

## NOTICE OF PUBLIC MEETING

The Finance and Facilities Committee of the Board of Trustees of the University of Oregon will hold the following public meeting remotely with a video livestream available for members of the media and the public. Subjects of the meeting will include remarks from the committee chair; review of the ten-year capital plan; and possible action on the Children's Behavioral Health Building and the Lawrence Hall additions and renovations.

Video livestream information is available at: <https://trustees.uoregon.edu/meetings>. Meeting materials are available at: <https://trustees.uoregon.edu/upcoming-meetings>. If telephone conference, sign language for the deaf or hard of hearing, or accessibility accommodations are required, contact [trustees@uoregon.edu](mailto:trustees@uoregon.edu) at least 48 hours in advance of the posted meeting time. Please specify the sign language preference if applicable.

The meeting will occur as follows:

**Friday, November 21<sup>st</sup> at 10:30 a.m. Pacific Time**  
Remotely via Zoom

**Office of the University Secretary  
Board of Trustees**

112 Johnson Hall  
6227 University of Oregon, Eugene, OR 97403-6227  
541-346-3166 | [trustees.uoregon.edu](https://trustees.uoregon.edu)

*The University of Oregon is an equal-opportunity institution committed to cultural diversity and compliance with the Americans with Disabilities Act.*

**Board of Trustees of the University of Oregon  
Finance and Facilities Committee | Public Meeting  
10:30a.m. | Friday, November 21, 2025  
Virtual Meeting Via Zoom**

**Convene**

- Call to order & Roll Call

- 1. Chair's Report.** Trustee Andy Storment, Finance and Facilities Committee Chair.
- 2. Ten-Year Capital Plan.** Michael Harwood, Associate Vice President and University Architect.
- 3. Lawrence Hall Addition/Renovation: HECC Submission Authorization 2025 (Action).** Jamie Moffitt, Senior Vice President for Finance and Administration and CFO; Michael Harwood, Associate Vice President and University Architect; Darin Dehle, Director of Design and Construction; Adrian Parr Zaretsky, Dean, College of Design.
- 4. Child Behavioral Health Building (Action).** Jamie Moffitt, Senior Vice President for Finance and Administration and CFO; Michael Harwood, Associate Vice President and University Architect; Darin Dehle, Director of Design and Construction; Kate McLaughlin, Executive Director, Ballmer Institute for Children's Behavioral Health; Allison S. Caruthers, Prevention Science Institute.

**Meeting Adjourns.**

## **Agenda Item #1**

### **Committee Chair's Report**

FFC Chairman Andy Storment

**THERE ARE NO MATERIALS FOR THIS AGENDA ITEM**

## **Agenda Item #2**

### **Ten-Year Capital Plan**

Michael Harwood, Associate Vice President and University Architect



UNIVERSITY OF OREGON

# University of Oregon Ten-Year Capital Plan

## November 21, 2025

Presentation to the Finance and Facilities Committee  
of the UO Board of Trustees

Michael Harwood, FAIA  
AVP for Campus Planning and Facilities Management



UNIVERSITY OF OREGON

# **Agenda**

- **Project Escalation**
- **Project Dashboard**
- **Capital Plan Criteria**
- **Capital Plan Overview**
- **Inherent Challenges**
  - Deferred Maintenance
  - ADA Improvements
  - Seismic Improvements
  - Utility Infrastructure Demands
- **Additional Considerations**
  - Capital Construction Spending
  - Funding Sources
  - University Debt

# Project Cost Escalation Tracking

| Project                                                                                    | Final Budget  | Project Area (S/F) | Bid Year | 2015   | 2016   | 2017     | 2018     | 2019     | 2020     | 2021     | 2022     | 2023     | 2024     | 2025 Forecasted Escalation | NOTES                                                                                                                           |
|--------------------------------------------------------------------------------------------|---------------|--------------------|----------|--------|--------|----------|----------|----------|----------|----------|----------|----------|----------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| ANNUAL REGIONAL CONSTRUCTION ESCALATION RATES<br>(Rates provided by Rider Levett Bucknall) |               |                    |          | 4.61%  | 4.58%  | 6.05%    | 6.50%    | 5.67%    | 2.30%    | 8.40%    | 9.36%    | 6.50%    | 5.75%    | 4.75%                      | Escalation figures represent larger Portland market. Eugene market has been higher.                                             |
| ACADEMICS                                                                                  |               |                    |          |        |        |          |          |          |          |          |          |          |          |                            |                                                                                                                                 |
| \$/SF Project Cost                                                                         |               |                    |          |        |        |          |          |          |          |          |          |          |          |                            |                                                                                                                                 |
| PRICE SCIENCE COMMONS<br>Addition and Renovation                                           | \$19,733,490  | 44,300             | 2015     | \$ 445 | \$ 466 | \$ 494   | \$ 526   | \$ 556   | \$ 589   | \$ 617   | \$ 674   | \$ 718   | \$ 739   | \$ 795                     | Underground and difficult access; deferred maintenance upgrades, unique plaza/roof                                              |
| OREGON HALL RENOVATIONS<br>Renovation                                                      | \$11,870,000  | 56,400             | 2017     |        |        | \$ 210   | \$ 234   | \$ 237   | \$ 242   | \$ 268   | \$ 287   | \$ 306   | \$ 323   | \$ 339                     | Significant surging of staff. Office suite(s) renovation.                                                                       |
| CHAPMAN HALL<br>Renovation                                                                 | \$11,200,000  | 23,388             | 2017     |        |        | \$ 479   | \$ 530   | \$ 539   | \$ 553   | \$ 598   | \$ 654   | \$ 696   | \$ 735   | \$ 770                     |                                                                                                                                 |
| TYKESON HALL<br>New Building                                                               | \$42,548,000  | 64,000             | 2017     |        |        | \$ 665   | \$ 708   | \$ 748   | \$ 765   | \$ 830   | \$ 907   | \$ 966   | \$ 1,021 | \$ 1,069                   | Added basement mid-way through design.                                                                                          |
| HERITAGE: UNIVERSITY & VILLARD HALLS<br>Deferred Maintenance                               | \$93,847,000  | 68,059             | 2024     |        |        |          |          |          |          |          |          |          | \$ 1,379 | \$ 1,444                   | Recently occupied. In financial close-out process. Seismically upgraded historic facility. Specialized construction throughout. |
| RESEARCH and SCIENCES                                                                      |               |                    |          |        |        |          |          |          |          |          |          |          |          |                            |                                                                                                                                 |
| PACIFIC HALL B-2 FLOOR LABS<br>Renovation/Deferred Maintenance - South Wing                | \$22,120,000  | 31,365             | 2016     |        | \$ 705 | \$ 748   | \$ 797   | \$ 842   | \$ 861   | \$ 933   | \$ 1,021 | \$ 1,087 | \$ 1,149 | \$ 1,203                   | Significant deferred maintenance to MEP systems.                                                                                |
| KNIGHT CAMPUS PHASE 1<br>Building and Bridge                                               | \$213,500,000 | 173,630            | 2018     |        |        |          | \$ 1,230 | \$ 1,299 | \$ 1,329 | \$ 1,441 | \$ 1,576 | \$ 1,678 | \$ 1,773 | \$ 1,857                   | Cost/sf excludes \$7.5M for property acquisition. High intensity research facility.                                             |
| KLAMATH 3RD FLOOR RENOVATION<br>Renovation                                                 | \$22,900,000  | 25,000             | 2019     |        |        |          | \$ 916   | \$ 968   | \$ 990   | \$ 1,073 | \$ 1,174 | \$ 1,250 | \$ 1,321 | \$ 1,384                   | High intensity research with upgraded mechanical and electrical systems.                                                        |
| ZEBRAFISH EXPANSION<br>Addition and Partial Renovation                                     | \$10,370,000  | 10,470             | 2020     |        |        |          |          |          | \$ 990   | \$ 1,074 | \$ 1,174 | \$ 1,250 | \$ 1,321 | \$ 1,384                   | Received additional grant funding of \$500k for equipment.                                                                      |
| HUESTIS HALL<br>Deferred Maintenance                                                       | \$89,600,000  | 60,000             | 2022     |        |        |          |          |          |          |          | \$ 1,483 | \$ 1,390 | \$ 1,680 | \$ 1,760                   | In financial close-out process. Final budget likely to decrease. Seismic rehabilitation.                                        |
| STUDENT SUPPORT                                                                            |               |                    |          |        |        |          |          |          |          |          |          |          |          |                            |                                                                                                                                 |
| OBF (OREGON BACH FESTIVAL) BERWICK HALL<br>New Performing Arts Building                    | \$8,787,000   | 9,419              | 2015     | \$ 933 | \$ 976 | \$ 1,035 | \$ 1,102 | \$ 1,164 | \$ 1,291 | \$ 1,291 | \$ 1,412 | \$ 1,504 | \$ 1,589 | \$ 1,664                   | Specialized and modernized rehearsal sound space.                                                                               |
| UNIVERSITY HEALTH and COUNSELING<br>Addition (23,800SF) and Renovation (11,000SF)          | \$20,100,000  | 39,700             | 2018     |        |        |          | \$ 506   | \$ 535   | \$ 547   | \$ 593   | \$ 649   | \$ 691   | \$ 730   | \$ 765                     | Addition costs at \$715/SF, Renovation at \$270/SF (2018 costs).                                                                |
| HOUSING                                                                                    |               |                    |          |        |        |          |          |          |          |          |          |          |          |                            |                                                                                                                                 |
| CENTRAL KITCHEN/WOODSHOP<br>New Building                                                   | \$8,890,240   | 21,592             | 2015     | \$ 412 | \$ 431 | \$ 457   | \$ 486   | \$ 514   | \$ 526   | \$ 570   | \$ 623   | \$ 664   | \$ 701   | \$ 735                     |                                                                                                                                 |
| KALAPUYA ILIHI HALL<br>New Residence Hall                                                  | \$44,855,123  | 136,653            | 2016     |        | \$ 328 | \$ 348   | \$ 371   | \$ 392   | \$ 401   | \$ 434   | \$ 475   | \$ 506   | \$ 535   | \$ 560                     | Complicated building form due to solar access to the Many Nations Longhouse.                                                    |
| BEAN HALL EAST/WEST RENOVATION<br>Addition and Renovation                                  | \$48,000,000  | 174,540            | 2018     |        |        | \$ 275   | \$ 293   | \$ 309   | \$ 317   | \$ 343   |          |          |          |                            |                                                                                                                                 |
| HOUSING TRANSFORMATION Ph1<br>Unthank Hall - New Building                                  | \$87,500,000  | 208,000            | 2019     |        |        |          |          | \$ 421   | \$ 430   | \$ 466   |          |          |          |                            |                                                                                                                                 |
| HOUSING TRANSFORMATION Ph2<br>Buildings B and C (Walton Hall Replacement buildings)        | \$120,000,000 | 301,252            | 2022     |        |        |          |          |          |          |          | \$       |          |          |                            |                                                                                                                                 |
| ATHLETICS                                                                                  |               |                    |          |        |        |          |          |          |          |          |          |          |          |                            |                                                                                                                                 |
| JANE SANDERS STADIUM<br>New Stadium                                                        | \$17,200,000  | 27,336             | 2015     | \$ 629 | \$ 638 | \$ 698   | \$ 743   | \$ 785   | \$ 803   | \$ 871   |          |          |          |                            |                                                                                                                                 |
| OTHER                                                                                      |               |                    |          |        |        |          |          |          |          |          |          |          |          |                            |                                                                                                                                 |
| MILLRACE DRIVE - PARKING GARAGE<br>(part of Knight Campus project)                         | \$22,400,000  | 118,980            | 2019     |        |        |          | \$ 188   | \$ 199   | \$ 204   | \$ 221   |          |          |          |                            |                                                                                                                                 |

- The total cost escalation over the last decade is 64.5%
- The total cost escalation over the past (4) years is 26.4%

Escalation rates provided by industry consultant Ryder Lovett Bucknall. Local market construction has seen higher levels of inflation.

