University of Oregon

Heritage Project: Villard and University Halls

December 2025

Ten Year Capital Plan

Prepared by Campus Planning and Facilities Management

UNIVERSITY OF OREGON CAPITAL PLAN

December 2025

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Large Project Cost Tracking

Years 2015 - 2025

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 (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 Addition and Renovation	$19,733,490	44,300	2015	**$ 445**	$ 466	$ 494	$ 526	$ 556	$ 569	$ 617	$ 674	$ 718	$ 759	$ 795	Underground and difficult access; deferred maintenance upgrades, unique plaza/roof
OREGON HALL RENOVATIONS Renovation	$11,870,000	56,400	2017			**$ 210**	$ 224	$ 237	$ 242	$ 263	$ 287	$ 306	$ 323	$ 339	Significant surging of staff. Office suite(s) renovation.
CHAPMAN HALL Renovation	$11,200,000	23,388	2017			**$ 479**	$ 510	$ 539	$ 551	$ 598	$ 654	$ 696	$ 735	$ 770	
TYKESON HALL 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 Deferred Maintenance	$93,847,000	68,059	2024										**$ 1,379**	$ 1,444	Recently occupied. In financial close-out process. Siesmically upgraded historic facility. Specialized construction throughout.
RESEARCH and SCIENCES															
PACIFIC HALL B-2 FLOOR LABS 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 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 Renovation	$18,451,000	25,000	2019				**$ 738**	$ 780	$ 798	$ 865	$ 946	$ 1,007	$ 1,064	$ 1,115	High intensity research with upgraded mechanical and electrical systems.
ZEBRAFISH EXPANSION 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 Deferred Maintenance	$89,600,000	60,000	2022								**$ 1,493**	$ 1,590	$ 1,680	$ 1,760	In financial close-out process. Final budget likely to decrease. Seismic rehabilitation.
STUDENT SUPPORT															
OBF (OREGON BACH FESTIVAL) BERWICK HALL New Performing Arts Building	$8,787,000	9,419	2015	**$ 933**	$ 976	$ 1,035	$ 1,102	$ 1,164	$ 1,191	$ 1,291	$ 1,412	$ 1,504	$ 1,589	$ 1,664	Specialized and modernized rehearsal sound space.
UNIVERSITY HEALTH and COUNSELING 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 New Building	$8,890,240	21,592	2015	**$ 412**	$ 431	$ 457	$ 486	$ 514	$ 526	$ 570	$ 623	$ 664	$ 701	$ 735	
KALAPUYA ILIHI HALL 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 Addition and Renovation	$48,000,000	174,540	2018			**$ 275**	$ 293	$ 309	$ 317	$ 343	$ 375	$ 400	$ 422	$ 442	Seismically improved renovation.
HOUSING TRANSFORMATION Ph1 Unthank Hall - New Building	$87,500,000	208,000	2019					**$ 421**	$ 430	$ 466	$ 510	$ 543	$ 574	$ 601	Five (wood) over two (concrete) construction. Dining service and Visitor Center.
HOUSING TRANSFORMATION Ph2 Buildings B and C (Walton Hall Replacement buildings)	$120,000,000	301,252	2022								**$ 398**	$ 424	$ 448	$ 469	Six (wood) over one (concrete) construction.
ATHLETICS															
JANE SANDERS STADIUM New Stadium	$17,200,000	27,336	2015	**$ 629**	$ 658	$ 698	$ 743	$ 785	$ 803	$ 871	$ 952	$ 1,014	$ 1,072	$ 1,123	Square foot numbers represent the building, not the field.
OTHER															
MILLRACE DRIVE - PARKING GARAGE (part of Knight Campus project)	$22,400,000	118,980	2019				**$ 188**	$ 199	$ 204	$ 221	$ 241	$ 257	$ 271	$ 284	684 parking spaces

