



OFFICE OF THE GENERAL COUNSEL

February 15, 2024

Co-Chair, Senator Elizabeth Steiner  
Co-Chair, Representative Tawna Sanchez  
Joint Committee on Ways & Means  
Legislative Fiscal Office  
900 Court St. NE, Room H-178  
Salem, OR 97301

Re: Southern Oregon University – Capital Funding Request – Central Hall \$6M

Dear Co-Chairs Steiner & Sanchez,

Prior to the 2023 Legislative Session, the Higher Education Coordinating Committee (HECC) completed a rigorous review of capital projects being advanced by universities and made formal recommendations for consideration. The Legislature funded the top three recommended projects, and Western Oregon University is no longer pursuing the fourth-ranked project. SOU's Central Hall Project is now the #1 ranked unfunded, thoroughly evaluated university project, and we would appreciate your consideration in funding our project for six million dollars (\$6,000,000). A one-pager regarding the project is attached to this letter.

In 2017, the Legislature prioritized Central Hall, Phase I, and funded \$6M, which was insufficient to complete the project. Cost escalation in the intervening years, including seismic, hazardous materials removal, mechanical, and electrical costs, and escalating labor and materials costs, have resulted in the building being incomplete. In 2022, the Legislature granted SOU a scope change for the project. Today, SOU is investing CI&R funds to reduce the remaining project cost by more than half. Contractors are working on-site, but should they have to demobilize, the overall project costs will increase by approximately \$1.5M for mobilization, contracting, and cost escalation. Our current contract would allow the work to begin immediately at a much-reduced cost to students and taxpayers.

Central Hall is an academic building with significant environmental problems and leaking; much of the building was completely unusable. SOU can fully re-open the building if granted \$6M in capital funding. Essential fire-life safety issues will be fully remediated, and HVAC, plumbing, and electrical will be modernized. SOU will reclaim approximately 13,000 square feet of learning space. Once Central is completed, we will reduce our deferred backlog by \$14 million. No new space will be added to the building.

Thank you in advance for your consideration. Please let us know if there is further information we can provide.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Patridge', with a long horizontal flourish extending to the right.

Rob Patridge  
University General Counsel

CC: Joint Ways & Means Subcommittee on Capital Construction  
Higher Education Coordinating Commission  
Legislative Fiscal Office

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# CAPITAL CONSTRUCTION

## Central Hall \$6M

RANK	UNIV	PROJECT	REQUEST	FUNDED
<del>#1</del>	<del>UO</del>	<del>Friendly Hall Deferred Maintenance</del>	<del>\$ 75,430,000</del>	<del>\$ 72,718,650</del>
<del>#2</del>	<del>OSU</del>	<del>Collaborative Innovation Complex</del>	<del>\$ 75,000,000</del>	<del>\$ 71,975,000</del>
<del>#3</del>	<del>PSU</del>	<del>FWWS (Vernier Science, Gateway)*</del>	<del>\$ 75,000,000</del>	<del>\$ 56,863,750</del>
<del>#4</del>	<del>WOU</del>	<del>Health Sciences Renovation</del>	<del>\$ 42,217,310</del>	<del>Project Withdrawn</del>
<b>#5</b>	<b>SOU</b>	<b>Central Hall</b>	<b>\$ 6,000,000</b>	
<b>#6</b>	<b>SOU</b>	<b>Creative Industries/Student Success</b>	<b>\$ 41,900,000</b>	

SOU has completed the rigorous Higher Education Coordinating Commission (HECC) evaluation process for the 23-25 biennium. **The Central Hall Project is the #1 ranked unfunded evaluated project at this time.**

To bring down project costs by half, SOU is investing CI&R funds. Contractors are currently working on-site, but should they have to pull off the project, the **costs will increase by approximately \$1.5M** for mobilization, contracting, and cost escalation.

**Central Hall** is a SOU classroom building located in the center of campus. It was constructed in 1950, and the last significant renovations were done in 1967. The building does not have essential fire-life safety, including a fire suppression and code-compliant fire alarm system.

**With \$6M in funding, SOU can fully re-open the building.** Essential fire-life safety issues will be remediated, and HVAC, plumbing, and electrical will be modernized. SOU will reclaim approximately 13,000 square feet of learning space. Once Central is completed, we will reduce our deferred backlog by \$14 million. No new space will be added to the building.