# Project Dashboard

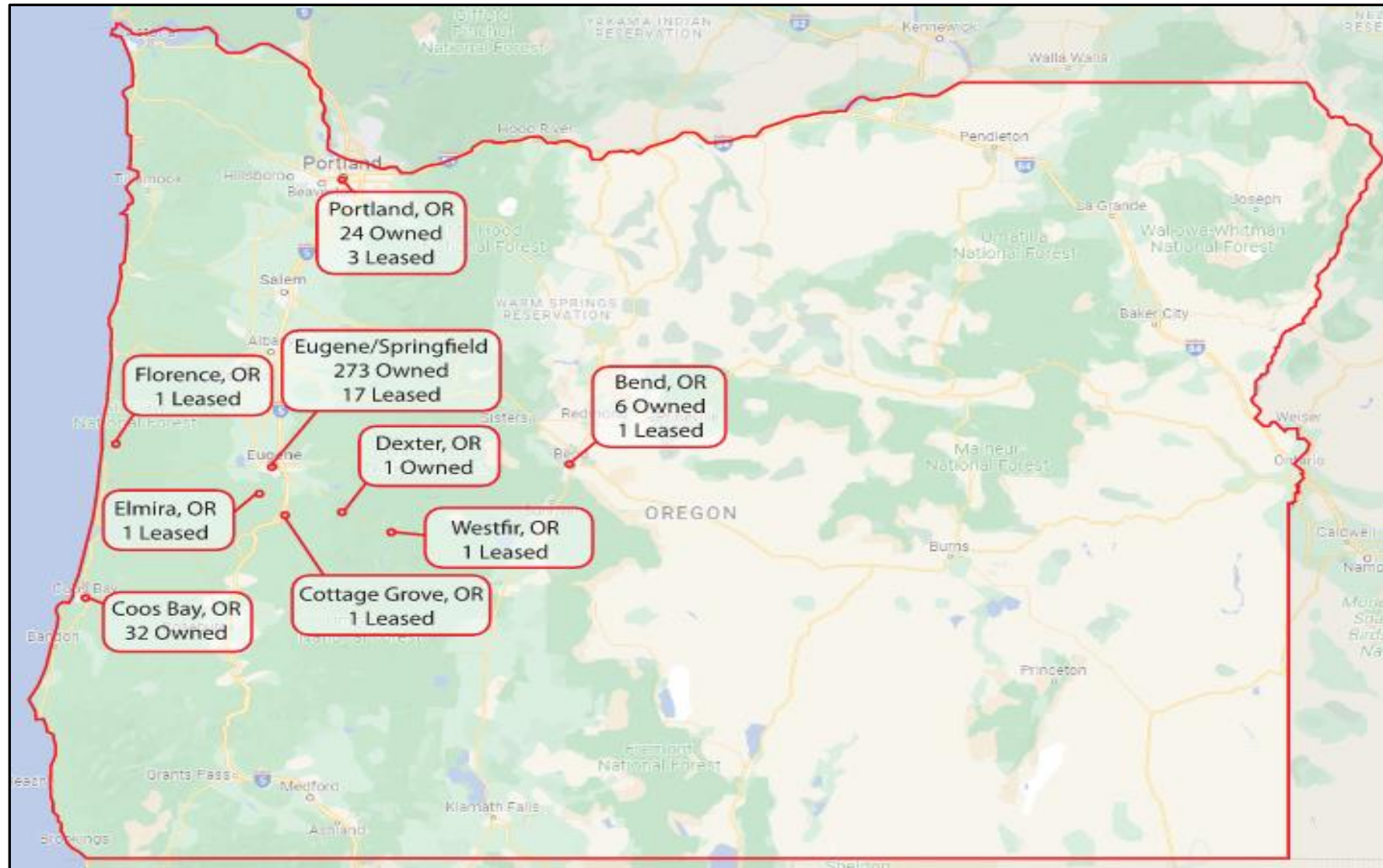
|                    | Project Name                                                                      | Substantial Completion Date | Original BOT Approved Budget           | Current Project Budget | Project Square Footage | Cost per Square Foot | Budget Comparison: Between BOT Approved and Current                                                           | Schedule Performance      | Meets Program Needs   | Unanticipated Deferred Maintenance Issues                  | LEED Certification | Comments                                                                                                                                                                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------|-----------------------------|----------------------------------------|------------------------|------------------------|----------------------|---------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------|------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HISTORICAL         | TJhonson Hall                                                                     | Jun 2019                    | \$ 34,300,000                          | \$ 45,580,000          | 64,000                 | \$ 712               |                                                                                                               |                           |                       |                                                            | Gold               | Addtional cost per was added on January 2017, which included base mention of 4th floor build out. On the scope addition, both schedule and budget were achieved as the project came to a close.                                                                                      |
|                    | Beach Hall Renovation and Addition                                                | Aug 2019                    | \$ 44,000,000                          | \$ 48,000,000          | 174,540                | \$ 275               |                                                                                                               |                           |                       |                                                            | Gold               | Addtional funds were for Administrative Addition added to the original renovation scope.                                                                                                                                                                                             |
|                    | University Health and Counseling                                                  | Aug 2020                    | \$ 18,800,000                          | \$ 20,100,000          | 39,700                 | \$ 506               |                                                                                                               |                           |                       |                                                            | N/A                | With renovation work, additional deferred maintenance on surrounding MEP was discovered and resolved (through Capital Improvement funds).                                                                                                                                            |
|                    | Klamath Hall - 3rd Floor                                                          | Sep 2020                    | \$ 18,700,000                          | \$ 22,900,000          | 25,000                 | \$ 916               |                                                                                                               |                           |                       |                                                            | N/A - Partial Reno | Delayed start and significant undistributed in frustration / deferred maintenance issues. Budget adjusted with Presidential approval in December 2017. Since approval, project was completed on schedule and within the approved budget.                                             |
|                    | Knight Campus Phase 1 (includes bridge)                                           | Oct 2020                    | \$ 225,000,000                         | \$ 213,500,000         | 173,630                | \$ 1,185             |                                                                                                               |                           |                       |                                                            | Gold               | Total GSF included 2,719 SF for bridge. Cost of excluded \$7.5M for land purchase. Delays from the original schedule due to COVID. Includes additional \$3.4M for purchase of Lot 4 from COE (site for phase 2 building). The \$225 budget includes the Parking Garage budget below. |
|                    | Milvaca Drive Parking Structure (part of Knight Campus project)                   | Nov 2020                    | Included in Knight campus budget above | \$ 22,400,000          | 118,980                | \$ 188               |                                                                                                               |                           |                       |                                                            | Gold               | This is part of the overall Knight Campus project. Delays from the original schedule due to COVID. Includes additional \$7.5M for upper two floors of garage.                                                                                                                        |
| RECENTLY COMPLETED | Nutren Sound and Video Board                                                      | Nov 2020                    | \$ 12,000,000                          | \$ 12,000,000          | N/A                    | N/A                  |                                                                                                               |                           |                       |                                                            | N/A                | Expenses of material and labor delays due to COVID.                                                                                                                                                                                                                                  |
|                    | Hoisting Transformation Project Ph 1 (University Hall)                            | Jun 2021                    | \$ 89,500,000                          | \$ 87,500,000          | 209,500                | \$ 418               |                                                                                                               |                           |                       |                                                            | Gold               | \$101M was BOT approved. Balance of approval went to launching Phase 2 Design.                                                                                                                                                                                                       |
|                    | Zebra Fish Expansion                                                              | Sep 2022                    | \$ 8,800,000                           | \$ 10,370,000          | 10,870                 | \$ 950               |                                                                                                               |                           |                       |                                                            | N/A                | Complete                                                                                                                                                                                                                                                                             |
|                    | Hoisting Transformation Project Ph 2 (Walton Hall Renovation)                     | Aug 2023                    | \$ 120,000,000                         | \$ 120,000,000         | 302,000                | \$ 397               |                                                                                                               |                           |                       |                                                            | Gold               | Complete                                                                                                                                                                                                                                                                             |
|                    | Wooten Hall Deferred Maintenance Project                                          | Dec 2023                    | \$ 63,600,000                          | \$ 89,600,000          | 60,000                 | \$ 1,493             |                                                                                                               |                           |                       |                                                            | Platinum           | BOT approved increase to \$79.9M Dec 2021. Market escalation conditions impacted budget. Project was completed in late spring 2024, but in final financial close-out. Final budget projected to decrease.                                                                            |
|                    | UO Portland Campus                                                                | Sep 2024                    | \$ 58,000,000                          | \$ 65,100,000          | 392,000                | \$ 166               |                                                                                                               |                           |                       |                                                            | N/A                | Project construction triggered additional addressing a variety of undistributed deferred maintenance elements.                                                                                                                                                                       |
| ON-GOING           | Kalapuya 18th Residence Hall Repairs                                              | May 2025                    | \$ 16,300,000                          | \$ 18,100,000          | 136,653                | TBD                  |                                                                                                               |                           | N/A                   | N/A                                                        | N/A                | BOT approved 9/2024. Temporary improvement costs with in Hamilton included in current budget number.                                                                                                                                                                                 |
|                    | Heritage Project (University & Willard)                                           | Sep 2025                    | \$ 87,820,000                          | \$ 93,847,000          | 68,059                 | \$ 1,379             |                                                                                                               |                           |                       |                                                            | Targeting Gold     | Recently finished. BOT approved 3/2023.                                                                                                                                                                                                                                              |
|                    | Library Infrastructure Phase 1 (CW Tank)                                          | Jun 2023                    | \$ 8,500,000                           | \$ 11,800,000          | N/A                    | N/A                  |                                                                                                               |                           |                       |                                                            | N/A                | BOT approved increase to \$11.8M Dec 2022. Market conditions and procurement times impacting project. Nearing completion.                                                                                                                                                            |
|                    | Hoisting Transformation Project Ph 3 (restoration of historic space improvements) | Jun 2026                    | \$ 10,000,000                          | \$ 9,900,000           | 1,55,000               | \$ 64                |                                                                                                               |                           |                       |                                                            | N/A                | Construction started. This phase is for Open Space Improvements, which also includes the demolition of Hamilton Hall. This phase was originally scheduled for 2024, but was delayed due to the short-term need of Hamilton Hall while Kalapuya still underwent repairs.              |
|                    | Knight Library Extension / Restoration (Multiple Phases)                          | TBD                         | \$ 15,000,000                          | \$ 15,000,000          | N/A                    | N/A                  |                                                                                                               |                           |                       |                                                            | N/A                | Two of three phases complete. Ph 3, included in the budget, is scheduled for construction in the summer of 2026. Funded with state Capital Improvement funds.                                                                                                                        |
|                    | Knight Campus Phase 2                                                             | Mar 2026                    | \$ 300,000,000                         | \$ 330,000,000         | 1,75,000               | \$ 1,886             |                                                                                                               |                           |                       |                                                            | Targeting Gold     | Nearing completion. Volatile market escalation conditions have impacted the project. Schedule impacted with the inclusion of additional scope.                                                                                                                                       |
| NEW                | Friendly Hall Deferred Maintenance                                                | Sep 2027                    | \$ 82,300,000                          | \$ 82,300,000          | 66,740                 | \$ 1,240             | TBD                                                                                                           | TBD                       |                       |                                                            | Targeting Gold     | Construction started. Legislatively approved in 2023 for \$80.2M of the \$82.3M request. Balance funded with state Capital Improvement funds.                                                                                                                                        |
|                    | Oregon Agricultural Research Lab (Portland)                                       | Apr 2027                    | \$ 25,880,000                          | \$ 25,800,000          | 14,130                 | \$ 1,821             | TBD                                                                                                           | TBD                       |                       |                                                            | N/A                | Federal grant. Port of Portland location. Starting construction in January.                                                                                                                                                                                                          |
|                    | Next Generation Residence Hall B1                                                 | Aug 2027                    | \$ 160,000,000                         | \$ 160,000,000         | 240,000                | \$ 620               | TBD                                                                                                           | TBD                       | TBD                   |                                                            | Targeting Gold     | Construction recently started. BOT approved project in March 2025 for \$160M, of which, \$10.5M is for utility distribution to support new facility and electrical redundancy to portions of campus.                                                                                 |
|                    | Child Behavioral Health Building                                                  | TBD                         | TBD                                    | \$ 79,000,000          | TBD                    | TBD                  | TBD                                                                                                           | TBD                       | TBD                   |                                                            | Targeting Gold     | Legislatively approved \$75M. In late Design Development.                                                                                                                                                                                                                            |
|                    | Next Generation Residence Hall B2                                                 | TBD                         | TBD                                    | \$ 110,000,000         | 178,000                | \$ 618               | TBD                                                                                                           | TBD                       | TBD                   |                                                            | TBD                | In Schematic Design                                                                                                                                                                                                                                                                  |
|                    | Keynotes                                                                          |                             |                                        |                        |                        |                      |                                                                                                               |                           |                       |                                                            |                    |                                                                                                                                                                                                                                                                                      |
|                    |                                                                                   | N/A                         | N/A                                    | N/A                    |                        |                      | Budget within 3% of BOT / UG or above 3% based upon program driven increases AND are under BOT approval level | On Schedule               | Program Maintained    | ASDM Issues Anticipated                                    |                    |                                                                                                                                                                                                                                                                                      |
|                    |                                                                                   | N/A                         | N/A                                    | N/A                    |                        |                      | Additional funds above 3% (Not for Program Enhancements) but not to BOT approval level                        | 1-3 month delay           | Minor loss of Program | Less than 5% Scope Increase due to undistributed DM issues |                    |                                                                                                                                                                                                                                                                                      |
|                    |                                                                                   | N/A                         | N/A                                    | N/A                    |                        |                      | Additional funding requiring BOT Approval                                                                     | 3 months or greater delay | Major loss of Program | More than 5% Scope Increase due to undistributed DM issues |                    |                                                                                                                                                                                                                                                                                      |