Summary of Projects > $5 Million

December 2025

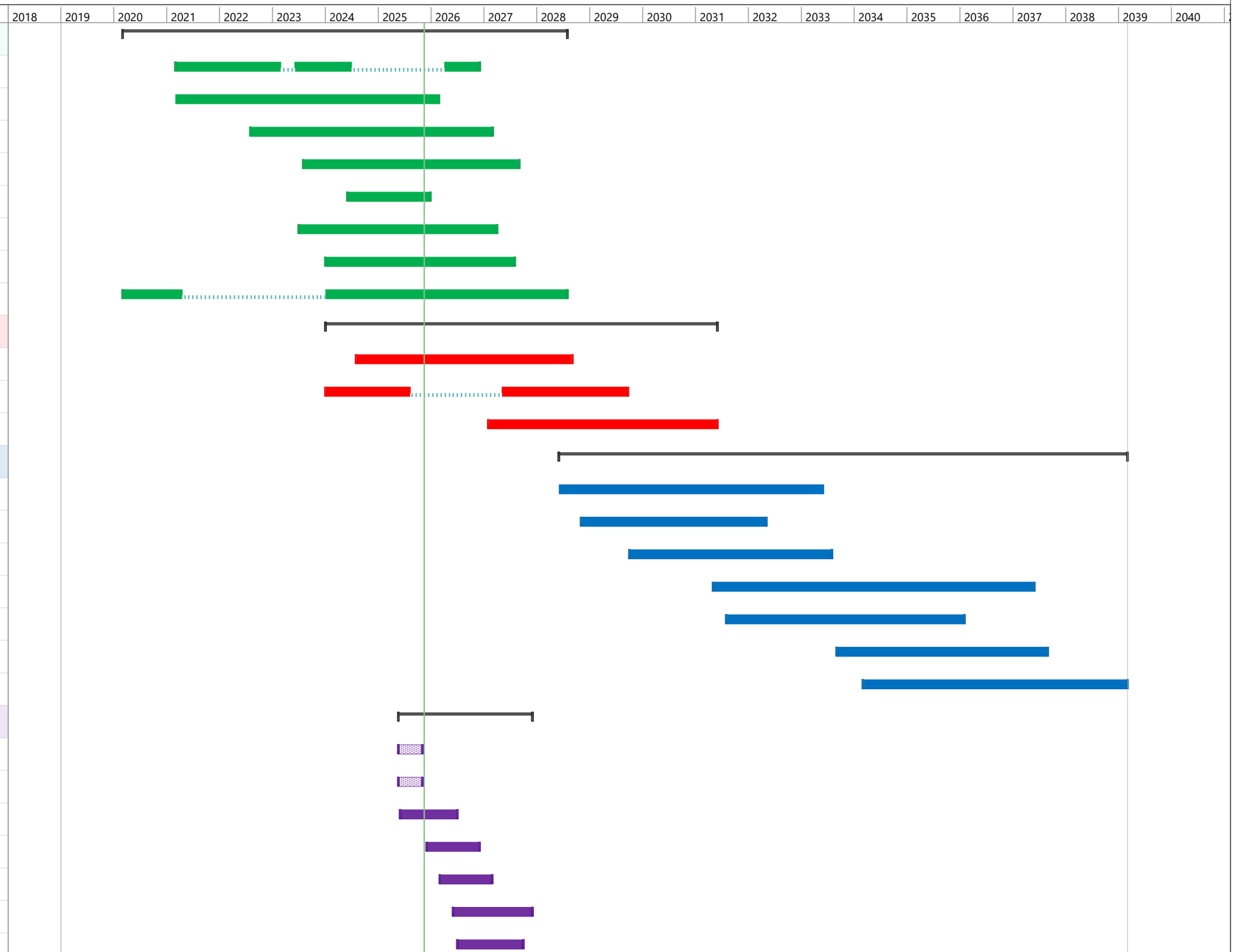
	Project Name	Substantial Completion Date	Original BOT Approved Budget	Current Project Budget	Project Square Footage	Cost per Square Foot	Budget Comparison between BOT Approved and Current	Schedule performance	Meets Program Needs	Unanticipated Deferred Maintenance Issues	LEED Certification	Comments
HISTORICAL	Tykeson Hall	Jun 2019	$ 34,300,000	$ 45,580,000	64,000	$ 712	🔴	🔴	🟢	🟢	Gold	Additional scope was added on January 2017, which included basement and 4th floor build out. Since the scope addition, both schedule and budget were achieved as the project came to a close.
	Bean Hall Renovation and Addition	Aug 2019	$ 44,000,000	$ 48,000,000	174,540	$ 275	🟢	🟢	🟢	🟢	Gold	Additional 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 surrounding MEP was discovered and resolved (through Capital Improvement funds).
	Klamath Hall - 3rd Floor	Sep 2020	$ 18,650,000	$ 22,900,000	25,000	$ 916	🔴	🔴	🟡	🔴	N/A - Partial Reno	Delayed start and significant unanticipated infrastructure / deferred maintenance issues. BOT approved 9/2015. Budget adjusted for infrastructure issues 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	$ 1,186	🟡	🟡	🟢	🟢	Gold	Total GSF Includes 2,719 SF for Bridge. Cost/sf excludes $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.
	Millrace 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.
	Autzen Sound and Video Board	Nov 2020	$ 12,000,000	$ 12,000,000	N/A	N/A	🟢	🔴	🟢	🟢	N/A	Experienced material and labor delays due to COVID.
RECENTLY COMPLETED	Housing Transformation Project Ph1 *Unthank 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	10,470	$ 990	🟡	🟢	🟡	🟢	N/A	Complete
	Housing Transformation Project Ph 2 Walton Hall Replacement	Aug 2023	$ 120,000,000	$ 120,000,000	302,000	$ 397	🟢	🟢	🟢	🟢	Gold	Complete
	Huestis 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 in which additional state funding was provided. 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 addressing a variety of unanticipated deferred maintenance elements.
	Kalapuya Ilihi 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 within Hamilton included in *current* budget number.
	Heritage Project (University & Villard)	Sep 2025	$ 87,820,000	$ 93,847,000	68,059	$ 1,379	🟡	🟢	🟢	🟢	Targeting Gold	Recently finished. BOT approved 3/2023.
ON-GOING	Utility Infrastructure Phase 1 (CW Tank)	Jun 2023	$ 8,500,000	$ 11,800,000	N/A	N/A	🔴	🔴	🟢	N/A	N/A	BOT approved Increase to $11.8M Dec 2022. Market conditions and procurement times impacting project. Nearing completion.
	Housing Transformation Project Ph 3 (Hamilton Hall Demo and Open Space Improvements)	Jun 2026	$ 10,000,000	$ 9,900,000	155,000	$ 64	🟢	🔴	🟢	N/A	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 Kalupua Ilihi underwent repairs.
	Knight Library Exterior Restoration (Multiple Phases)	TBD	$ 15,000,000	$ 15,000,000	N/A	N/A	🟢	🟢	🟢	🟢	N/A	Two of three phases complete. Ph3, 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	175,000	$ 1,886	🟡	🟡	🟢	🟢	Targeting Gold	Nearing completion. Volatile market escalation conditions have impacted the project. Schedule impacted with the inclusion of additional scope.
	Friendly Hall Deferred Maintenance	Sep 2027	$ 82,300,000	$ 82,300,000	44,740	$ 1,840	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 Acoustic Research Lab (Portland)	Apr 2027	$ 25,880,000	$ 25,900,000	14,130	$ 1,741	TBD	TBD	🟢	N/A	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	TBD	Targeting Gold	Construction recently started. BOT approved project in March 2025 for $160M, of which, $10.5M is for utility distrubution to support new facility and electrical reduncancy to portions of campus.
NEW	Child Behavioral Health Building	TBD	TBD	$ 79,000,000	TBD	TBD	TBD	TBD	TBD	TBD	Targeting Gold	Legislatively approved $71M. In late Design Development.
	Next Generation Residence Hall B2	TBD	TBD	$ 110,000,000	178,000	$ 618	TBD	TBD	TBD	TBD	TBD	In Schematic Design

Key to colors

🟢	N/A	N/A	N/A			Budget within 3% of BOT / LEG or above 3% based upon program driven increases AND are under BOT approval levels	On Schedule	Program Maintained	All DM 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 unanticipated DM issues		
🔴	N/A	N/A	N/A			Additional funding requiring BOT Approval	3 month or greater delay	Major loss of Program	More than 5% Scope Increase due to unanticipated DM issues		

University of Oregon Capital Plan Master Schedule

ID	Task Name
1	**Current Projects (BOT Approved)**
2	Knight Library Exterior Restoration (3 Phases)
3	Knight Campus - Phase 2 (Research)
4	Athletics Indoor Practice Facility
5	Friendly Hall - Deferred Maintenance
6	Housing Transformation Ph3 (Hamiliton Hall Demo)
7	Oregon Acoustic Research Lab (OARL)
8	Next Generation Housing Residence Hall Bld 1
9	Romania Site Development
10	**Planned and Likely Projects**
11	Child Behavioral Health Building (Portland)
12	Next Generation Housing Residence Hall Bld 2
13	Lawrence Hall Addition (dependent on state funding)
14	**Potential Future Projects**
15	Knight Campus - Phase 3
16	Utility Infrastructure Phase 2
17	Franklin East Utility Tunnel Upgrade
18	Housing: Barnhart Hall Conversion Project
19	Human Physiology Building (Mac Court Site)
20	School of Journalism and Communication Expansion
21	Knight Library Renovation
22	**Studies for Future Projects**
23	Lawrence Hall Consolidation (Recently Completed)
24	Human Physiology Consolidation (Recently Completed)
25	Housing Villard Street Townhouses
26	Housing: Riley Hall Capacity Study
27	Knight Campus Master Planning
28	Utility Infrastructure Study
29	Science Complex Study



Academic Projects

Knight Library Exterior Restoration

PROJECT DESCRIPTION — CURRENT PROJECT

Ellis Fuller Lawrence's original plan called for an auditorium to be built in this site, as the termination of the south axis and most important building in his beaux-arts plan. The axis extended from the auditorium to Dad's Gates and beyond to the train station. However, the decision was made by President Hall to build a library in its place. The library was funded by the Public Works Administration ("PWA") and the Works Progress Administration ("WPA") program funds and is representative of the last surge of building before WWII.

The library has been referred to as Oregon's best example of integrated art and architecture. It is the most fully executed of Lawrence's buildings incorporating sculpture, painting and metalwork, much done by students, graduates and professors.

Objectives

Due to excessive exterior deterioration, this project will comprehensively restore the exterior envelope of one of UO campus largest buildings. This project will be done in three phases in line with three cycles of state biennial Capital Improvement funding. Restoration elements includes:

- Extensive brick tuck pointing
- Brick cleaning and sealing
- Careful wood trim and door restoration
- Decorative bronze cleaning
- Window detailing and thermal improvements
- Roof replacement which includes insulation upgrades
- Painting
- Historic fountain restoration

Project Status

The project will be implemented in 3 phases:

- Phase 1 (Y22): Design of all three phases of work. Restoration of the middle and south portions of the building. The north historic entry doors are also included. In Construction. Complete.
- Phase 2 (Y24): Restoration of the northern historic section of the building. Nearing completion.
- Phase 3 (Y25): Restoration of the historic fountain, north landscape area, and surrounding concrete plaza and terraces.

