

# University of Oregon



UO Portland Campus

December 2024

## Ten Year Capital Plan

Prepared by *Campus Planning and Facilities Management*

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# Large Project Cost Tracking

Years 2014 - 2024

Project	Final Budget	Project Area (S/F)	Bid Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Forecasted Escalation	NOTES
<b>ANNUAL REGIONAL CONSTRUCTION ESCALATION RATES</b> (Rates provided by Rider Levett Bucknall)				6.02%	4.61%	4.58%	6.05%	6.50%	5.67%	2.30%	8.40%	9.36%	6.50%	6.00%	Escalation figures represent larger Portland market; Eugene market has been higher.
<b>ACADEMICS</b>															
<b>\$/SF Project Cost</b>															
<b>PRICE SCIENCE COMMONS</b> Addition and Renovation	\$19,733,490	44,300	2015		\$ 445	\$ 466	\$ 494	\$ 526	\$ 556	\$ 569	\$ 617	\$ 674	\$ 718	\$ 761	Underground and difficult access; deferred maintenance upgrades, unique plaza/roof
<b>OREGON HALL RENOVATIONS</b> Renovation	\$11,870,000	56,400	2017				\$ 210	\$ 224	\$ 237	\$ 242	\$ 263	\$ 287	\$ 306	\$ 324	Significant surging of staff
<b>CHAPMAN HALL</b> Renovation	\$11,200,000	23,388	2017				\$ 479	\$ 510	\$ 539	\$ 551	\$ 598	\$ 654	\$ 696	\$ 738	
<b>TYKESON HALL</b> New Building	\$42,548,000	64,000	2017				\$ 665	\$ 708	\$ 748	\$ 765	\$ 830	\$ 907	\$ 966	\$ 1,024	Added basement mid-way through design
<b>RESEARCH and SCIENCES</b>															
<b>PACIFIC HALL B-2 FLOOR LABS</b> Renovation/Deferred Maintenance. - South Wing	\$22,120,000	31,365	2016			\$ 705	\$ 748	\$ 797	\$ 842	\$ 861	\$ 933	\$ 1,021	\$ 1,087	\$ 1,152	Significant deferred maintenance to MEP systems
<b>KNIGHT CAMPUS PHASE 1</b> Building and Bridge	\$213,500,000	173,630	2018				\$ 1,230	\$ 1,299	\$ 1,329	\$ 1,441	\$ 1,576	\$ 1,678	\$ 1,779	\$ 1,779	Cost/sf excludes \$7.5M for property acquisition
<b>KLAMATH 3RD FLOOR RENOVATION</b> Renovation	\$22,900,000	25,000	2019				\$ 916	\$ 968	\$ 990	\$ 1,073	\$ 1,174	\$ 1,250	\$ 1,325	\$ 1,325	
<b>ZEBRAFISH EXPANSION</b> Addition and Partial Renovation	\$10,370,000	10,470	2020						\$ 990	\$ 1,074	\$ 1,174	\$ 1,250	\$ 1,325	\$ 1,325	Received additional grant funding of \$500k for equipment
<b>HUESTIS HALL</b> Deferred Maintenance	\$89,600,000	60,000	2022								\$ 1,493	\$ 1,590	\$ 1,686	\$ 1,686	Project recently completed, but in financial close-out. Final budget likely to decrease.
<b>STUDENT SUPPORT</b>															
<b>ERB MEMORIAL UNION</b> Addition and Partial Renovation	\$98,762,185	209,943	2014	\$ 470	\$ 492	\$ 515	\$ 546	\$ 581	\$ 614	\$ 628	\$ 681	\$ 745	\$ 793	\$ 841	
<b>OBF (OREGON BACH FESTIVAL) BERWICK HALL</b> 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	\$ 1,594	Specialized rehearsal sound space
<b>UNIVERSITY HEALTH and COUNSELING</b> Addition (23,800SF) and Renovation (11,000SF)	\$20,100,000	39,700	2018				\$ 506	\$ 535	\$ 547	\$ 593	\$ 649	\$ 691	\$ 732	\$ 732	Addition costs at \$715/SF, Renovation at \$270/SF (2018 costs).
<b>HOUSING</b>															
<b>CENTRAL KITCHEN/WOODSHOP</b> New Building	\$8,890,240	21,592	2015		\$ 412	\$ 431	\$ 457	\$ 486	\$ 514	\$ 526	\$ 570	\$ 623	\$ 664	\$ 704	
<b>KALAPUYA ILIHI HALL</b> New Residence Hall	\$44,855,123	136,653	2016			\$ 328	\$ 348	\$ 371	\$ 392	\$ 401	\$ 434	\$ 475	\$ 506	\$ 536	Complicated building form due to solar access to the Many Nations Longhouse
<b>BEAN HALL EAST/WEST RENOVATION</b> Addition and Renovation	\$48,000,000	174,540	2018				\$ 275	\$ 293	\$ 309	\$ 317	\$ 343	\$ 375	\$ 400	\$ 424	
<b>HOUSING TRANSFORMATION Ph1</b> Unthank Hall - New Building	\$87,500,000	208,000	2019						\$ 421	\$ 430	\$ 466	\$ 510	\$ 543	\$ 576	
<b>HOUSING TRANSFORMATION Ph2</b> Buildings B and C (Walton Hall Replacement buildings)	\$120,000,000	301,252	2022								\$ 398	\$ 424	\$ 450	\$ 450	
<b>ATHLETICS</b>															
<b>JANE SANDERS STADIUM</b> New Stadium	\$17,200,000	27,336	2015		\$ 629	\$ 658	\$ 698	\$ 743	\$ 785	\$ 803	\$ 871	\$ 952	\$ 1,014	\$ 1,075	Square foot numbers represent the building, not the field
<b>OTHER</b>															
<b>MILLRACE DRIVE - PARKING GARAGE</b> (part of Knight Campus project)	\$22,400,000	118,980	2019				\$ 188	\$ 199	\$ 204	\$ 221	\$ 241	\$ 257	\$ 272	\$ 272	684 parking spaces