# Capital Plan Decision Criteria

- Supports
  - University Mission
  - Institutional Priorities
  - Research Areas of Focus
- Informed by
  - Building Condition Assessments
  - Infrastructure Assessment
  - Space Needs Analysis

# University of Oregon

## Building Stock Around the State



# Some Projects Recently Completed & In-Construction



Housing Next Generation  
Building 1 – In Construction



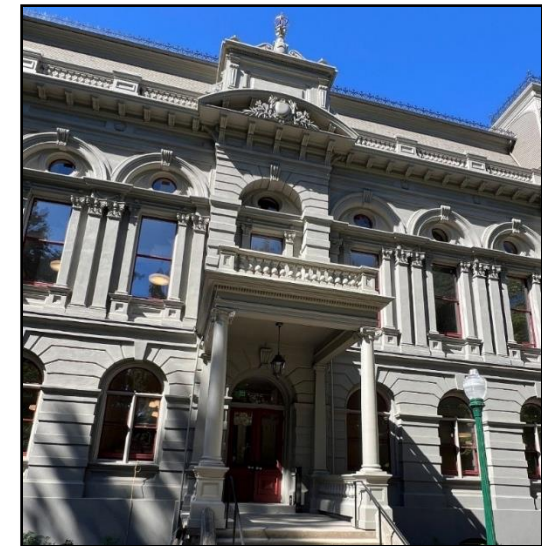
Knight Campus Ph2 – In Construction



Friendly Hall – In Construction

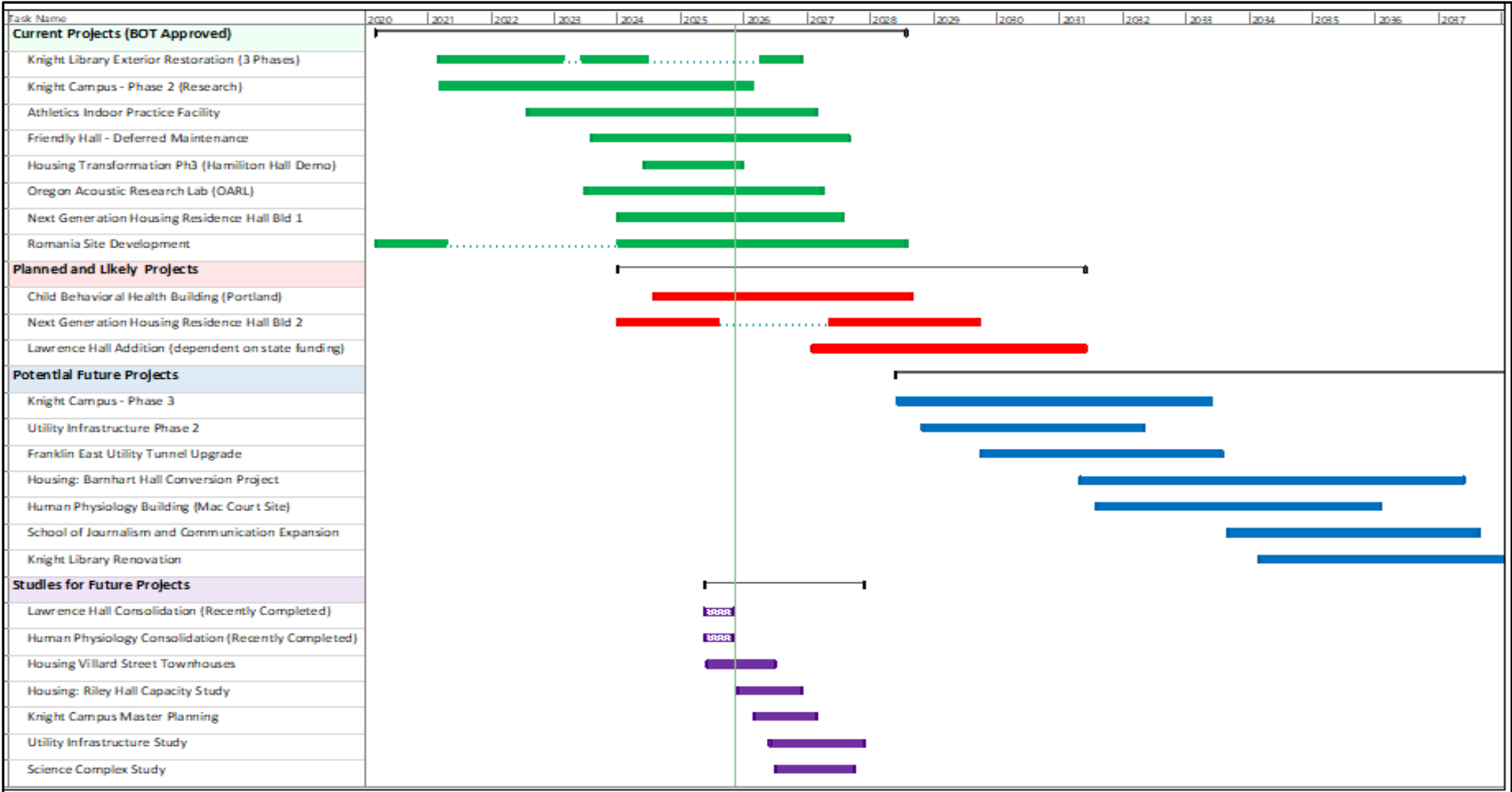


Heritage Project (University Hall) –  
Recently Completed



Heritage Project (Villard Hall) – Recently  
Completed

# Overview of 10-Year Capital Plan



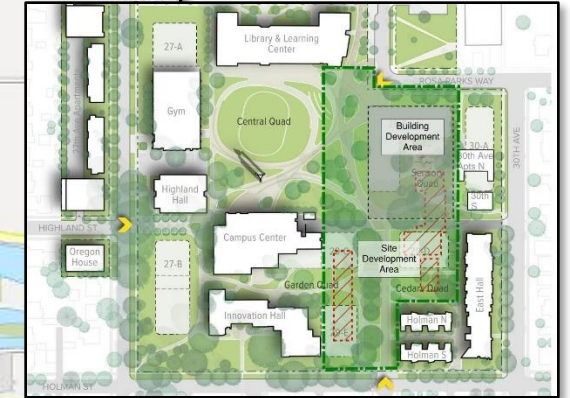
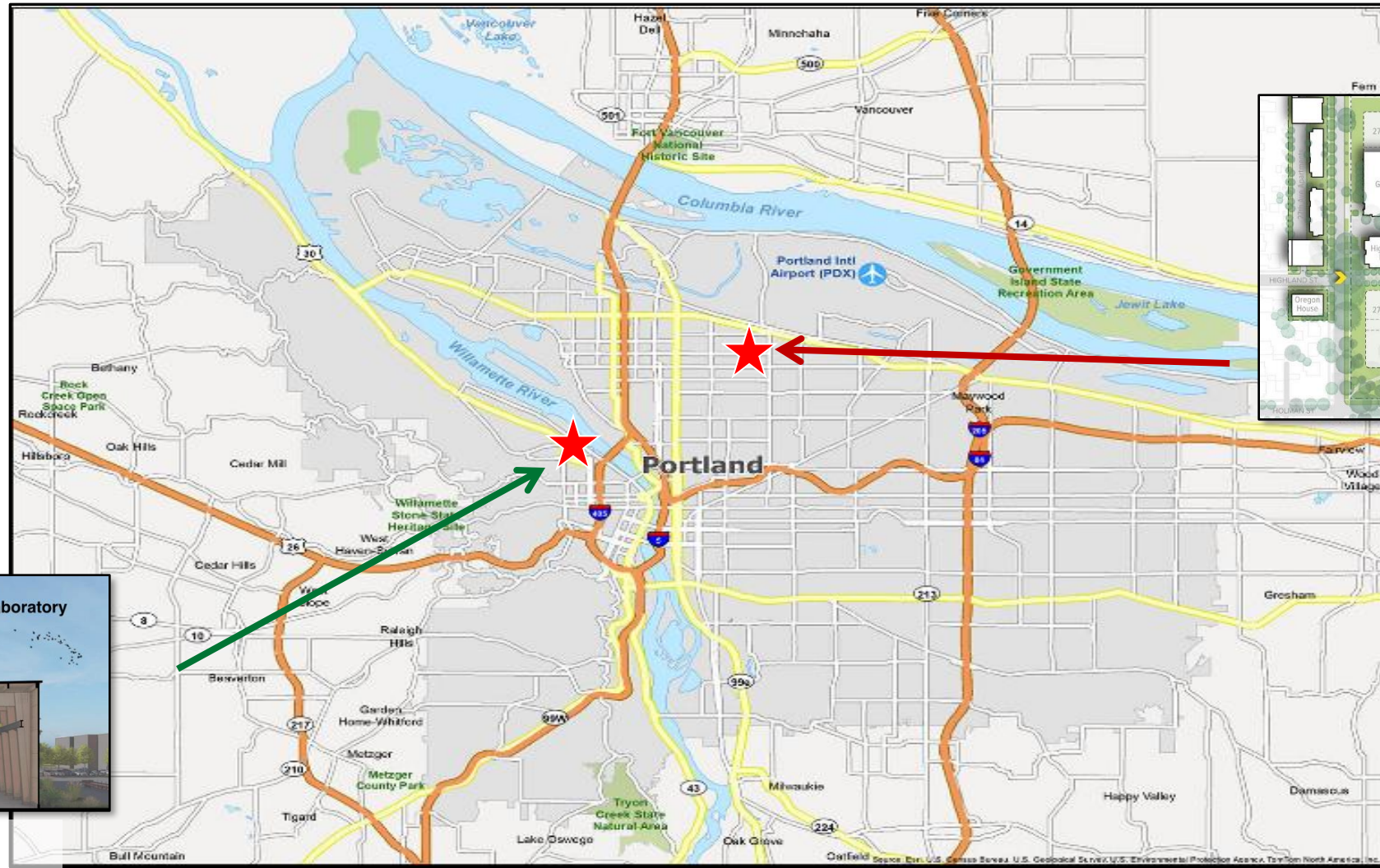
# Overview of 10-Year Capital Plan