PROJECT STATS

Project Type: Exterior Restoration

Space Type:
Library and Materials Storage

Square Footage: N/A

Anticipated Budget: $15M

Funding Source(s):
Capital Improvement Funds

- Phase 1: 2019-2021 $4M
- Phase 2: 2021-2023 $8M
- Phase 3: 2023-2025 $3M

Project Completion: Fall 2026

Knight Campus
Building 2 Laboratory Building

PROJECT DESCRIPTION | CURRENT PROJECT | PROJECT STATS

The Phil and Penny Knight Campus for Accelerating Scientific Impact – Building 2 is the second phase of the initiative to expand the University of Oregon's strengths in bioengineering and applied scientific research and training, with a specific focus on facilitating innovation and accelerating the pace of societal benefit and impact of this research. The focus on bioengineering and applied science will change the profile of the University of Oregon in perpetuity.

This project was last presented to the Board of Trustees at the December 2022 and approved with a budget of $300M. There have been budget increases due to continued market volatility, bringing the current budget to $330M. Construction is on schedule to complete in March 2026 for Knight Campus to occupy.

Objectives

- Further bioengineering and applied science research activity with the goal of supporting at least another 15-20 individual research programs and shared research equipment and service facilities.
- Expand both core research facilities as well as flexible lab spaces that support bioengineering research endeavors.

Details

- Located just across the Millrace to the north of Building 1.
- Development of approximately 2 acres of property.
- 184,000 sf building, 4 stories above grade with a basement.
- Pedestrian skybridge linking to Building 1.
- Extend university central utility infrastructure from the tunnel under the Riverwalk Axis to Building 2.
- Improvements to Public Ways including Riverfront Parkway and Millrace Drive.

Project Status

In Construction.

Project Type: New Building

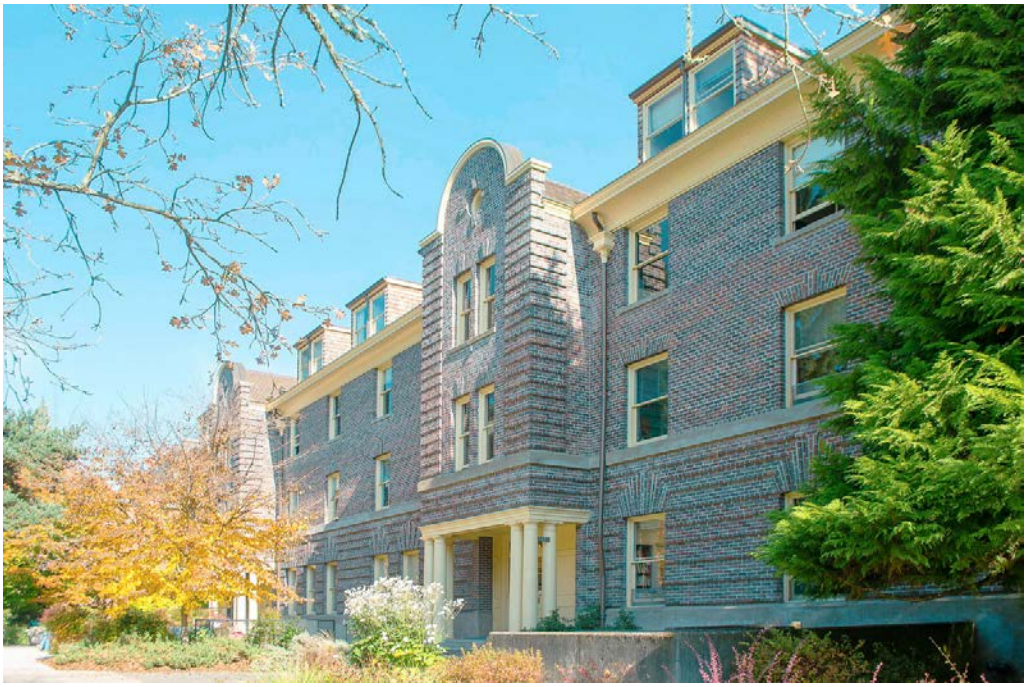
Space Type: Research and Laboratory Classroom Teaching Labs

Square Footage: 184,000 GSF

Current Project Budget: $330M

Funding Source(s):
Gift Funds

Project Completion: March 2026



Friendly Hall Deferred Maintenance

PROJECT DESCRIPTION CURRENT PROJECT

Friendly Hall is the third major building built on campus in 1893 and is an unreinforced masonry building; the last primary campus building with a stone foundation. The building is of primary historic significance. Friendly Hall is a core building to Humanities and Social Sciences on campus, it houses Romance Languages, German, and East Asian Languages. The building also contains six general use classrooms.

Objectives

- Given the unreinforced stone foundation status, upgrade the building's foundation and structural systems to comply with current building code to ensure a structurally sound building in a seismic event.
- Replace all building systems (mechanical, electrical, plumbing, fire protection, computer network, access controls, and security). These new systems will meet energy performance requirements of the Oregon Model for Sustainable Development and LEED Gold certification.
- Provide corrective life/safety and accessibility measures to the building.
- Improve building exterior envelope conditions, including historic preservation treatments as well as energy efficiency improvements.
- Provide corrective improvements to building utility systems (storm water, sanitary sewer, domestic water, fire protection water, and natural gas), and capitalize on the connection to the Central Power Station.
- Expand current uses to accommodate other language and functions associated with Humanities and Social Sciences.
- Revitalize building spaces to meet current campus standards and improve the student experience. Improvements to the building interior environment will include finishes, lighting, and quality of space.

Project Status

In Construction

PROJECT STATS

Historic Image

Project Type: Complete building and structural renovation.

Space Type:
Existing: Offices and Classrooms

Square Footage: 44,740

Project Budget: $82.3

Funding Source(s):
State Bonds:
Q Bonds: $65.18M
G Bonds: $7.54M
UO Match: $7.54M
State CIP: $2.04M

Anticipated Completion Date: Fall 2027

Oregon Acoustics Research Laboratory

PROJECT DESCRIPTION

CURRENT PROJECT

PROJECT STATS

The Oregon Acoustics Research Laboratory will be used to do acoustic testing of floor-ceiling construction assemblies, develop innovative mass timber assemblies, develop acoustical isolation technologies, and conduct human factors comfort and physiology research.

Objectives

- The proposed facility will attract industry engagement and co-development of intellectual property because of its high acoustical performance and high throughput testing capabilities.
- UO will be the only institution of higher education in North America with such a facility and it will support advancement of mass timber technologies, building acoustic material designs, and acoustics education and research programs.
- Include program space to relocate Energy Studies in Building Laboratory (ESBL) into facility. ESBL is currently located in the White Stag Building in Portland. Relocating ESLB staff and equipment to the OARL facility with benefit both labs.

