

April 10, 2018

TO: The Board of Trustees of the University of Oregon

FR: Angela Wilhelms, Secretary

RE: Notice of Executive and Audit Committee Meeting

The Executive and Audit Committee of the Board of Trustees of the University of Oregon will hold a public meeting on the date and at the location set forth below. The subject of the meeting will be a proposed resolution to approve a capital project to expand and renovate the University Health Center / University Counseling and Testing Center.

The meeting will occur at **Monday, April 16, 2018 at 9:30 a.m. PDT.**

This is a telephonic meeting of the board. A public location is available for those interested in hearing the proceedings: EMU Room 340 (Board Room).

The Erb Memorial Union (EMU) is located at 1395 University Street, Eugene, Oregon. If special accommodations are required, please contact Jennifer LaBelle at (541) 346-3166 at least 72 hours in advance.

**Board of Trustees | Executive and Audit Committee  
Public Meeting | April 16, 2018, 9:30 a.m.  
Via Telephone  
[Public Location: EMU Room 340]**

**Convene**

- Call to order, roll call

- 1. Capital Project – University Health Center / University Counseling and Testing Center (Action):**  
Roger Thompson, Vice President for Student Services and Enrollment Management; Jamie Moffitt,  
Vice President for Finance and Administration and CFO

**Meeting Adjourns**



# University Health, Counseling, & Testing Center Addition & Renovation

## PROJECT DESCRIPTION

The University Health, Counseling, and Testing Center (UHCTC) was originally constructed in 1966 as a reinforced brick building clad with pre-cast concrete panels. In 2007, an addition was constructed.

Current demand for health services far exceeds capacity creating an acute shortage of clinical space. There has been significant growth in the student body since the last expansion and a greater proportion of students are utilizing the critical services provided through the University Health, Counseling, and Testing Center.

### Objectives

- Address the shortage of critical space needed for clinical and counseling services now and for future growth
- Increase the throughput of services offered
- Mitigate HVAC deficiencies in the existing building
- Improve circulation, way-finding, and control points within and outside the building
- Improve the check-in processes and increase confidentiality
- Plan for future growth beyond the current project

## PLANNED PROJECT

### Design and Construction Scope

The proposed project consists of building an approximate 24,400 SF addition and renovating approximately 12,850 SF of existing space.

### Current Project Status

The project is in the final stages of schematic design. Detailed estimates have been performed by both the CMGC and our third-party estimator.