Eugene Campus

■ Current Projects    ■ Planned Projects    ■ Potential Future Projects

# Projects outside of the Eugene Campus



**Child Behavioral Health Building**  
(UO Portland Campus)



**Oregon Acoustics Research Laboratory**  
(Port of Portland)

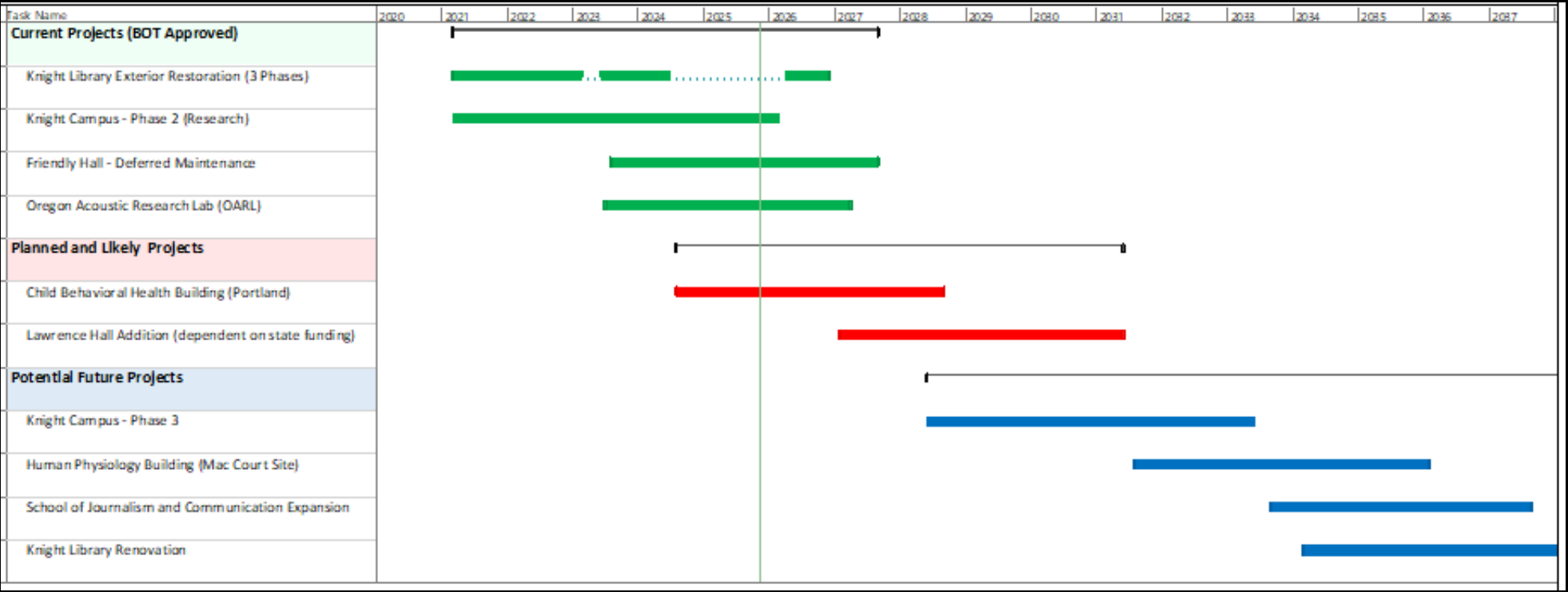
■ Current Projects
 ■ Planned Projects
 ■ Potential Future Projects

# **Breakdown of Project Types**

## Project Types

- Academic Projects
- Other Projects
- Future Project Studies

# Academic Project Breakdown



# Current Academic Project Breakdown



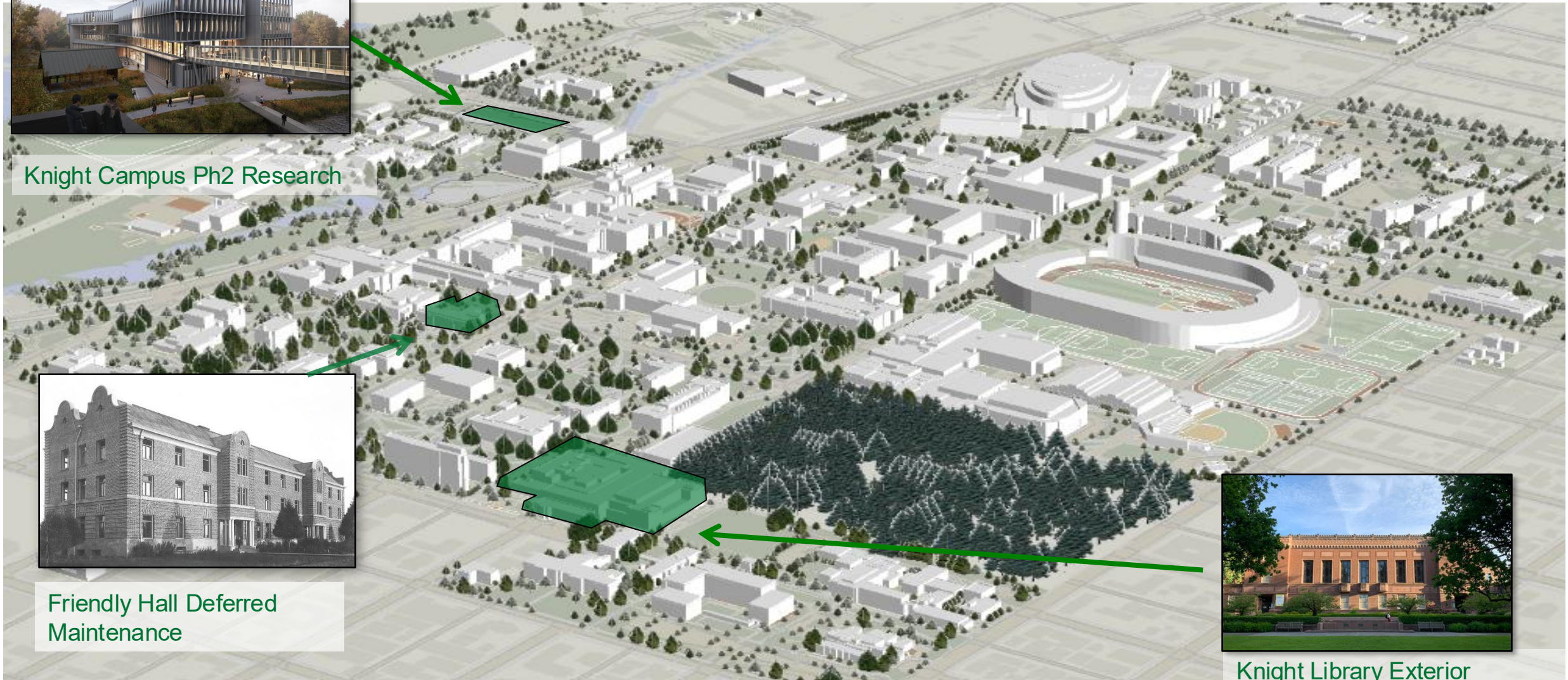
Knight Campus Ph2 Research



Friendly Hall Deferred Maintenance



Knight Library Exterior Restoration



# *Planned and Likely* Academic Project Breakdown



# Potential Future Academic Project Breakdown - Eugene



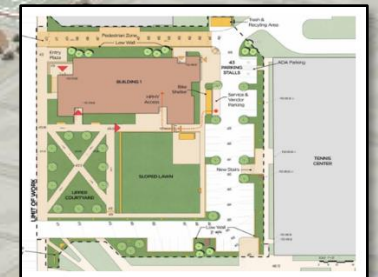
Knight Campus Phase 3



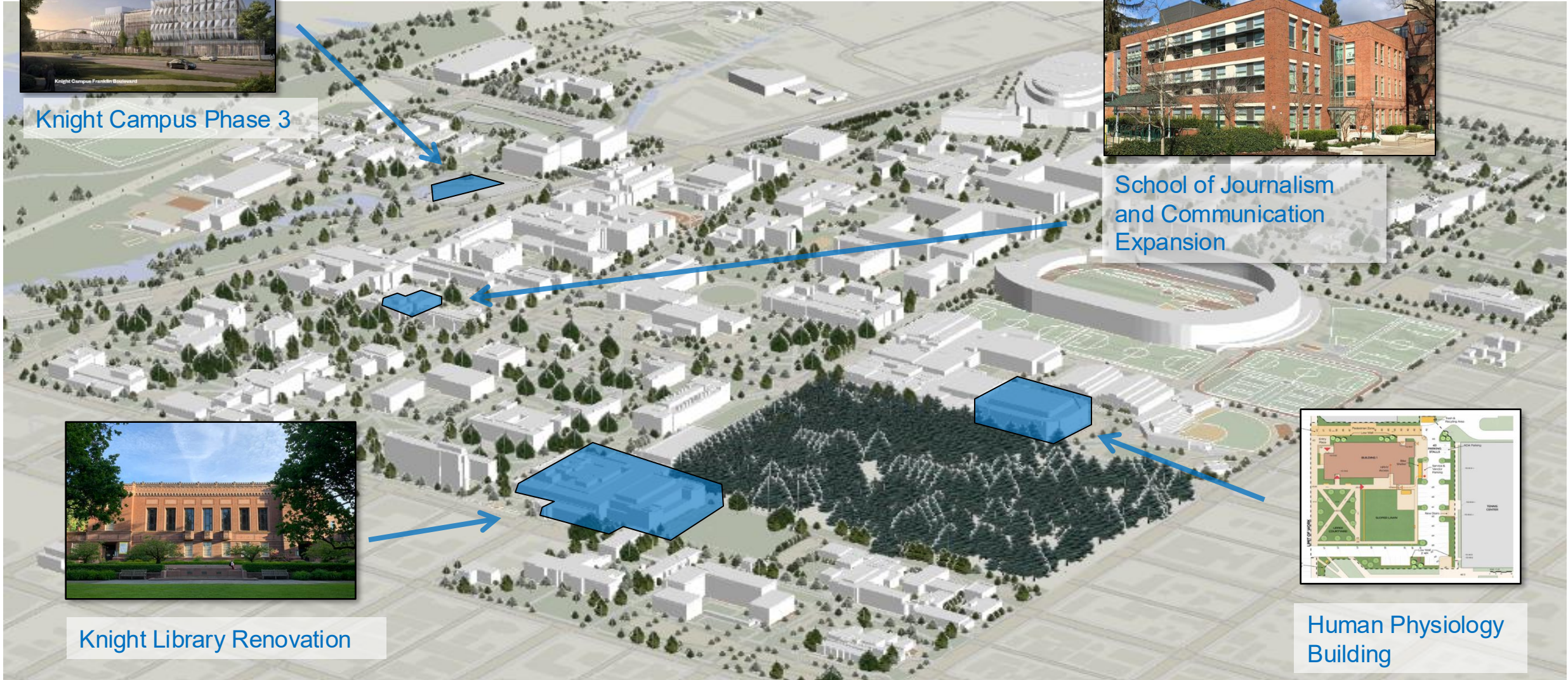
School of Journalism  
and Communication  
Expansion