Design and Construction Scope

Construction of an approximately 14,130 square foot acoustic testing facility on a 54,210 square foot site land-leased from the Port of Portland at the Port's Terminal 2. The facility will house a 55-foot tall dual testing chamber with instrumentation and controls to conduct acoustic testing between the upper and lower chamber. Test specimen loading with utilize a 15-ton overhead crane and be prepped to slide into the chamber on a mechanized carrier from a work platform. In addition to the main lab work area and control room the building will also include office space, lobby, conference room, and the ESBL. Facility will have an exterior loading area for delivery and removal of test specimens with a separate staff and visitor parking area.

Project Status

Currently in permitting phase with the City of Portland. Pending issuance of the building permit, construction is scheduled to begin by January 2026. Completion is targeted for spring 2027, ahead of the grant expiration deadline at the end of September 2027.

Project Type: New Building

Space Type: Design and research

Square Footage: 14,130 sf

Project Site: 54,201 sf

Current Projected Budget: $25.9 M

Funding Source(s):
Build Back Better Challenge Federal Grant, Matching State Grants, E&G Funds

Project Completion: Spring 2027

Child Behavioral Health Building (Portland)

PROJECT DESCRIPTION

PLANNED PROJECT

The Child Behavioral Health Building at UO Portland will house the Ballmer Institute for Children's Behavioral Health and the Prevention Science Institute. Supporting both academic and research programs, the building will help the University to provide critical services to children and families throughout the state of Oregon. The building is proposed to contain both the Ballmer Institute for Children's Behavioral Health and the Prevention Sciences Institute.

The facility will include classrooms, office space, group meeting rooms, various types of research space, clinical facilities and other support space to activate these programs.

This new facility also offers an opportunity to further improve the academic environment on the UO Portland Campus through the improvement of pedestrian pathways, and removal of structures that are not cost effective to renovate for current and future academic/research use. This project will help establish a more engaged collegiate feel to the campus.

Objectives

- Develop state of the art academic and clinical and research space to support child behavioral health programs located on the UO Portland Campus.
- Strengthen the academic fabric of the campus.
- Provide space for program growth related to both Child Behavioral Health programs located on the UO Portland Campus.
- Demolish old structures with exceptionally high deferred maintenance issues, code deficiencies, and programmatic inefficiencies resulting in exceedingly high renovations costs.

Design and Construction Scope

Design and construct new child behavioral health facility by the spring of 2029.

Project Status

Design Development

PROJECT STATS

Project Type: New Building / Building Demolition

Space Type: Academic and Research Building.

Square Footage: 54,000

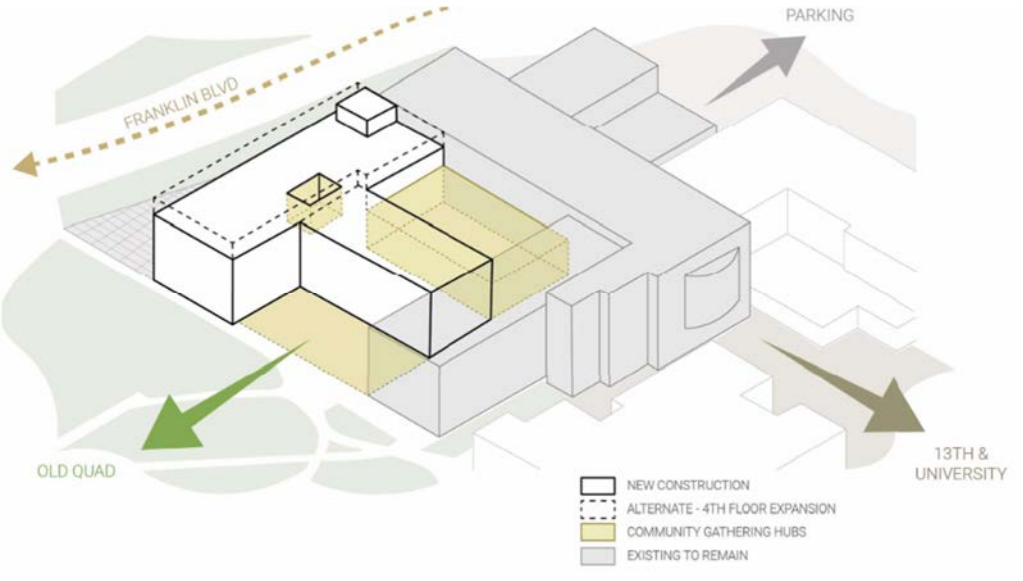
Proposed Budget: $79,000,000

Funding Source(s):

State Q-Bonds:	$35,500,000
State G-Bonds:	$17,750,000
UO Match/Philanthropy:	$25,750,000

Target Completion Date: Spring 2029

Lawrence Hall Addition



PROJECT DESCRIPTION — PLANNED PROJECT

The College of Design (DSGN) at the University of Oregon currently operates from a range of facilities scattered across the Eugene campus and surrounding areas. In addition to Lawrence Hall, which serves as DSGN's main building, key programs and departments are housed in remote locations such as the Millrace Studios, Fine Arts Studios, and other off-campus buildings. While this decentralized arrangement has historically supported program growth and provided short-term space solutions, it presents ongoing challenges to collaboration, access, and operational efficiency.

This physical separation creates barriers to interdisciplinary engagement—a cornerstone of the DSGN pedagogical mission and limits opportunities for spontaneous interaction among students, faculty, and staff. It also contributes to logistical inefficiencies, duplicated resources, and a fractured sense of identity within DSGN.

The College of Design buildings being either renovated or removed through this project contain significant amounts of deferred maintenance. The issues in these building range from ADA accessibility issues, to building envelope problems, to antiquated mechanical, electrical and plumbing systems. Though this project will not resolve all of the deferred maintenance issues within College of Design buildings it will be a good first step in addressing the problem in one of the larger University of Oregon buildings.

Objectives

- Remove the NW corner of Lawrence Hall and build an addition for the consolidation of DSGN's programs, bringing more departments and studios back into Lawrence Hall while strengthening DSGN's academic community.
- Create more cohesive and collaborative learning environments.
- Create new, flexible, high-performance academic space designed to accommodate relocated programs.

Project Status

Project is in pre-planning. A high-level study has been completed.

PROJECT STATS

Project Type: Addition

Space Type:
Academic classroom space, design studios

Net Square Footage: ~40,000

Anticipated Budget: TBD

Funding Source(s): TBD

Expected Project Duration: 3-4 years

Knight Campus Phase 3

PROJECT DESCRIPTION — POTENTIAL PROJECT

Knight Campus Phase 3 provides for an expansion of academic endeavors associated with the mission of the Knight Campus initiative. Located on the northern edge of the campus seven-minute walking circle, this site provides the best opportunity to integrate undergraduate and graduate education into the programs being developed within the Knight Campus.

Objectives

- Enhance the mission of the Knight Campus through the development of undergraduate and graduate academic programs.

Design and Construction Scope

- Complete the development of the Franklin Blvd site, with a third phase planned on Riverfront Research Parkway.
- Improve access across Franklin Blvd at Onyx Street.

