITC North Wing Roof Replacement	150,000
Maple Roof Roof Replacement	75,000
NPE Roof & Standing Seam Metal Roof & Gutters Replacement	200,000
Rice Roof/Wall Replacement	80,000
Admin - Loop and Building Distribution Upgrade	200,000
APSC - Modify HVAC to Hydronics	100,000
Campbell Hall -Window Upgrade	375,000
Campus Wide Electrical - West Main Tie-In	341,000
Campus Wide ADA Compliance for Sidewalk Enhancements	100,000
Campus Wide Upgrade Outdoor Lighting - Campus wide	100,000
Maaske Electrical Upgrade	100,000
Maaske Upgrade HVAC to Hydronics	100,000
Maaske Electrical Upgrade	100,000
NPE - Replace Bleachers - Upper & Lower Gyms	200,000
NPE- Floors Replace Wood Floor in Upper & Lower Gyms	400,000
Todd Hall - Structural Repairs to Floor & Walls	300,000
Todd Hall - Electrical Upgrade	50,000
<b>WOU Total</b>	<b>\$ 3,468,192</b>

**Public University Total**

**\$ 88,608,192**