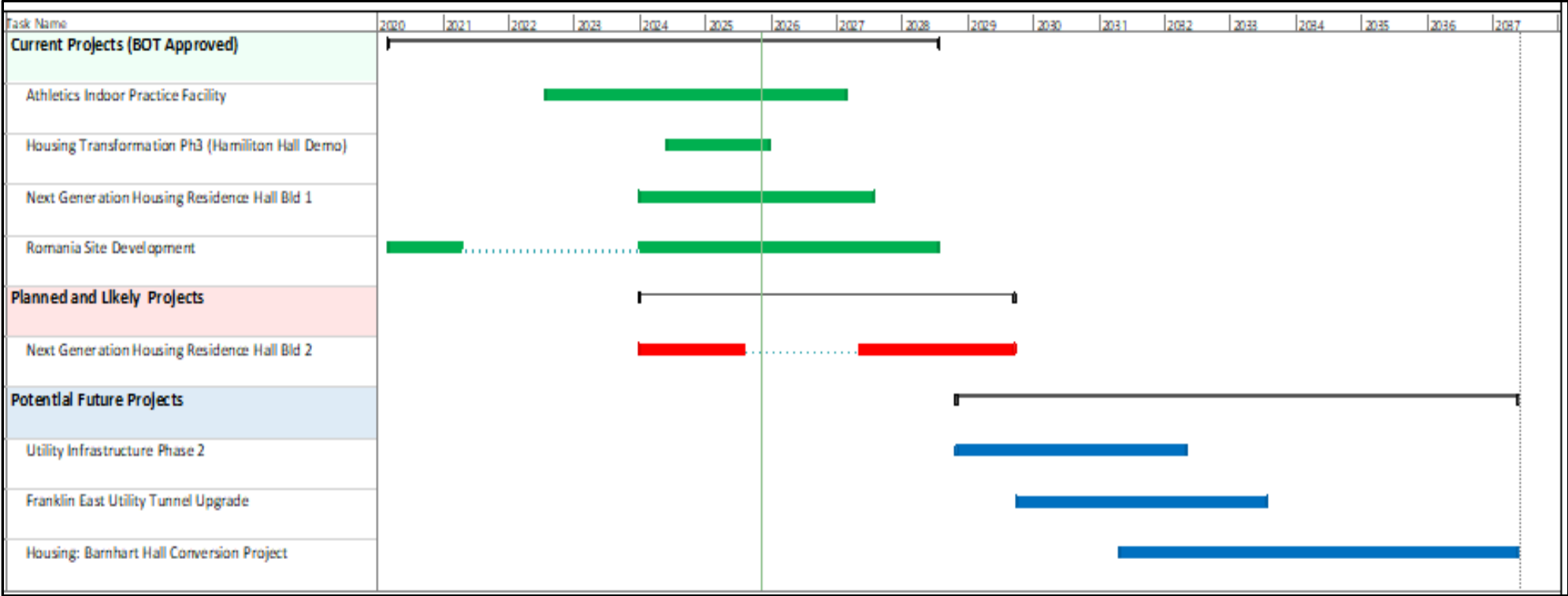
Knight Library Renovation



Human Physiology  
Building

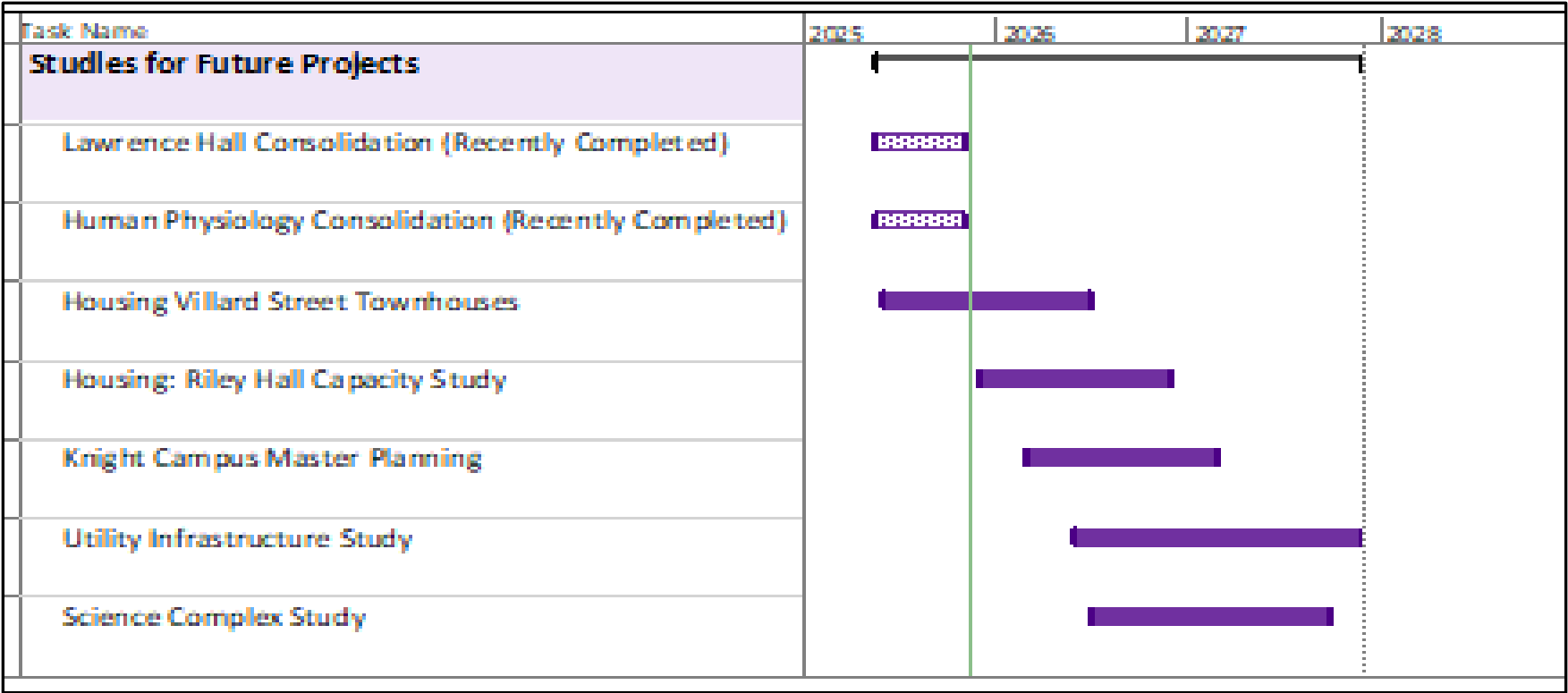


# Other Projects Breakdown

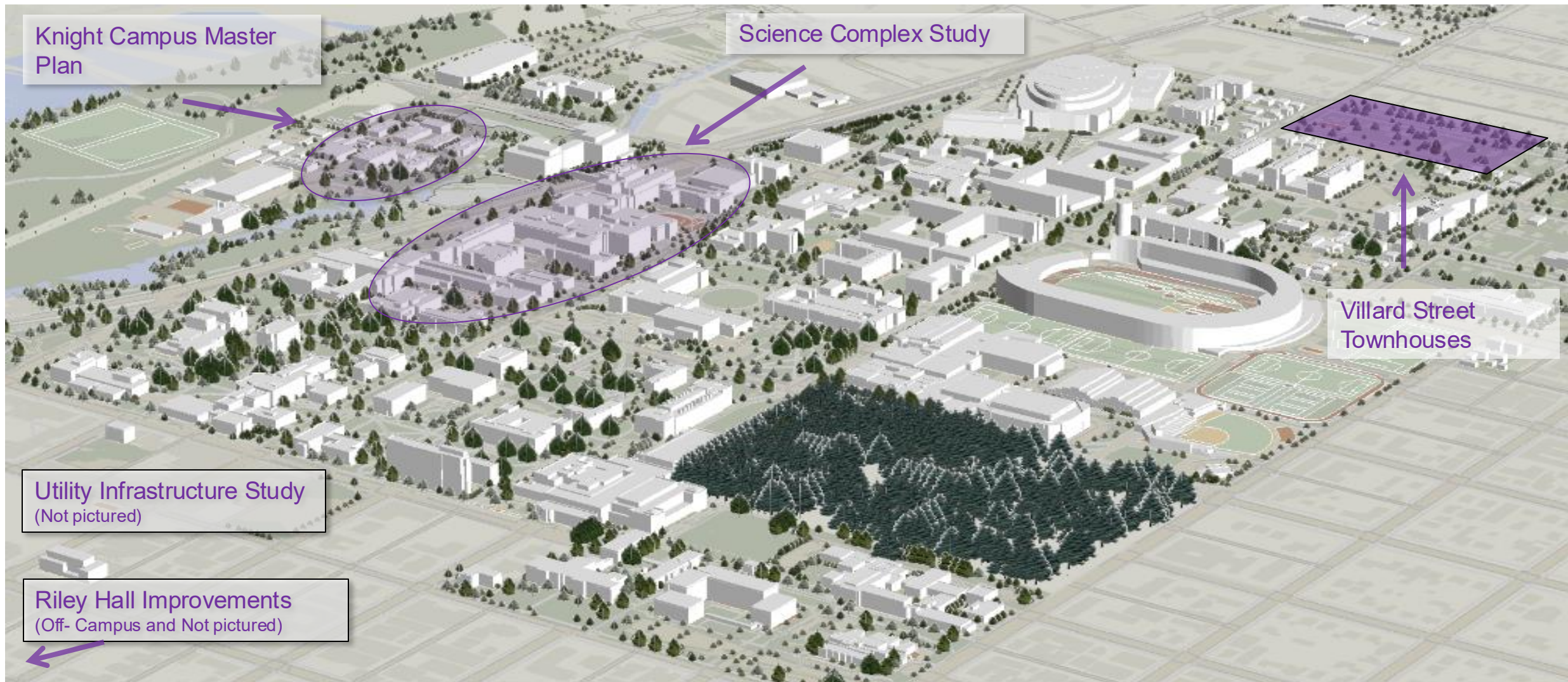




# Studies for Future Projects



# Studies for Future Projects



# **Inherent Challenges**

- Deferred Maintenance
- ADA Improvements
- Seismic Improvements
- Utility Infrastructure Demands

# **Deferred Maintenance**

## **Deferred Maintenance Backlog Update:**

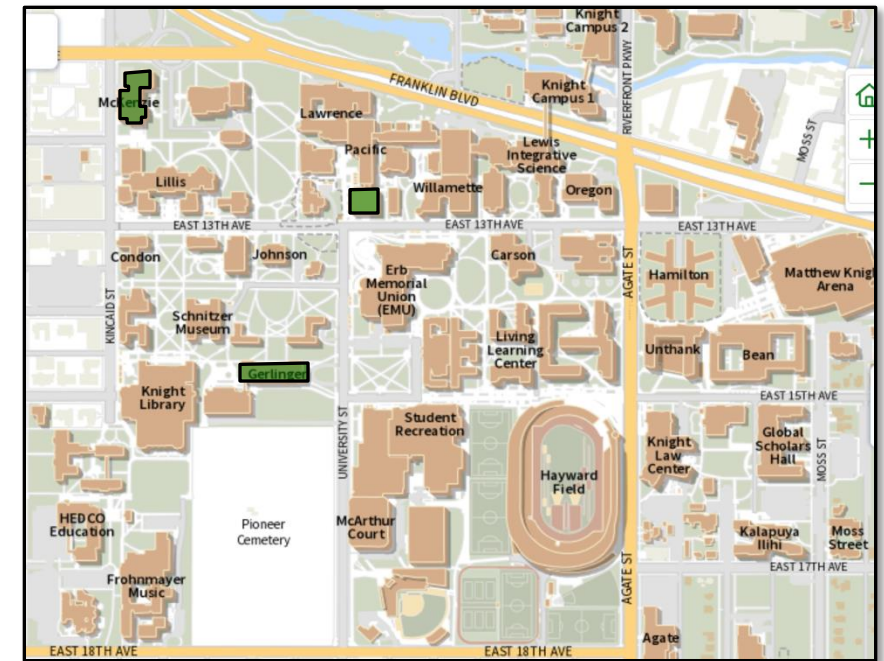
- 2025 actual backlog identified was \$447M\*
- 2026 backlog projection is approximately a \$470M\* backlog, due to:
  - Additional building systems becoming deferred
  - Escalation impacts

\*Assessment does not include UO Portland, seismic, major site, or utility infrastructure deficiencies.