## PROJECT STATS



**Project Type:** Addition and Renovation

**Space Type:** Clinic and Office

**Project Square Footage:**

24,400 Addition

12,850 Renovation

**Anticipated Budget:** \$18.82M

**Funding Source(s):**

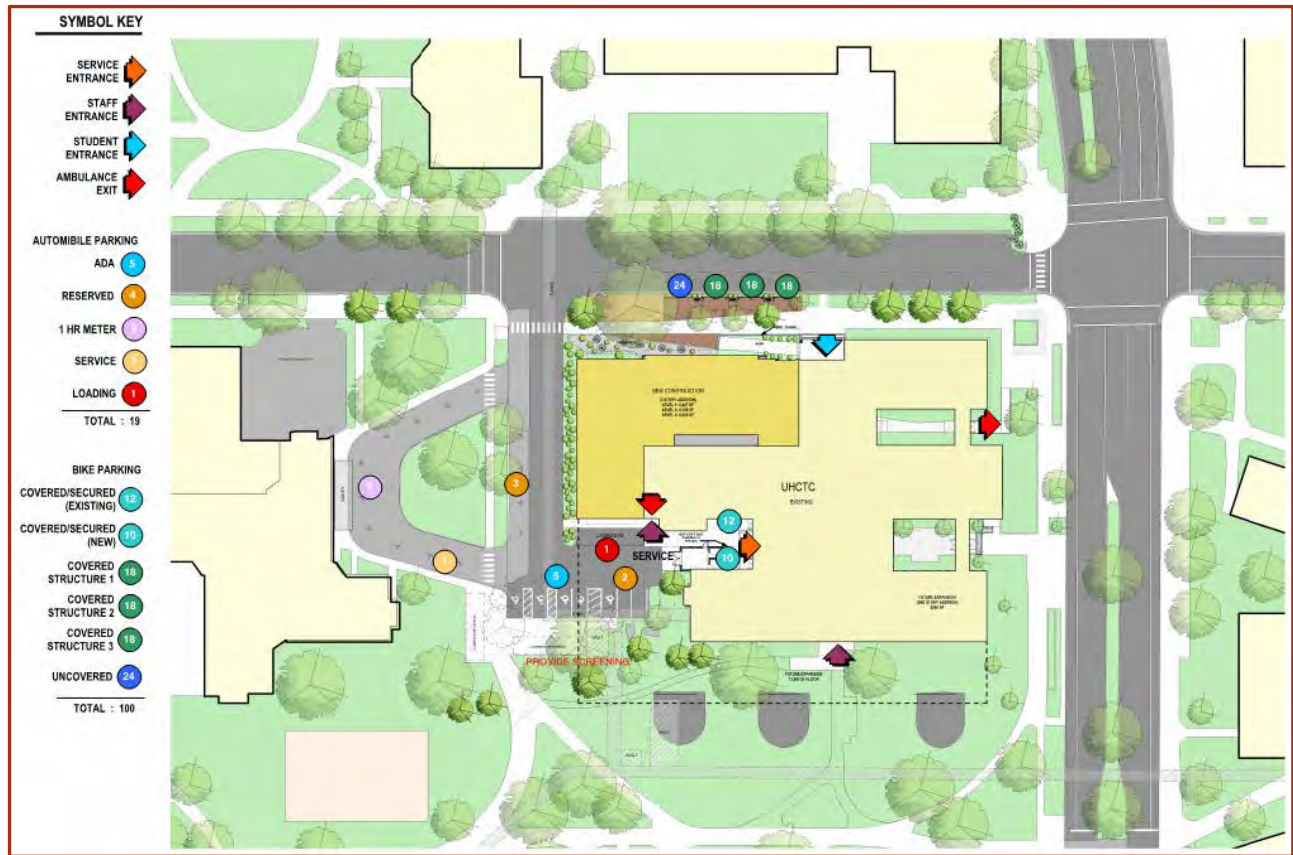
Term UHC/UHCTC Building fees: \$8,270,000

