

Board of Trustees of the University of Oregon

**Resolution: Approval for Certain Housing Project
Seconded Motion from the Finance and Facilities Committee**

Whereas, the University of Oregon is committed to the continuous improvement of residential life for its students;

Whereas, a critical component of residential life at the University of Oregon are the various facilities that comprise the on-campus community;

Whereas, undergraduate enrollment at the University of Oregon has grown 24.8% in the last ten years and the institution needs additional resident beds to meet demand and provide capacity while older housing units are taken off line for renovation;

Whereas, ORS 352.107(1)(k) grants the University of Oregon the authority to engage in the construction, development, furnishing, equipping, and other actions relating to buildings and structures;

Whereas, University of Oregon policies require approval by the Board of Trustees for a capital project budget that is anticipated to exceed \$5,000,000;

Whereas, the Division of Student Life has developed a plan for a new 500-bed residence hall to be constructed on campus, as outlined in Exhibit A attached hereto, and desires to proceed with the planning, design and construction of that project; and

Whereas, pursuant to the Board's Policy on Committees, the Finance and Facilities Committee has referred this resolution to the full Board of Trustees as a seconded motion, recommending its approval;

Now, therefore, the Board of Trustees of the University of Oregon hereby authorizes the President and his designees to take all actions necessary and proper to engage in the housing project outlined on in Exhibit A.

VOTE: Voice Vote Recorded – Ayes carried (no dissention)

Trustee Andrew Colas disclosed a potential conflict of interest and abstained from the vote.

DATE: December 11, 2014

Recorded by the University Secretary: 

Exhibit A
Background and Project Summary

“Residence Hall Development and Renovation: Creating the Residential Campus”
Provided by the Division of Student Life

Background

As the University continues to strengthen AAU membership by requiring significant investment in graduate students and research, it will also be essential to fortify our stature by strengthening the undergraduate experience. Top universities, and those striving for excellence, continue to anchor formative student experiences within critical, core campus-based residential programs.

For example, the University of Washington is implementing a 10-year \$800 million dollar housing master plan (2010-2020); and Ohio State University is investing \$396 million in just three years as it moves to a two-year live-in requirement. Ohio State University Trustee Algenon Marbley said, "Great universities are never known for their off-campus experiences, but great universities are known for their on-campus experiences." And Gordon Gee, former President of Ohio State University, said, "This is not about housing, it's about providing the best quality education to students by taking a bold step that no one else is making."

Similarly, the University of Oregon is engaging in long-term campus planning, which includes both physical and programmatic pieces to engage students in a rewarding, educational residential experience.

The Plan Forward: The Residential Campus

The University needs to assertively establish its critical core of academic-centered residences for first-year students, transfer students, continuing students and American English Institute participants.

The immediate development of a new 500 bed residence hall (see below) - along with aggressive renovation of facilities in greatest need of significant work (Bean, Hamilton and Walton) provides the University a strong return on investment for undergraduate education and provides updated residential learning space for students.

Immediately after this new hall is opened, half of the out-of-date Bean Complex will be taken off-line for extensive construction. It will be made into an academic residential community (ARC, see below) and needed renovations will be made. The UO has the financial ability to complete the new hall and renovation of the other three.

An Academic Residential Communities Council, chaired by Lisa Freinkel, Vice Provost for Undergraduate Studies, and Michael Griffel, Director of University Housing, exists to, among other things, establish a process for soliciting, reviewing, selecting, and placing new ARCs in this new residence hall and the renovated facilities.

This is an exciting and strategically important time for the University. It is the time to take bold and innovative steps towards strengthening our position among peer institutions through a number of initiatives, including further investment in academic, residential and multi-functional infrastructure.

The Proposed New Residence Hall Project

- The building would house 500 beds in approximately 145,000 gross square feet.
- It would include resident assistant rooms, two professional staff apartments and a resident faculty apartment.
- There would be approximately 7,000 square feet of academic residential community space.
- Students would have access to a living room, study and social lounges, a game room, a kitchen, music rooms and laundry facilities.
- The total project cost is estimated at \$45 Million
- The building will be more market driven than traditional “100 year” institutional construction.
- The construction type will generally be “5 over 1”: five floors of wood construction on top of one floor of steel and concrete (the height of the building will vary from section to section).
- The University will utilize a development manager, architecture firm and construction manager/general contractor.
- This project will be *at least* LEED gold certified
- Project design and construction will accommodate the ceremonial needs of the adjacent Many Nations Long House, which is directly north of the possible site(s).
- Assuming approval, design work would begin approximately December 30, 2014.
- Construction should begin in early April 2016.
- Construction is expected to be complete and commissioning complete approximately August 2017.
- Construction costs will initially be funded from University cash, but university-backed revenue bonds will be the ultimate source of long-term funding.
- The Internal Bank Advisory Group discussed and vetted the plan to build the new residence hall and the comprehensive long-range plan to renovate the older portion of the housing stock to confirm the reasonableness and viability of the financial assumptions.

Academic Residential Communities (ARCs)

The University of Oregon’s ARCs, at their heart, are springboards to academic success, learning, leadership and professional development. ARCs are academically-driven, multi-use shared spaces that enhance student success and student’s sense of belonging; they are a wonderful way to engage students in scholarly endeavors while building a sense of place and community critical to resident life.

The mission of the UO seeks to create “a community of scholars” who “question critically, think logically, reason effectively, communicate clearly, act creatively, and live ethically.” University of Oregon residential initiatives propel that mission by integrating out-of-classroom experiences with in-class learning. The UO strives for all residential students in an ARC. Colleges and faculty partnerships work continually to develop new ARCs; here are the 15 current programs:

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| Robert D. Clark Honors College | Living of Language Programs (5: Chinese Flagship; |
| Building Better Business Leaders Community | (French Immersive; German Immersive; |
| Business Residential Community | Japanese Global Scholars; Spanish Immersive) |
| College Scholars | Residential Freshman Interest Groups |
| Community for Ecological Scholars | Service Learning Cohort |
| Community for Musical Scholars | Sophomore Experience |
| LGBTQ Cohort | |