# ADA Improvements

*Physical Accessibility improvements are ongoing and critical to campus.*

- **Physical barrier resolution and improvements through:**
  - Large Projects (new buildings and deferred maintenance projects)
  - State-funded Capital Improvement Initiatives,
  - Campus-driven projects
- ***Physical Accessibility Advisory Committee*** reestablished
  - Pilot program created which reviewed 3 existing buildings
- **Committee on Academic Infrastructure (CAI)** – improving accessibility furniture deficiencies and enhancements for accessibility needs



Accessibility Pilot Program: Gerlinger Hall, Columbia Hall, McKenzie Hall

# Seismic Improvements

- A significant challenge for UO and other institutions, alike
- Addressed through large-scale renovations and new building projects.
- Since the mid 1990's all newly constructed projects or major renovation projects resulted in buildings that are designed to keep people safe in a significant earthquake
- Renovation projects have focused on unreinforced masonry-built buildings (our most historic buildings) as they perform poorly in a seismic event.



Example of an unreinforced masonry foundation. Friendly Hall - currently under rehabilitation.

# Utility Infrastructure Improvements



- UO's Utility Infrastructure distribution system is aging and expanding given the time, growth, and increased demands of campus
- Initiating a *Utility Infrastructure Masterplan* addressing-
- Upgrade needs
- Expansion needs
- System Redundancy and Resiliency

# **Additional Considerations**

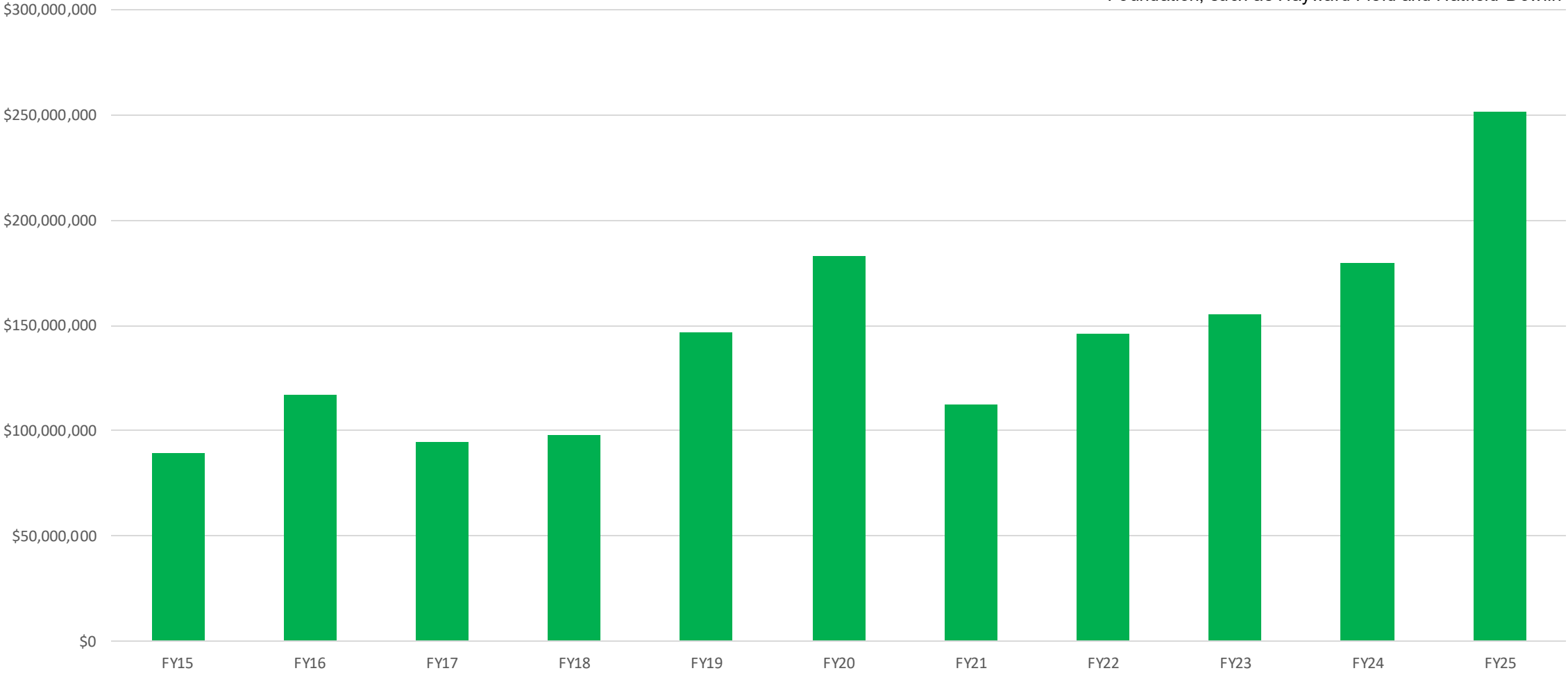
- Capital Construction Spending
- Funding Sources
  - Current Projects
  - Planned/Likely Projects
- University Debt

# Capital Construction Spending

Total 10-year Expenditure: \$1,573,672,050

\$7.5 Billion Campus Building Value

This information does not include projects performed by UO Foundation; such as Hayward Field and Hatfield-Dowlin Complex



# Major Funding Sources

## Current Projects

| <u>CURRENT PROJECTS</u><br>(BOT Approved) | Gifts & Grants | State-Paid Bonds | Internal Bank, Presidential Initiative Funds | Auxiliary Funds<br>(Cash and/or Revenue Bonds) | Power Station Funds<br>(Cash and/or Revenue Bonds) | E&G Funds<br>(Cash and/or Revenue Bonds) |
|-------------------------------------------|----------------|------------------|----------------------------------------------|------------------------------------------------|----------------------------------------------------|------------------------------------------|
| Knight Library Exterior Restoration       |                | ✓                |                                              |                                                |                                                    |                                          |
| Knight Campus Ph2                         | ✓              |                  |                                              |                                                |                                                    |                                          |
| Friendly Hall Deferred Maintenance        |                | ✓                |                                              |                                                |                                                    | ✓                                        |
| Oregon Acoustic Research Lab (OARL)       | ✓              |                  |                                              |                                                |                                                    | ✓                                        |
| Athletics Indoor Practice Facility        | ✓              |                  |                                              |                                                |                                                    |                                          |
| Next Gen Housing Res Hall Ph1             |                |                  |                                              | ✓                                              | ✓*                                                 |                                          |
| Housing Transformation Ph3                |                |                  |                                              | ✓                                              |                                                    |                                          |

\*Funding source used for utilities to project site

# Major Funding Sources

## Planned and Likely Projects

| <u>Planned and Likely Projects</u>         | Gifts & Grants | State-Paid Bonds | Internal Bank, Presidential Initiative Funds | Auxiliary Funds<br>(Cash and/or Revenue Bonds) | Power Station Funds<br>(Cash or Revenue Bonds) | E&G Funds<br>(Cash and/or Revenue Bonds) |
|--------------------------------------------|----------------|------------------|----------------------------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------|
| Child Behavioral Health Building           | ✓              | ✓                | ✓                                            |                                                |                                                | ✓                                        |
| Next Generation Housing Residence Hall Ph2 |                |                  |                                              | ✓                                              |                                                |                                          |
| Lawrence Hall Addition                     | ✓              | ✓                |                                              |                                                |                                                | ✓                                        |

# Impacts on UO's Debt Profile

- Portions of the plan rely on state-paid bonds for funding, but funding may also come from reserves, philanthropy, creative partnerships, or UO-paid debt.
- UO-paid debt is expected to be issued at a pace that keeps the debt burden ratio between 4.6% and 5.5%.
- FY25 Debt Burden Ratio is 4.9%; below the industry's commonly accepted limit of 7.0%.

# Summary of Projects

## CURRENT PROJECTS

| <u>Project Name</u>                       | <u>New (sf)</u> | <u>Renovated (sf)</u> | <u>Project Budget</u> |
|-------------------------------------------|-----------------|-----------------------|-----------------------|
| • Knight Library Exterior Restoration     | N/A             | N/A                   | \$ 15.0M              |
| • Knight Campus Ph2 (research)            | 175,000         | N/A                   | \$ 330.0M             |
| • Friendly Hall DM                        | 2,000           | 42,740                | \$ 82.3M              |
| • Athletics Indoor Practice Facility      | 140,000         | 30,000                | \$ N/A                |
| • Oregon Acoustic Research Lab            | 14,130          | N/A                   | \$ 25.9M              |
| • Next Gen Housing Res Hall Ph 1          | 223,000         | N/A                   | \$ 160.0M             |
| • <u>Housing Transformation Proj. Ph3</u> | N/A             | N/A                   | \$ 9.9M               |
| <b>Totals</b>                             | <b>554,130</b>  | <b>72,740</b>         | <b>\$ 623.1M</b>      |

# Summary of Projects

## Planned and Likely Projects

| <u>Project Name</u>                | <u>New (sf)</u> | <u>Renovated (sf)</u> | <u>Anticipated Budget</u> |
|------------------------------------|-----------------|-----------------------|---------------------------|
| • Child Behavioral Health Building | 54,000          | N/A                   | \$ 79M                    |
| • Housing Next Gen Res Hall Ph2    | 178,000         | N/A                   | \$ 110M                   |
| • <u>Lawrence Hall Addition</u>    | 40,000          | 19,400                | \$ TBD                    |
| <b>Totals:</b>                     | <b>272,000</b>  | <b>19,400</b>         | <b>\$ 189M+</b>           |

## **Agenda Item #3**

### **Lawrence Hall Addition/Renovation: HECC Submission Authorization 2025 (Action)**

Jamie Moffitt, Senior Vice President for Finance & Administration and  
CFO

Michael Harwood, Associate Vice President and University Architect

Darin Dehle, Director of Design and Construction

Adrian Parr Zaretsky, Dean, College of Design

**LAWRENCE HALL ADDITION/RENOVATION: HECC Submission Authorization December 2025**

Every two years the University has the opportunity to seek state funding for capital projects. Recent projects funded by the state include Friendly Hall, Villard Hall, University Hall, Huestis Hall and the Tykeson Building. The University is seeking authorization to develop and submit a proposal for state support in order to demolish the oldest portion of Lawrence Hall and build a new addition in its place, which will include minor renovations in the remaining building where the addition connects. The addition will aspire to engage with the Old Historic Quad to the west as well as significantly improve the visual prominence of campus along Franklin Boulevard with a transparent façade expressing the culture and dynamic environment generated within these design-based disciplines.

Lawrence Hall is home to the College of Design, currently serving 2,275 students. The project would demolish the oldest, least efficient portion of Lawrence Hall, allowing for the construction of a new two-story, 40,000 sf addition. New, state of the art, highly efficient maker spaces, design studios and collaboration spaces within the addition would allow for the consolidation of a number of programs that are currently located in other buildings on campus, greatly enhancing the interdisciplinary collaboration between 11 undergraduate programs and 16 graduate programs, significantly improving the ability to effectively and efficiently provide students access to greater opportunities than they currently have within their programs.

This addition will not only provide these new spaces, but as envisioned would also include minor renovations to help engage existing portions of the building with this new collaboration hub, enhancing the function of the entire building. The project will remove more than \$31M of deferred maintenance within Lawrence Hall and other currently occupied buildings that would be razed upon the completion of the addition, making space for other future initiatives.