Project Status

Project is in pre-planning

PROJECT STATS

Project Type: New Construction

Space Type:

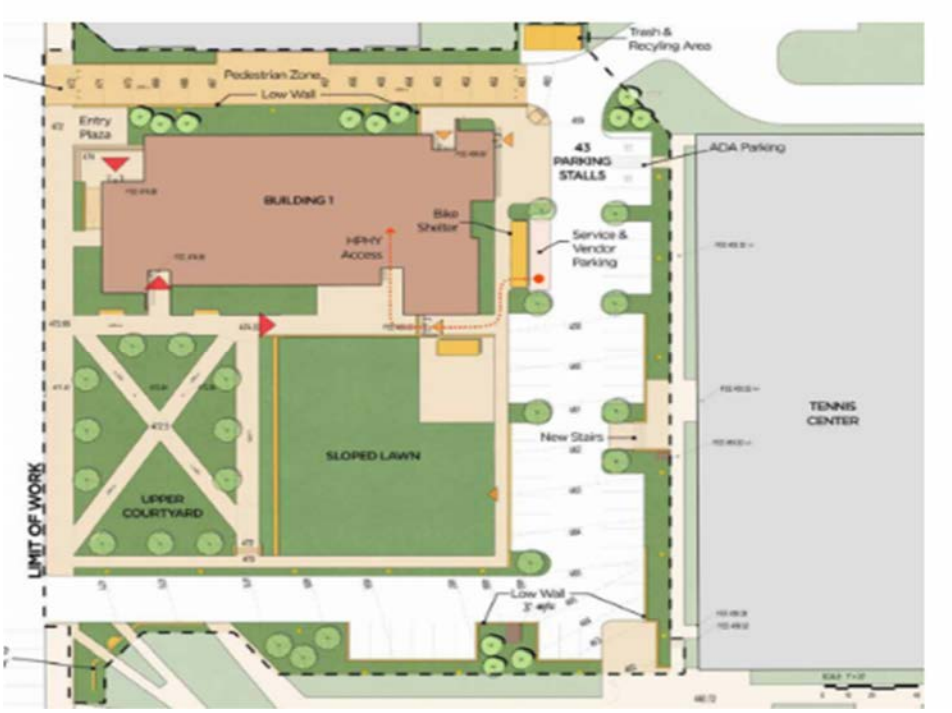
Academic classroom space, scientific and engineering teaching labs.

Square Footage: Approx. 75,000

Anticipated Budget: TBD

Funding Source(s): Gift Funds

Expected Project Duration: 3-4 years



Human Physiology Building

(at the McArthur Court Site)

PROJECT DESCRIPTION | POTENTIAL PROJECT | PROJECT STATS

Human Physiology is one of the UO's fastest growing and most impactful programs, serving over 1,000 undergraduate majors, the second largest in the College of Arts and Sciences and the third largest across the university. The department plays a critical role in preparing students for careers in medicine, rehabilitation, sports science and biomedical research, all fields aligned with pressing national workforce needs.

Despite its momentum, the department is currently decentralized and fragmented across five research buildings and three teaching spaces throughout the UO campus, many of which are outdated and ill-suited for advanced scientific work.

Objectives

- Create a purpose-built facility to foster collaboration, teaching and research productivity becoming the hub for Human Physiology.
- Through a new facility, promote enrollment for course work that is in high demand, such as in anatomy and physiology.
- Reduce institutional deferred maintenance through the removal of an existing obsolete and under-utilized building, replaced by a purpose-built state-of-the art facility.

Project Status

Project is in pre-planning. A high-level study was recently completed.

Project Type: New Construction

Space Type:
Academic classroom space, research teaching labs, and offices.

Net Square Footage: ~40,000SF

Anticipated Budget: TBD

Funding Source(s): TBD

Expected Project Duration: 3-4 years

Knight Library Renovation

PROJECT DESCRIPTION

POTENTIAL PROJECT

The University of Oregon's historic Knight Library, along with the memorial quad it faces, is listed on the National Register of Historic Places. The Knight Library is one of the most iconic buildings on the UO's Eugene campus and serves every college, department, and center at the UO, as well as visiting scholars from around the world.

Instantly recognizable, this building was constructed in 1937 and has been renovated several times, with the most recent substantial renovation completed in 1994.

During 2023, the UO Libraries leadership team—in collaboration with the campus community—developed an extensive visioning plan to modernize spaces and functions, both physically and programmatically, of the library to fully serve the UO and surrounding communities.

The goals of a resulting renovation, in conjunction with replacing aging building systems and bringing the facility up to current building and safety codes, include:

Goals

- **Nurturing Interdisciplinarity**
  The Knight Library offers a neutral academic space to nurture the "whole student," while bringing together students, faculty, and staff from every corner of campus in a cross-disciplinary forum to help researchers gain new perspectives and solve big problems. Its study spaces, labs, equipment, rotating exhibits, and consulting and educational services deliver the tools to accomplish that work.
- **Seismic remediation**
  The historic library, its users and priceless collections will be protected from seismic disaster risks identified over the last 30–50 years.
- **Technology Integration**
  The Knight Library seeks to advance the Library's and the UO's missions into the middle of the 21st Century, marrying historic context and legacy with the future of research and innovation to create a ground-breaking model that serves the needs of tomorrow's library users.
- **A Museum-Quality Experience**
  Physical space enables browsing and serendipitous discoveries the way digital space can't. The new Knight Library capitalizes on its space with opportunities to discover everything from original Oregon Trail diaries to the records of Oregon's Rajneeshpuram commune, to the archives and records from Issac Newton, William Shakespeare, Phil Knight, Ken Kesey, and Ursula K. Leguin.
- **Tell the UO Story**
  As one of the most publicly accessible entry points to the UO, the Knight Library sees tens of thousands of visitors every month. Every visit is an opportunity to highlight the UO's distinctive academic strengths, student and faculty accomplishments, and institutional history and legacy through fascinating archival collections and photos.

Project Status

Completed the visioning plan in 2023

PROJECT STATS

Project Type: Interior Renovation

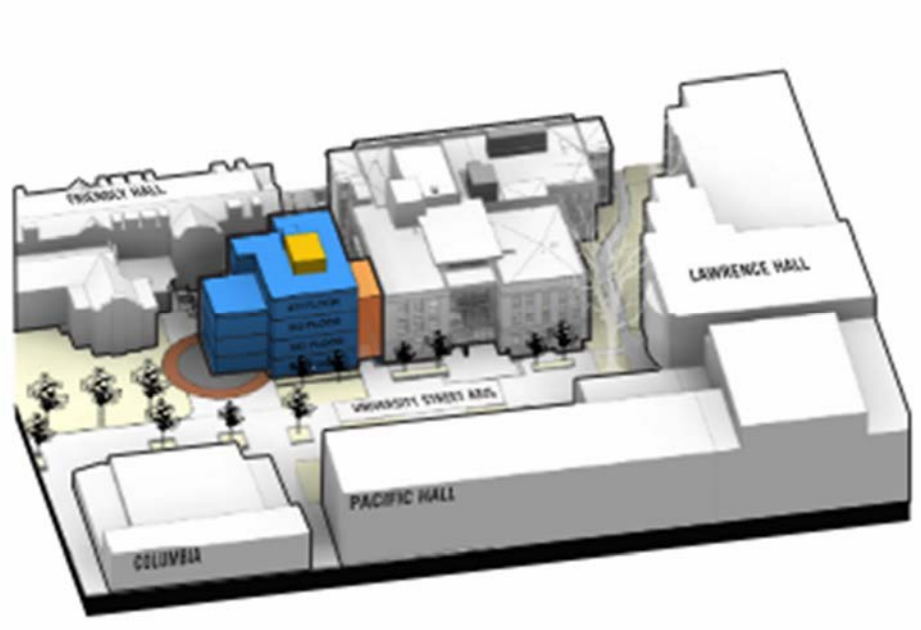
Space Type: Library, Office, Lounge

Square Footage: 398,815

Anticipated Budget: TBD

Funding Source(s):
TBD

Project Duration: 3–5 years



SOJC Expansion

School of Journalism and Communication

PROJECT DESCRIPTION | POTENTIAL PROJECT | PROJECT STATS

Allen Hall, the primary home to the School of Journalism and Communication (SOJC) was originally constructed in 1953. In recent years, SOJC has been one of the fastest growing schools on campus. With this growth, the need for space has been an increasing issue. SOJC completed a study in 2021 to explore an addition to Allen Hall or construct a secondary building on campus in close proximity to Allen Hall in preparation for addressing increased growth.