Summary of Projects > \$5 Million

	Project Name	Substantial Completion Date	BOT /Legislature Approved Budget	Current Project Budget	Project Square Footage	Cost per Square Foot	Budget Comparison to BOT/Legislature Budget Status	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	\$ 18,700,000	\$ 22,900,000	25,000	\$ 916	●	●	●	●	N/A - Partial Reno	Delayed start and significant unanticipated infrastructure / 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	\$ 1,186	●	●	●	●	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 <i>Unthank Hall</i>	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 <i>Walton Hall Replacement</i>	Aug 2023	\$ 120,000,000	\$ 120,000,000	302,000	\$ 397	●	●	●	●	Gold	Recently occupied
	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. Project was completed in late spring 2024, but in financial close-out. Final budget likely to decrease after project close-out.
ON-GOING	Utility 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.
	Housing Transformation Project Ph 3	Jul 2024	\$ 10,000,000	\$ 9,900,000	155,000	\$ 64	TBD	●	●	N/A	N/A	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 undergoes repairs. Construction will start Summer 2025.
	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 construction scheduled for summer of 2025. Funded with state Capital Improvement funds.
	Knight Campus Phase 2	Dec 2025	\$ 300,000,000	\$ 330,000,000	175,000	\$ 1,886	●	●	●	●	Targeting Gold	In construction. Volatile market escalation conditions has impacted the project.
	Heritage Project (University & Villard)	Jul 2025	\$ 87,820,000	\$ 93,847,000	68,059	\$ 1,379	●	●	●	●	Targeting Gold	In construction. Volatile market escalation conditions impacted the original legislatively approved budget (\$64.4M).
	UO Portland Campus	Sep 2024	\$ 58,000,000	\$ 65,100,000	392,000	\$ 166	●	●	●	●	N/A	In Construction. Project construction triggered addressing a variety of unanticipated deferred maintenance elements.
	Kalapuya Ilihi Residence Hall Repairs	Sep 2024	\$ 16,300,000	\$ 18,580,000	136,653	TBD	●	●	N/A	N/A	N/A	In construction. BOT approved 9/2024. More extensive interior architectural repairs required than anticipated.
NEW	Oregon Acoustic Research Lab (Portland)	TBD	TBD	\$ 24,600,000	14,130	\$ 1,741	TBD	TBD	TBD	TBD	N/A	Federal grant. Port of Portland location. Anticipate bringing project to BOT in March 2025.
	Friendly Hall Deferred Maintenance	TBD	\$ 80,200,000	\$ 82,200,000	44,740	\$ 1,837	TBD	TBD	TBD	TBD	Targeting Gold	Legislatively approved in 2023 at \$80.2M. In Concept Design phase.
	Next Generation Residence Halls B1/2	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Targeting Gold	In Schematic Design for two residence halls.
	Child Behavioral Health Building	TBD	TBD	\$ 71,000,000	TBD	TBD	TBD	TBD	TBD	TBD	Targeting Gold	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	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
1	<b>Current Projects (BOT Approved)</b>	[Timeline bar from 2020 to 2028]													
2	Knight Library Exterior Restoration (3 Phases)		[Green bar]	[Green bar]	[Green bar]										
3	Knight Campus - Phase 2 (Research)		[Green bar]	[Green bar]	[Green bar]	[Green bar]									
4	Heritage Project: University & Villard Halls - Deferred Maintenance		[Green bar]	[Green bar]	[Green bar]	[Green bar]									
5	UO Portland Campus			[Green bar]	[Green bar]	[Green bar]	[Green bar]								
6	Athletics Indoor Practice Facility			[Green bar]	[Green bar]	[Green bar]	[Green bar]	[Green bar]							
7	Kalapuya Ilihi Building Repairs					[Green bar]	[Green bar]								
8	Romania Site Development	[Green bar]	[Green bar]	[Green bar]	[Green bar]	[Green bar]	[Green bar]	[Green bar]	[Green bar]	[Green bar]					
9	Housing Transformation Project Ph3					[Green bar]	[Green bar]								
10	<b>Planned and Likely Projects</b>														
11	Oregon Acoustic Research Lab (OARL)				[Red bar]	[Red bar]	[Red bar]								
12	Friendly Hall - Deferred Maintenance				[Red bar]	[Red bar]	[Red bar]	[Red bar]	[Red bar]						
13	Next Generation Housing Residence Hall					[Red bar]	[Red bar]	[Red bar]	[Red bar]	[Red bar]					
14	Child Behavioral Health Building (Portland)					[Red bar]	[Red bar]	[Red bar]	[Red bar]	[Red bar]					
15	<b>Potential Future Projects</b>														
16	Housing: Barnhart Hall Conversion Project						[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]		
17	Knight Campus - Phase 3								[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	
18	Utility Infrastructure Phase 2								[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]		
19	Knight Library Renovation									[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]
20	School of Journalism and Communication (SOJC) Expansion									[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]	
21	<b>Studies for Future Projects</b>														
22	CPS Electrode Boiler Study					[Purple bar]	[Purple bar]								
23	Science Complex Study						[Purple bar]	[Purple bar]							
24	Mac Court Master Plan Study						[Purple bar]	[Purple bar]							
25	Housing: Riley Hall Capacity Study						[Purple bar]	[Purple bar]	[Purple bar]						
26	Housing Villard Street Townhouses						[Purple bar]	[Purple bar]	[Purple bar]						