The University is requesting authorization to develop and submit this project proposal to the HECC in April of 2026 as the first step towards submitting it to the Legislature for funding during the 2027 Legislative Session.

*Status & Timeline:* This past year a feasibility study was completed for this project. It confirmed that this Lawrence Hall project provides an opportunity to eliminate current space that is significantly past its useful life, both in Lawrence Hall as well as other outlying College of Design buildings. The combination of eliminating significant amounts of deferred maintenance and consolidating some extremely disjointed programs result in a highly beneficial project for the College. This project will multiply the effectiveness of an already highly collaborative culture created within the College of Design. In creating a building that reflects the ethos of the program, it will work as a teaching tool that

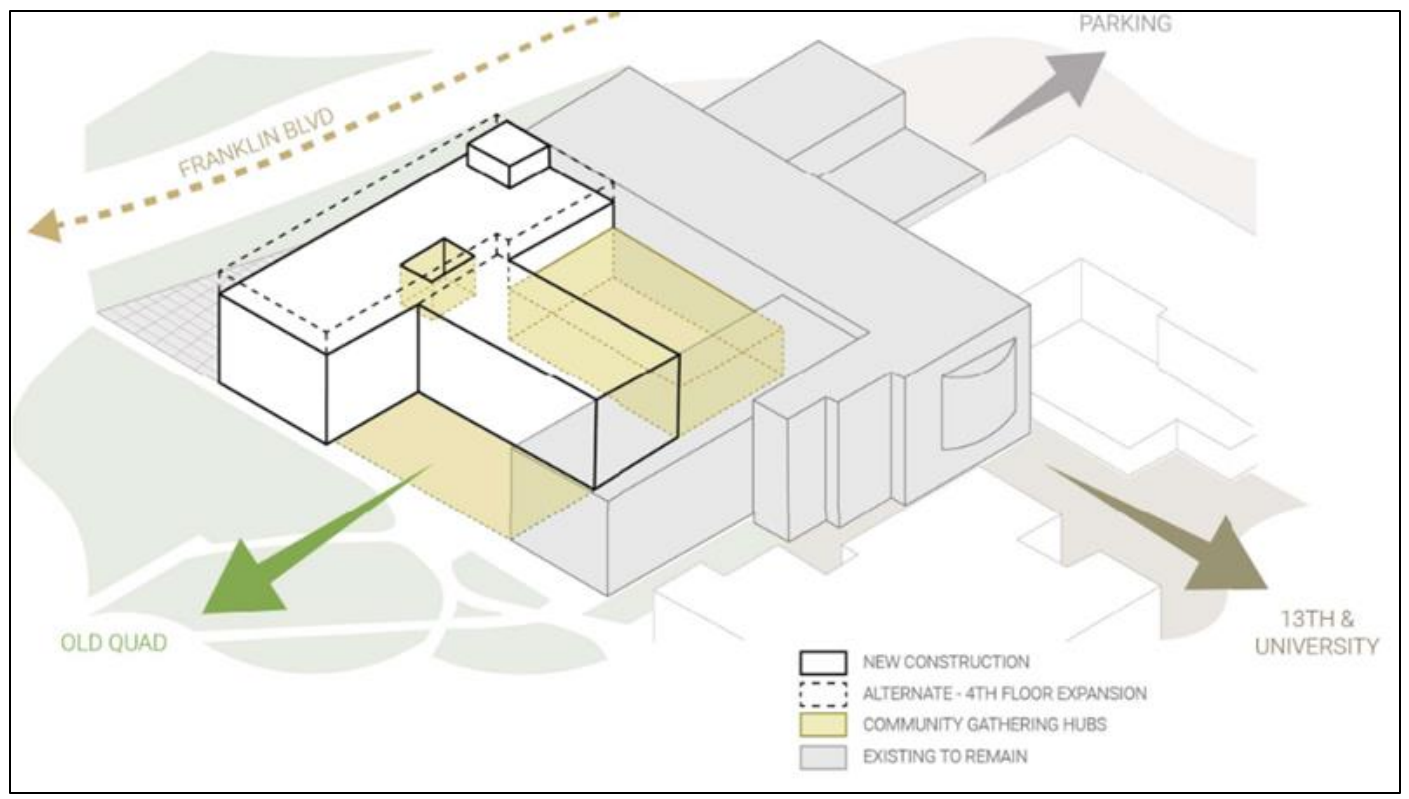
highlights the elements of environmental resilience that are central to many College of Design programs.

The University plans to put a team together comprised of faculty and staff from Design and Construction, Finance and Administration, the Provost's office, and the College of Design to develop a proposal for the project to be submitted to the HECC in April of 2026. This proposal would be reviewed and ranked by the HECC during the summer of 2026. HECC capital project recommendations would then be forwarded to the Governor's office in late summer / early fall of 2026 for eventual consideration by the Legislature in the Spring of 2027.

*Costs & Sources of Funds: TBD*

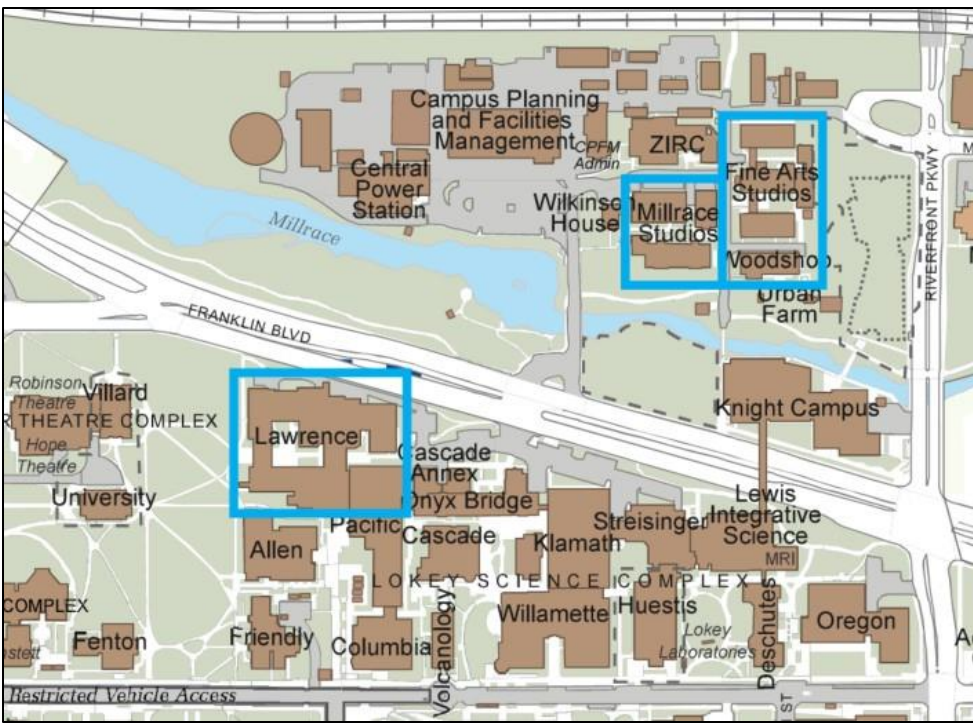


# Lawrence Hall Addition/Renovation



## Objective

Demolish oldest, least efficient portion of Lawrence Hall replacing it with a multi-story addition allowing for the consolidation of multiple state of the art maker spaces into the building, enhancing collaboration.



# Capital Project Submission Process, HECC Criteria and Timeline:

- ❖ HECC Submissions Due: April 2026
- ❖ HECC Review & Scoring: Summer 2026
- ❖ HECC Submission to Governor: Fall 2026
- ❖ Submission to Legislature: January 2027
- ❖ Legislative Review: Spring 2027
- ❖ Legislation Released: June/July 2027

| HECC Prioritization Criteria                                 |                                                            | Points |
|--------------------------------------------------------------|------------------------------------------------------------|--------|
| Strategic Priorities (52 points total)                       |                                                            |        |
| A. Strategic Capital Development Priorities                  |                                                            |        |
|                                                              | Part 1: Space renewal, workforce, or completion priorities | 24     |
|                                                              | Part 2: Addressing deferred maintenance issues             | 12     |
|                                                              | Part 3: Supports research and economic development         | 8      |
|                                                              | Part 4: Collaboration with interested parties              | 8      |
| State Priorities (48 points total)                           |                                                            |        |
| B. Operational Savings and Sustainability                    |                                                            | 8      |
| C. Life Safety, Security, Code Compliance and/or Loss of Use |                                                            | 10     |
| D. Institutional Priority                                    |                                                            | 5      |
| E. Student Success for Underserved Populations               |                                                            | 10     |
| F. Leveraging Institutional Resources                        |                                                            | 15     |
| TOTAL                                                        |                                                            | 100    |

# College of Design – Program Information:

- 2,275 students
- 16 graduate programs
- 11 undergraduate programs
- 3 Schools + 6 departments
- TTF: 72 FTE / CNTTF: 50 FTE / 45 Protems / 75 GEs (April, 2025)
- TTF: 72 FTE / CNTTF: 50 FTE / 45 Protems / 75 GEs (April, 2025)

# College of Design Project Objectives:

1. Spaces that facilitate collaborative learning – interactive + group-oriented layouts.
2. Specialized spaces for programs located in facilities at the end of their life cycle impeding Knight Campus expansion.
3. Additional space for nationally competitive programs.
4. Consolidate maker spaces to foster innovation + interdisciplinary collaboration.
5. Celebrate and communicate reputational capital.
6. Create community

# Lawrence Hall Addition/Renovation:



## ❖ HECC Rubric Strengths:

- ❖ High deferred maintenance volume retired = \$31.5M
- ❖ Increases undergraduate student growth in workforce ready programs
- ❖ Improves efficiency of program space, eliminating redundancies
- ❖ Research & economic development through professional collaborations
- ❖ High sustainability goals for high profile program researching & educating on the topic

## ❖ Alignment with Oregon Rising

- ❖ Improved spaces increase pathways to timely graduation
- ❖ Enhances programs targeting degrees which develop career ready graduates
- ❖ Students flourishing in state of the art maker spaces, with collaboration opportunities
- ❖ Accelerating impact, increasing prominence of Environmental Resilience Leadership

# Lawrence Hall Addition/Renovation:



- ❖ **HECC Submission Authorization Request**
- ❖ **Lawrence Hall Program:** College of Design – Program Consolidation
- ❖ **Project Budget:** TBD
- ❖ **Funding Breakdown:** Q Bonds: 50%, G Bonds: 25%, UO Match: 25%
- ❖ **Current Status:** Completed Feasibility Study
- ❖ **Targeted Program Size:** 40,000 GSF new area, 19,400 GSF renovation
- ❖ **Requested Action:** Authorization to Develop and Submit a Proposal for State Funding for this Project.

**Finance and Facilities Committee  
Board of Trustees of the University of Oregon**

**Resolution: Lawrence Hall Addition/Renovation: HECC Submission Authorization December 2025**

WHEREAS, the University of Oregon (University) has the opportunity to seek state funding for capital projects every two years;

WHEREAS, the Oregon Higher Education Coordinating Commission (HECC) is charged with developing recommendations for strategic investments in the state's public universities, including appropriations for capital construction, improvements, and deferred maintenance;

WHEREAS, the HECC capital proposal process now requires Board of Trustees approval of a capital project for consideration for inclusion in the biennial HECC agency request budget;

WHEREAS, the University intends to submit a proposal for the Lawrence Hall Addition and Renovation project to the HECC in April of 2026 to be reviewed and ranked by the HECC for consideration by the state legislature in the Spring of 2027;

WHEREAS, the Lawrence Hall Addition and Renovation project will eliminate significant amounts of deferred maintenance and consolidate various disjointed programs, thereby multiplying the effectiveness of the highly collaborative culture within the College of Design;

WHEREAS, the Policy on Committees authorizes the Finance and Facilities Committee to submit items to the full Board as a seconded motion, recommending passage.