Objectives

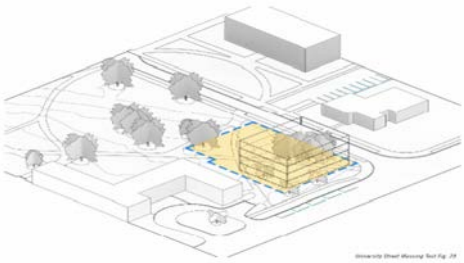
- Construct expansion space to resolve physical space demands.
- Consolidate faculty and staff in one location or in close proximity to existing facility.
- Provide flexible space to inspire innovation and collaboration.
- Bolster the SOJC brand and reputation on campus, within the local community, and nationally.
- Contribute to the future goals of the University for collaboration and partnerships with other departments.

Design and Construction Scope

This project will either construct an ~25,000sf addition to south end of Allen Hall or build a new ~50,000sf building in close proximity to Allen Hall that would serve both SOJC as well as other institutional needs.

Project Status

Completed study in 2021



Project Type: Building addition OR new building

Space Type: Mixed - public, office, research, career and other services

Square Footage: ~25,000sf Addition or ~50,000sf Building

Project Budget: TBD

Funding Source(s): TBD

Expected Project Duration: 3-4 years

Other Projects

Athletics Indoor Practice Facility

PROJECT DESCRIPTION

CURRENT PROJECT

UO Athletics is designing a new indoor practice facility and support spaces along Leo Harris Parkway. The project, slated for completion start of 2027, will be funded entirely by private philanthropy and managed through the UO Foundation. The BOT has approved leasing the property to the UO Foundation.

The project calls for a 170,000 square-foot new indoor practice facility, with 30,000sf of renovations. In addition, a new 65,000sf football locker room and associated support functions will be relocated next to the indoor facility. This new practice complex would benefit UO student athletes across multiple sports with increased access to two indoor training facilities while providing one of the finest indoor football practice facilities in the country.

Objectives

- Provide much needed access to indoor facilities for UO student athletes across sports; currently availability of indoor facilities for Olympic sports is very limited
- Enable UO Athletics to remain nationally competitive in recruiting and training with indoor facilities serving multiple sports
- Enhance safety, with additional width at sidelines, end lines and air quality management during wildfire events.
- Improve usability with areas for breakout sessions and increased clearance heights
- Provide energy efficient heating and cooling

Project Status

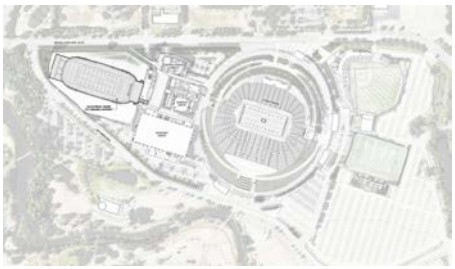
Construction of make ready work is complete for project utilities and parking relocations this summer.

Project has been submitted for building permitting.

Mobilization for construction of the main phase of the project is scheduled to start in December, 2024.

Construction impacts for the next two years is being coordinated with Athletics and City of Eugene entities.

PROJECT STATS



Project Type: New Construction

Space Type: Athletics training

Square Footage: 170,000 + 65,000

Anticipated Budget: N/A

Funding Source(s): Gift Funds

Expected Construction Duration: 2.0 Years

Hamilton and Walton Residence Halls Transformation Project Ph3

PROJECT DESCRIPTION

CURRENT PROJECT

Phase 3 of the Hamilton and Walton Transformation project is the demolition of Hamilton Hall and development of the new open space (replacing the open space "humpy lumpy", on which Unthank Hall—Phase1 was constructed). New Beach volleyball courts and associated improvements are being added to the north end of the site, which had been designated as a future building site, as a separate but adjacent project.

Objectives

- Replace the open space on which DeNorval Unthank Hall was built.
- Provide an attractive open space at one of the main entries of campus.
- Create an east-west walkway/ promenade, between Ford Alumni Center to the Erb Memorial Union.

Design and Construction Scope

Design and construct the third of the 3-phase Hamilton and Walton Transformation

Phase III Construction Scope

Complete the design and construct an open space replacement for the displaced Humpy Lumpy open space. The eastern portion of the site, in a separate project, will incorporate the UO Athletics Beach Volleyball venue.

Project Status

The decommissioning and demolition process of Hamilton Hall began in summer 2025. Completion is scheduled for late summer/early fall 2026.

PROJECT STATS

Project Type: Open Space Improvements

Square Footage: Phase lll 154,595 GSF

Project Budget: $9.9M

Funding Source(s): Revenue Bonds/Internal Bank; University Housing Carry Forward;

Note: The Beach Volleyball Courts are a separate project, being done adjacent to Hamilton and Walton Transformation Project. The $9.9M cost noted above does not include the Beach Volleyball courts and associated improvements.

UO Athletic Funds (for Beach Volleyball).

Completion Date: Phase 3: Fall 2026

Next Generation Residence Hall Project: Phase 1

PROJECT DESCRIPTION

CURRENT PROJECT

The University of Oregon has committed to the continued modernization of its housing stock through a program of renovation and new construction. To meet demand for on-campus housing from first year students as well as the need to provide housing for upper division students, graduate students and family housing, University Housing is beginning Phase 1 of a multiyear building campaign informed by the creation of a Next Generation Housing Development Plan and East Campus Plan Updates.

The next Generation Residence Hall Project will be a two phased, two building project. Phase 1 target opening in fall of 2027, and Phase 2 target opening is in fall of 2029. *This summary is for Phase 1, only.*

Objectives

- Drive and support enrollment growth.
- Phase 1 will house 870 beds.
- Build capacity to house larger first year classes and meet a greater percentage of the demand from transfer and continuing students.
- Enhance Academic Residential Community offerings.
- Provide a variety of room types.
- New and enhanced dining options.

Phase 1 Scope

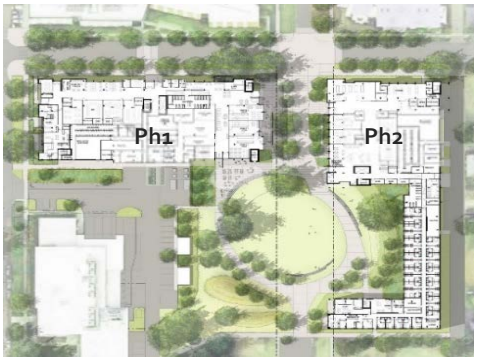
Phase 1 will be a 7 story, 870 bed facility housing primarily first and second year students on six upper floors with a mix of flex, triple and single units. The ground floor will include Dining venues and kitchens, Academic Residential Community spaces, learning commons, apartments for the Community Director and the Faculty in Residence, and back of house services including maintenance shops and storage.