Student Building Fee Funds: \$9,150,000

UHCTC: \$400,000

UHC/UCTC operating backfill as needed \$1,000,000

**Target Completion Date:** Fall 2019

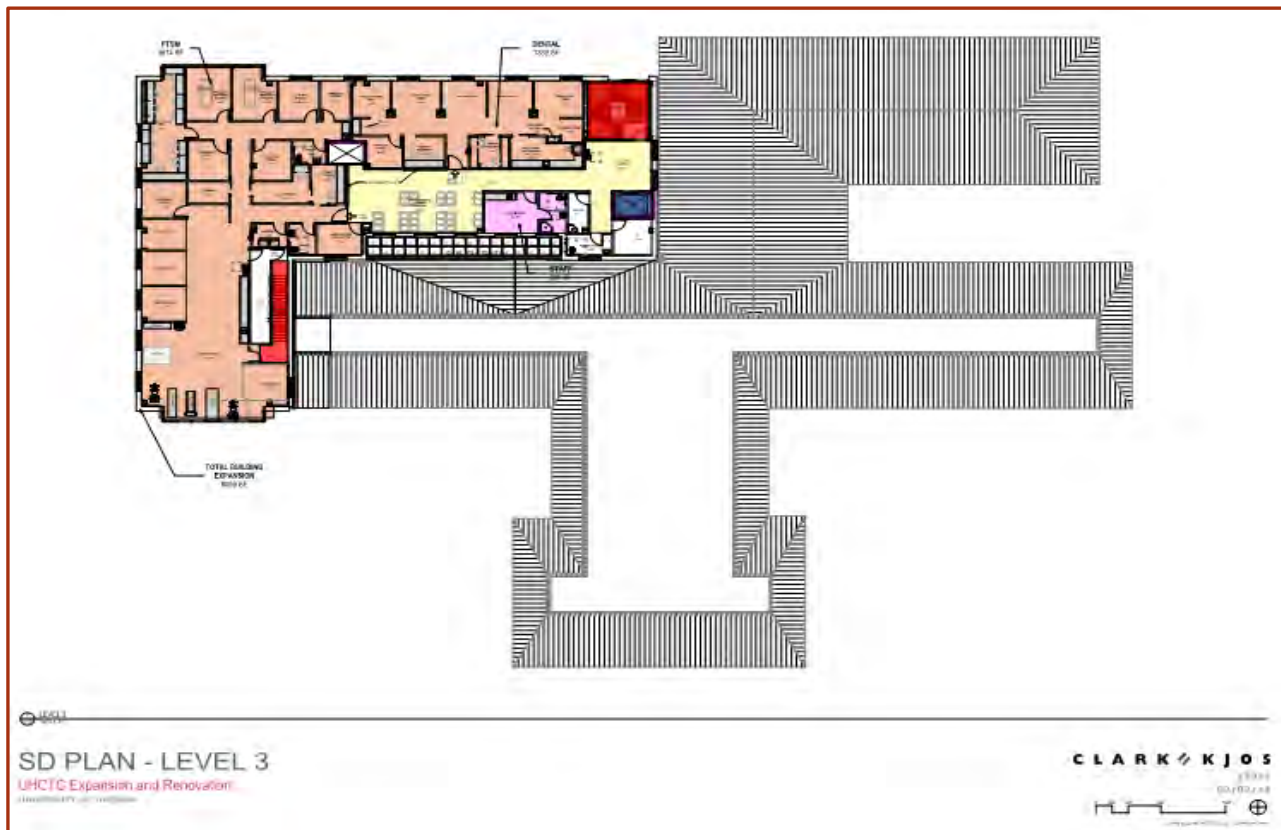


First Floor

Second Floor



Third Floor



**University Health Center and University Counseling and Testing Center Expansion and Renovation Project  
Financing Summary: Prepared April 2018**

	<u>Funding Source</u>
\$8 Per Term Student Fee <sup>1</sup>	8,270,000
Student Building Fee Pool <sup>2</sup>	9,150,000
Upfront from UHC/UCTC <sup>3</sup>	400,000
UHC/UCTC Backfill <sup>4</sup>	<u>1,000,000</u>
<b>Total UHC/UCTC Project Budget</b>	<b>18,820,000</b>

**<sup>1</sup>\$8 Per Term Student Fee**

--The \$8/term building fee increase for this project was approved by the Board in March of 2017 with the support of ASUO leadership. Collection of the increase began this academic year (2017-2018). Current enrollment of approximately 23,000 is expected to generate sufficient fee revenue to cover the annual cost.

--Revenue bonds will finance this portion of the project and will be repaid over a 30-year term. The annualized student fee contribution is \$553,403 over the 30-year life of the bond.

**<sup>2</sup>Student Building Fee Pool**

--The student building fee debt service pool is funded by an existing \$45/term student building fee to support student-based building projects. The pool can support approximately \$36 million in projects at any given time. Thus, capacity frees as other projects are paid off.

--There is a process by which the ASUO president recommends projects for funding out of the pool to the president for approval; this project was approved under that process.

--Revenue bonds will be used to finance this portion of the project and will be repaid by the pool over a 20-year term. Beginning next year (FY2018-19), the pool will have capacity to cover annualized debt payments of \$749,863.