NOW THEREFORE, the Finance and Facilities committee of the Board of Trustees of the University of Oregon hereby refers to the full Board of Trustees of the University of Oregon the authorization for the President or their designee(s) to develop a capital project proposal for the Lawrence Hall Addition and Renovation project and submit it to the Higher Education Coordinating Commission for consideration in the HECC Agency Request Budget.

Moved: \_\_\_\_\_ Seconded: \_\_\_\_\_

| Trustee          | Vote | Trustee | Vote |
|------------------|------|---------|------|
| Storment         |      | Moses   |      |
| Abbott           |      | Seeley  |      |
| Boyle            |      | Ulum    |      |
| Evans Jackman    |      | Worden  |      |
| Mitrovčan Morgan |      |         |      |

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

## **Agenda Item #4**

### **Child Behavioral Health Building (Action)**

Jamie Moffitt, Senior Vice President for Finance & Administration and  
CFO

Michael Harwood, Associate Vice President and University Architect

Darin Dehle, Director of Design and Construction

Kate McLaughlin, Executive Director, Ballmer Institute for Children's  
Behavioral Health

Allison S. Caruthers, Prevention Science Institute.

**CHILD BEHAVIORAL HEALTH BUILDING PROJECT: Project Authorization December 2025**

The Child Behavioral Health Building project is a State of Oregon authorized bond-funded project. The project will construct a new two-story, 54,000 sf academic and research building, while removing four existing, poor-quality buildings on the UO Portland Campus. This project will not only construct a facility that will help accelerate the development and implementation of treatment strategies related to child behavioral health but will also greatly enhance the development of the UO Portland Campus through the removal of buildings that are not cost effective to renovate, resulting in improved open space and campus connectivity. This building will be occupied by the Ballmer Institute for Child Behavioral Health and the Prevention Sciences Institute.

The University is requesting authorization to proceed with the full project (budgeted at \$79M) to complete the project by the Spring of 2029.

*Status & Timeline:* The project is currently in the design phase and is scheduled to start asbestos abatement within the existing buildings this winter, with building demolition and utility installation beginning in the spring and summer of 2026. Completion of the project is scheduled for the Spring of 2029.

*Costs & Sources of Funds:* Full project authorization is being requested at this Board meeting for \$79M. The project is supported by state bond funds and a UO match: \$35.5M Q Bonds, \$17.75M G Bonds, \$25.75M UO Match/Anticipated Philanthropy.



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## Child Behavioral Health Building



### Objective

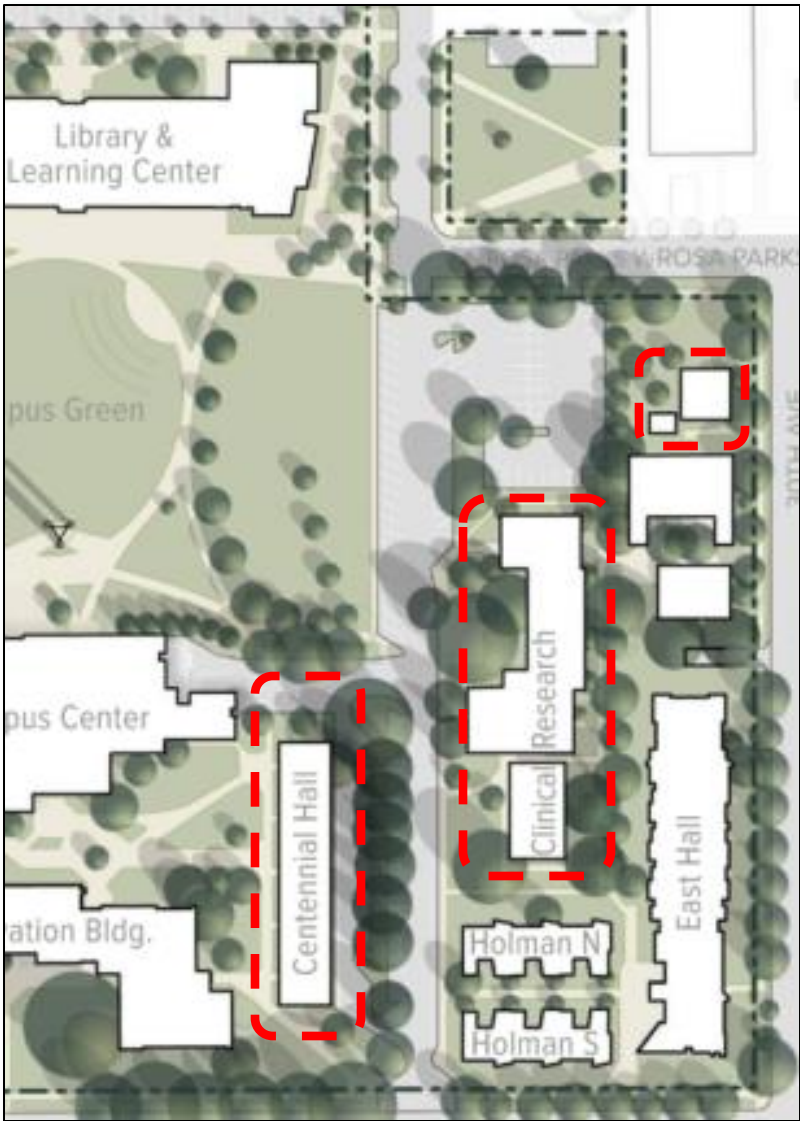
Construction of a new building, removal of 4 buildings not cost effective to renovate, & site improvements to repair areas where buildings are eliminated & tie the new building into the campus fabric.



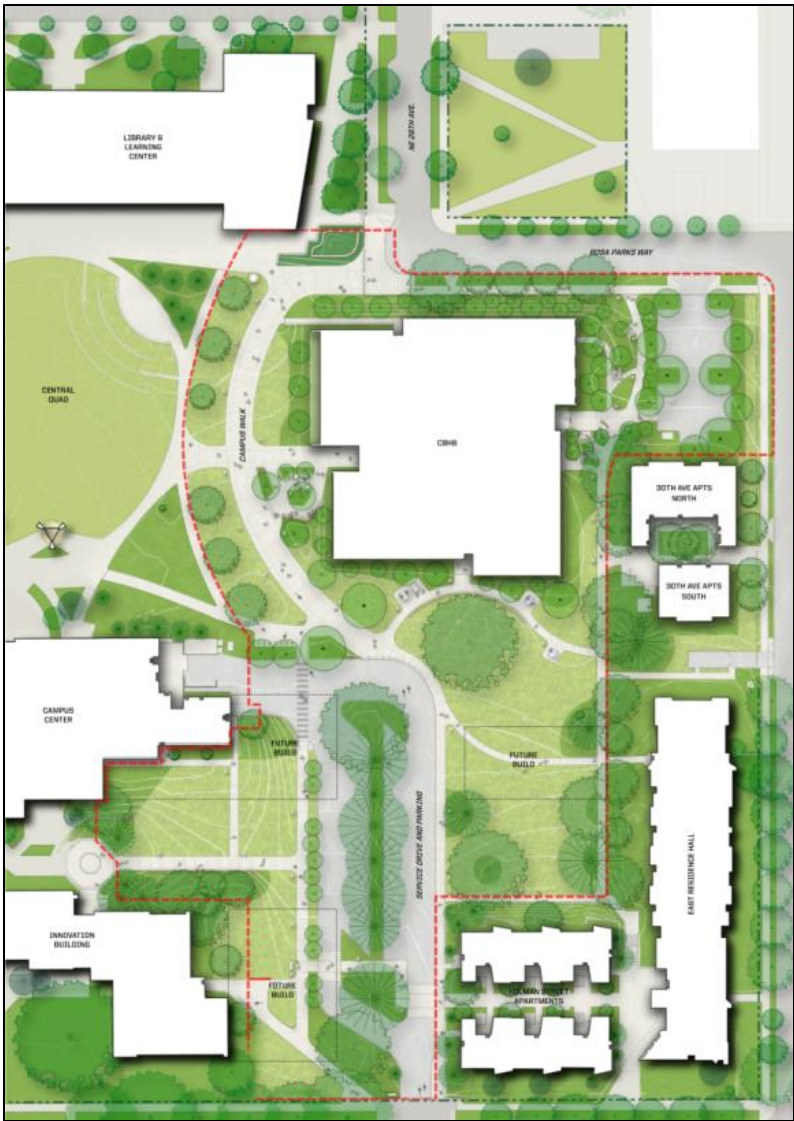
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# Building Demolition and Site Improvements

Existing Project Site



Future Project Site



# Student-Centered Learning Environments

- **Modern state-of-the-art classrooms** for in-person learning and remote course streaming across the country
- **Telehealth Center** to expanded training opportunities for students and services for the community
- **Community-driven spaces** for informal learning and connection



Community-driven spaces

Modern Classrooms



# An Innovation Hub

- **Behavioral Health Clinic** where community members can participate in a growing portfolio of grant-funded research and receive free behavioral health services
- **Research Hubs** to accelerate innovation and discovery that improves outcomes
- **Workspaces** designed to support productivity and connection for faculty and staff



Workspaces

Behavioral Health Clinic



# Child Behavioral Health Building (CBHB) Project Summary:



- ❖ **Legislatively Approved in 2025**
- ❖ **CBHB Program:** Ballmer Institute for Children's Behavioral Health and the Prevention Science Institute
- ❖ **Project Size:** 2-story, 54,000 GSF
- ❖ **Project Budget:** \$79M
- ❖ **Funding:** Q Bonds: \$35.5M, G Bonds: \$17.75M, UO Match/Philanthropy: \$25.75M
- ❖ **Current Status:** In Design Development
- ❖ **Anticipated Completion Date:** Spring of 2029
- ❖ **Requested Action:** Approve Child Behavioral Health Building Project at \$79M

**Finance and Facilities Committee  
Board of Trustees of the University of Oregon**

**Resolution: Authorization for Capital Project: Child Behavioral Health Building Project**

WHEREAS, the Child Behavioral Health Building Project (Project) is a State of Oregon authorized bond-funded project that will construct a new two-story, 54,000 square-foot academic and research building on the University of Oregon (University) Portland campus;

WHEREAS, the Project will construct a facility that will accelerate the development and implementation of treatment strategies related to child behavioral health and the facility will be occupied by the Ballmer Institute for Children’s Behavioral Health and the Prevention Sciences Institute;

WHEREAS, the Project will enhance the development of the UO Portland Campus through the removal of buildings that are not cost effective to renovate, resulting in improved open space and campus connectivity;

WHEREAS, the Project is supported by state bond funds and a University match/philanthropy, including \$35.5 million Article XI-Q Bonds, \$17.75 million Article XI-G Bonds, and \$25.75 million University match/philanthropy;

WHEREAS, the University requests authorization to proceed with the full Project, budgeted at \$79 million, to complete the Project by the Spring of 2029;

WHEREAS, the Policy on Committees authorizes the Finance and Facilities Committee to submit items to the full Board as a seconded motion, recommending passage.

NOW THEREFORE, the Finance and Facilities committee of the Board of Trustees of the University of Oregon hereby refers to the full Board of Trustees of the University of Oregon the approval of the Child Behavioral Health Building Project and the authorization for the President or their designee(s) to execute contracts, expend resources, and any other actions necessary and consistent with this motion to complete the project with a budget of \$79 million.

Moved: \_\_\_\_\_ Seconded: \_\_\_\_\_

| Trustee          | Vote | Trustee | Vote |
|------------------|------|---------|------|
| Storment         |      | Moses   |      |
| Abbott           |      | Seeley  |      |
| Boyle            |      | Ulum    |      |
| Evans Jackman    |      | Worden  |      |
| Mitrovčan Morgan |      |         |      |

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

FFC - Resolution: Authorization for Capital Project: Child Behavioral Health Building Project  
21 November 2025