Supporting Infrastructure Scope

This scope will extend the campus medium voltage electrical service to support Ph1 and future Ph2 Next Generation Residence Halls. Additionally, this service will provide redundant electrical service to a portion of campus.

Project Status: Construction

PROJECT STATS



Project Type: Building(s) Replacement, New

Space Type: Housing, Dining, Academic Residential Community Space

Ph1 Square Footage: 223,000 GSF.

Budget: $160M
- **Phase 1:** $149.5M
- **Infrastructure:** $10.5M

Funding Source(s):

Phase 1 (Housing): Revenue Bonds/Internal Bank; University Housing Carry Forward

Infrastructure:

$10.5M from a combination of Utility Infrastructure Ph1 Bonds, Utility and Energy Funds, and System Development Funds

Completion Date:

Phase 1: Fall 2027 Opening

Romania Site Development

PROJECT DESCRIPTION

The Romania site is located on the eastern edge of the university campus on the south side of Oregon Highway 126/Franklin Boulevard. The tract is approximately 4 acres which includes an existing 46,000 SF building. The use prior to university acquisition was as a car dealership and warehouse. The 1960 showroom, with its unique and concave roofline, is listed in the National Register of Historic Places.

Objectives

- Enter into a public-private partnership with a developer to design, finance, build, and operate a modern, university-centric entity/facility.
- Leverage the value of the real estate to provide housing opportunities for the university and the community. Student-oriented housing is not part of the mix.

CURRENT PROJECT

Design and Construction Scope

A University-selected developer will design, finance, build, and operate a modern, revenue-producing enterprise on the site. The University will retain an appropriate level of control of each phase to protect and preserve campus culture and university needs. The university will also retain long-term ownership rights to the property.

Project Status

A revised and updated Nonbinding Ground Lease Term Sheet was executed with Project^ in October 2024, after approval of the Board of Trustees in September 2024. Negotiations are underway to produce a ground lease agreement for a hotel and housing-centric approach, with retail space on the ground floor.

PROJECT STATS

Project Type: Public-Private Partnership

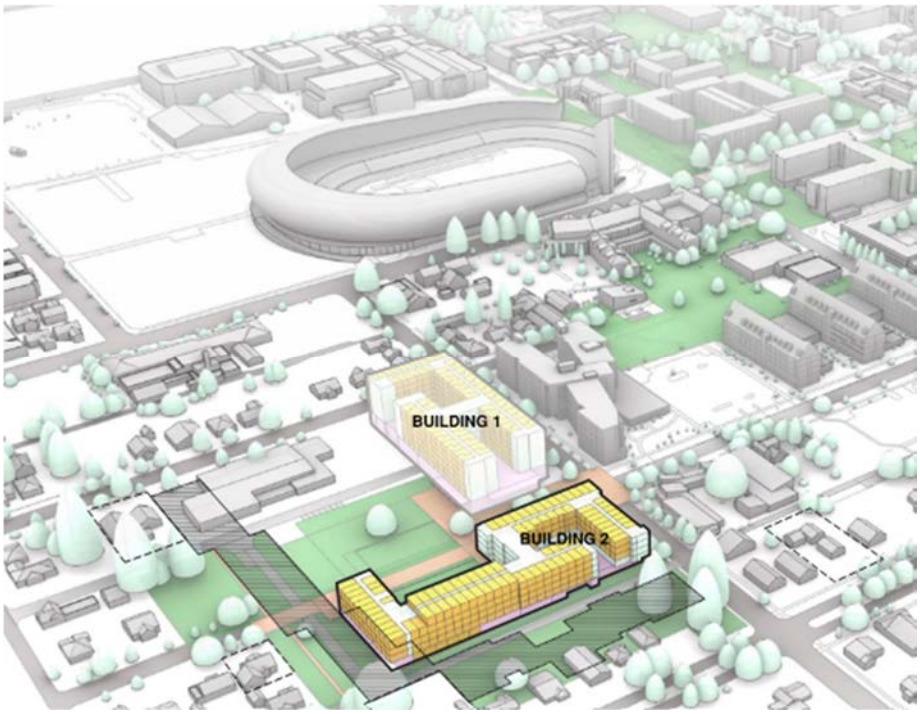
Space Type: Mixed-use development with retail and residential uses. Adequate parking to support both uses is included.

Square Footage: 180,338 (4.14 acre)

Anticipated Budget: N/A

Funding Source(s): Project^ (the developer for the project)

Expected Project Duration: 4+/- Years



Next Generation Residence Hall Project: Building 2

PROJECT DESCRIPTION — PLANNED PROJECT

The University of Oregon has committed to the continued modernization of its housing stock through a program of renovation and new construction. To meet demand for on-campus housing from first year students as well as the need to provide housing for upper division students, graduate students and family housing, University Housing is beginning Phase 1 of a multiyear building campaign informed by the creation of a Next Generation Housing Development Plan and East Campus Plan Updates.

The next Generation Residence Hall Project will be a two phased, two building project. Phase 1 target opening in fall of 2027, and Phase 2 target opening in fall of 2029. *This summary is for Phase 2, only.*

Objectives

- Drive and support enrollment growth.
- Phase 2 will have ~667 beds
- Build capacity to meet a greater percentage of the demand from transfer and continuing students and larger first year classes.
- Enhance Academic Residential Community offerings.
- Provide a variety of room types.

Design and Construction Scope

Oversee the design and CMGC construction contract, and collaborate with Housing to achieve planning, cost, and schedule goals.

Phase 2 Scope

Phase 2 will be a 4 & 5 story, ~667 bed facility focused primarily for upper division students on all floors with a mix of flex and single units. Also included on the ground floor will be a Market, Service Center, Academic Residential Community spaces, learning commons.

Budget is anticipated to be ~$110M, for which this phase will be brought before the BOT at a future date.

Project Status:

Project has completed Schematic Design and is currently in the COE Code/Refinement Amendment and Zone Change process.

PROJECT STATS

Space Type: Housing, Academic Residential Community Space, Service Center, Market.

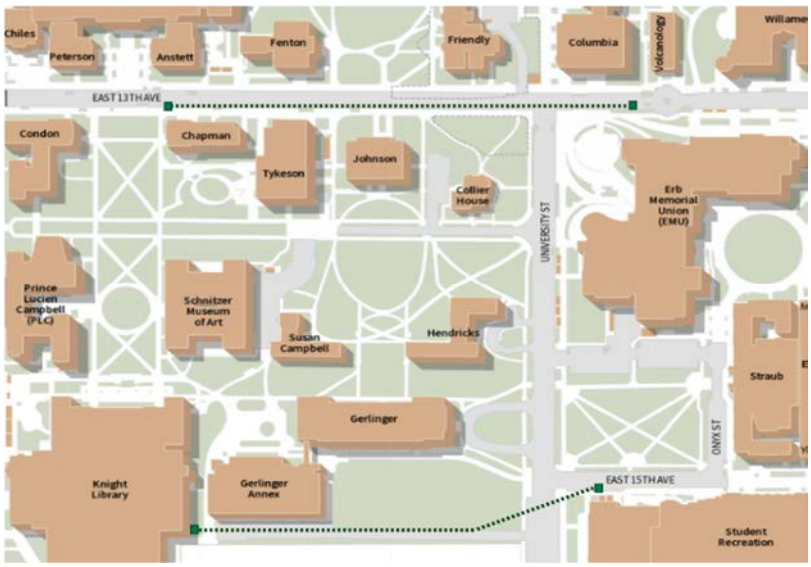
Ph2 Square Footage: ~178,000GSF

Budget: ~$110M

Funding Source(s):
Phase 2 (Housing): Revenue Bonds/Internal Bank; University Housing Carry Forward

Target Completion Date Ph2:
Fall 2029 Opening

Project Type: Building(s) Replacement, New



Utility Infrastructure Upgrades Phase 2

PROJECT DESCRIPTION

POTENTIAL PROJECT

The University utility system consists of electrical, steam, and chilled water components of various ages and life expectancies, which use an underground tunnel system to distribute campus utilities.