**<sup>3</sup>Upfront Cash from UHC/UCTC**

--The UHC/UCTC will provide \$400,000 in cash up front to support the project.

**<sup>4</sup>UHC/UCTC Recurring Payments**

--The UHC/UCTC will provide \$66,917 in annual payments to cover a portion of the revenue bond representing \$1,000,000 of the project cost. The source of the annual payment will not be additional student fees; it will be from UHC/UCTC budgets, as needed.

# University Health Center and University Counseling and Testing Center Expansion and Renovation Project

# NEED FOR EXPANSION AND REMODEL

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- Current demand for health services far exceeds capacity
- There is a shortage of clinical space
- There has been significant growth in the student body since the last expansion
- A greater proportion of students are utilizing the critical services provided through the University Health, Counseling, and Testing Center





# PROJECT OBJECTIVES

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- Address the shortage of critical space needed for clinical and counseling services now and for future growth
- Increase the throughput of services offered
- Improve the check-in processes and increase confidentiality
- Improve circulation, way-finding, and control points within and outside the building
- Mitigate HVAC deficiencies and some other deferred maintenance in the existing building
- Plan for future growth beyond the current project



# DESIGN AND CONSTRUCTION

- Approximately 24,400 square foot addition
- Approximately 12,850 square feet renovation
- Addressing the Heating Ventilation and Air Conditioning system and some other deferred maintenance



# PROJECT BUDGET AND FUNDING

**Anticipated Budget: \$18.82M**

## **Funding Source(s):**

- Student Health Fee Allotment: \$ 8,270,000
- Student Building Fee Funds: \$ 9,150,000
- UHC/UCTC (one time, up front) \$ 400,000
- UHC/UCTC (annualized payments) \$ 1,000,000

**Total \$18,820,000**



# Existing Conditions



Image: Clark Kjos Architects LLC



# Proposed Expansion and Renovation



Image: Clark Kjos Architects LLC

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# Feasibility Study Preliminary Schematic Image



Image: Clark Kjos Architects LLC

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# University Health Center and University Counseling and Testing Center Expansion and Renovation Project

## Target Schedule

April 2018

Complete Schematic Design

April 2018

Request Board of Trustees Approval

July/August 2018

Begin Construction

Nov./Dec. 2019

Completion



**Board of Trustees of the University of Oregon**

**Resolution: Capital Project Authorization – Health Center/Counseling and Testing Center**

Whereas, the University Health Center (UHC) and the University Counseling and Testing Center (UCTC) (together, UHC/UCTC) is a facility providing critical services to students;

Whereas, the UHC/UCTC faces growing demand due to increases in both relative support needed by students and anticipated student population growth at the University of Oregon;

Whereas, the UHC/UCTC is already at capacity, which might negatively impact student health, well-being, and success;

Whereas, Student Services and Enrollment Management proposes a construction project that will expand and dramatically improve space for both the UHC and the UCTC by renovating 12,850 square footage of space and adding 24,400 more square feet.

Whereas, University of Oregon policies require approval by the Board of Trustees for a capital project budget anticipated to exceed \$5,000,000 and the anticipated cost of this project is \$18,820,000; and,

Whereas, this project shall be funded by a portion of the student health fee, as authorized and discussed by the Board of Trustees in March 2017 with said fee implemented beginning in Fiscal Year 2017-18;

NOW THEREFORE, the Board of Trustees of the University of Oregon hereby authorizes and ratifies:

- 1) A budget of \$18,820,000 for the UHC/UCTC capital project as articulated in materials provided to the Board at the Executive and Audit Committee meeting held on this date;
- 2) The President and his designee(s) to take all actions necessary and proper to execute the aforementioned capital project; and,
- 3) All actions taken by the University up to and through passage of this resolution in advancement of the aforementioned capital project.

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

Trustee	Vote
Bragdon	
Ford	
Kari	
Lillis	
Ralph	
Wilcox	

Dated: \_\_\_\_\_ Initials: \_\_\_\_\_