Current chilled water production is by electric based chillers, which supply chilled water for space and process cooling. Campus uses natural gas fired boilers to produce steam, which is distributed to campus buildings and is used for heating, hot water and process needs.

As the utility infrastructure and equipment continues to age, investments are needed to maintain operability of current systems. Additionally, demands on the system from campus expansion and building renovations necessitate upgrading the distribution system, specifically chilled water and electrical service.

Phase 1 Infrastructure improvements to the electrical system are addressing distribution redundancy and resiliency and decreasing the need for planned outages during maintenance and testing.

While continuing work on the electrical system, chilled water distribution has reached its capacity to support increased cooling demands and campus growth.

Due to the capacity of the existing tunnel network, upgrades to larger chilled water piping requires direct burying piping rather than utilizing existing utility tunnels. Where possible, piping will be replaced within the tunnels.

Objectives

- Address operational deficiencies in chilled water distribution system
- Increase distribution capacity and efficiency in south campus to support increased demand and campus growth
- Provide redundancy between east and west campus
- Allow extended use of thermal storage

Design and Construction Scope

- Connect chilled water piping and electrical feeders from west utility tunnel at Knight Library to central utility tunnel at Student Rec Center
- Install larger chilled water piping under 13th Ave from Columbia to Chapman Hall

Project Status

Chilled water distribution system flow modelling and determination of project sequencing to maximize positive impacts.

Project Type: Utility Infrastructure

PROJECT STATS

Space Type: N/A

Square Footage: N/A

Anticipated Budget: TBD

Funding Source(s): TBD

Project Duration: TBD

East Franklin Utility Tunnel Upgrade

PROJECT DESCRIPTION

POTENTIAL PROJECT

The University operates a district utility system which utilizes a network of concrete tunnels to distribute steam, chilled water and power to campus buildings from the central utility plant.

There are two primary utility distribution tunnels originating at the central utility plant and extend south underneath Franklin Blvd. These tunnels supply services to the east and west sides of campus, with east/west connections to the south that aid in balancing the campus system and provide some level of redundancy should either tunnel fail.

Sections of the tunnel system date back to the early 1900's and are of varying sizes and corresponding capacity to carry large pipes and electrical cables. The two primary tunnels that cross under Franklin Blvd were constructed at different times, with the newer east tunnel circa 1972.

While the tunnel network is constructed of thick concrete, a section of the east tunnel running under Franklin Blvd was constructed using corrugated steel.

The east tunnel carries the greatest capacity and serves key buildings to the north and southeast sides of Franklin Blvd. Loss of services through this primary tunnel would severely limit the ability to adequately supply services to campus.

Based on staff observations of the tunnel condition, in 2014 UO commissioned a structural assessment of this tunnel section. Significant deterioration from corrosion and issues with water intrusion were identified.

The assessment identified mitigation strategies that would extend its lifespan by reinforcing the walls, floor and injecting waterproof grouting. The study indicated the additional lifespan would be approximately 10 to 20 years.

Given the importance of the east Franklin tunnel, in 2015 the university performed the recommended strategies to extend its lifespan. Replacing the tunnel is based on staff observations and considering the remaining useful life.

Objectives

Upgrade the steel tunnel with concrete and install a larger utility vault at the south intersection directly north of Streisinger.

Project Status

Continuing monitoring the tunnel structure for signs of accelerated degradation and excessive water intrusion.

PROJECT STATS

Project Type: Utility Infrastructure.

Space Type: N/A

Square Footage: N/A

Project Budget: TBD

Funding Source(s): TBD

Expected Project Duration: TBD

Barnhart Hall Conversion Project

PROJECT DESCRIPTION

POTENTIAL PROJECT

The University of Oregon is committed to the continued modernization of its housing through a program of renovation and new construction. This is critical in meeting the increasing demand for on-campus housing for graduate students and upper division students.

The Barnhart Hall Conversion Project is to convert the existing 8 story residential hall, currently housing primarily first and second year students (single, double and triple rooms), into graduate student and upper division student studio apartments. As a result of this conversion, first- and second-year students, previously housed in Barnhart, would reside in one of new east campus residence halls.

From the conversion, the ground floor could contain approximately 12 studio apartments, a community director apartment, and the café. The remaining floors could each have approximately 38 studio apartments with en-suite bathrooms for a total of up to 278 studio apartments.

The project includes replacement of all mechanical, electrical and plumbing systems that are at the end of their service lives, and could also include seismic upgrades, as well as envelop upgrades for energy efficiency.

Barnhart will potentially be taken offline as soon as July of 2029 and opening in fall 2031.

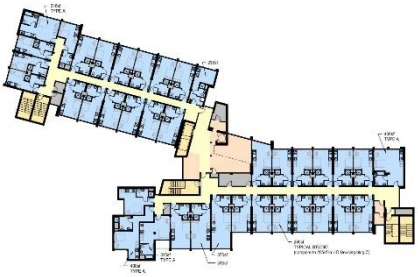
Objectives

- Provide more graduate student housing and more variety of room types for upper-division and graduate students.

Project Status

Completed Preliminary Study

PROJECT STATS



Project Type: Remodel of existing residence hall.

Space Type: Housing, Cafe, Academic and Lounge/Common Space

Square Footage: 125,277 sf

Project Budget: $50M (very preliminary placeholder)

Funding Source(s): Revenue Bonds/Internal Bank

Expected Project Duration: 3-4 years

Studies for Future Projects

Studies for Future Projects

STUDIES

Utility System Master Plan
The university commissioned a utility master plan in 2017 to incorporate changes to the system since renovation of the central utility plant and construction of a chiller plant in 2009. Given substantial growth of campus, infrastructure improvements, development of a capital master plan and planned future growth, an update to the 2017 plan is warranted. Forward thinking is crucial in charting a course to ensure infrastructure is in place to support campus growth while maintaining resiliency and redundancy. This effort will aid the university in aligning these key concepts and will be launched early in 2026.

Knight Campus Master Plan
The master plan will analyze future development opportunities for Knight Campus. The plan will include reviewing building sites, development sequences, impacts to surrounding buildings and open space, and utility infrastructure support needs to accommodate future growth.

Riley Hall Capacity Study
Riley Hall is an existing 3-story residence hall built in the early 1960's located on 11th Avenue. University Housing is evaluating options.

Housing Villard Street Townhouse Study
It is the intent of University Housing to replace the low-density single-family homes along the west side of Villard Blvd from 15th Ave. to 19th Ave. with higher density middle housing for families. University Housing is evaluating building 3-4 plex units or attached townhouses while maintaining and enhancing a graceful edge with the adjacent residential community.

Science Complex Study
This study will analyze the wet and dry lab needs of the university and suggest a sequence of projects that allows for the renovation of several buildings in the Science Complex. In addition to quantifying the deferred maintenance needs in the complex, the study will identify ways to optimize the programmatic organization of the buildings and increase the efficiency of those buildings.

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