# 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 2025



# Knight Campus Building 2 Laboratory Building

**PROJECT DESCRIPTION** **CURRENT PROJECT**

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 December 2025 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 STATS**



**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:** December 2025





# Campus Heritage Project: University and Villard- Deferred Maintenance

## PROJECT DESCRIPTION

University and Villard Halls are the two oldest buildings at the University of Oregon. In 1876 University Hall was the first building constructed followed by Villard Hall in 1885. Both buildings are listed on the National Register for Historic Places and designated National Historic Landmarks.

University Hall encompasses multiple math classrooms supporting approximately 5,000 students annually. The building also contains faculty and staff offices. Villard Hall is currently the home of the Theater Arts Department and the Comparative Literature Program supporting approximately 5,000 students in a typical academic year.

Since legislative approval in 2021, UO increased both the scope and funding of the project in an effort to consolidate the Cinema Studies program (from various campus locations) into Villard Hall to build programmatic synergies with the Theater Arts program. BOT approved in 2023.

### Objectives

- 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.
- Improve building exterior envelope conditions, including historic preservation

## CURRENT PROJECT

treatments as well as energy efficiency improvements.

- Provide corrective life/safety and accessibility measures to the building.
- Upgrade the building structural systems to comply with current building code to ensure a structurally sound building in a seismic event.
- 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.
- Revitalize building spaces to meet current campus standards and improve the student experience. Improvements to the building interior environment will include finishes, layouts, lighting, and quality of space.
- Improve the south entrance to Villard Hall as it has become the primary entrance to the building. This in turn will improve accessibility for individuals entering and navigating the building.

### Project Status

In Construction

## PROJECT STATS

**Project Type:** Renovation, Restoration and Deferred Maintenance

**Space Type:** Classrooms, Offices, Cinema, Theater, and Support Functions

### Square Footage:

University Hall: 26,616

Villard Hall: 32,000

Robinson Theater: 19,153

**Project Budget:** \$93.85M

### Funding Source(s):

Q Bonds: \$52.65M

G Bonds: \$5.85M

UO Match: \$5.85M

UO Funds: \$18.47M

State CIP: \$11M

**Project Completion:** Fall 2025



# Portland Campus Renovations for Fall 2023 and Fall 2024 Occupancy

## PROJECT DESCRIPTION

Purchase of the Portland Campus was finalized in June of 2022; made possible by a portion of the generous gift from Connie and Steve Ballmer to establish the Ballmer Institute for Children’s Behavioral Health.

This Campus which sits on just over 19 acres, populated by approximately 20 buildings, contains just under 400,000 square feet of space.

The purpose of this project is to renovate buildings to enable occupancy of some of the campus by Fall Term 2023 and the remainder of the campus by Fall term 2024.

In addition to the Ballmer Institute, the programs previously offered in downtown Portland were relocated to the new campus in the Fall of 2024. This will set a path for a very optimistic future for the University of Oregon in Portland.

In the Spring of 2022, the Board of Trustees approved the purchase of the Campus. An initial budget authorization request for \$10M was brought to the Board of Trustees during the December 2022 meeting for preliminary work on the necessary capital projects to ready the buildings for occupancy. Approval for the full project was granted in September of 2023 with an authorized budget of \$58M. There is one major project not included in this proposed budget: the building which will house clinical research spaces for Ballmer and

## CURRENT PROJECT

PSI clinical faculty. We are still evaluating different options for housing these functions and anticipate bringing a proposal to the board on this matter at the December board meeting.

### Objectives

- Establish the Ballmer Institute for Children’s Behavioral Health with a presence on the Portland Campus for the start of Fall Term 2023.
- Establish a footprint for select academic and administrative units already located in Portland by the Fall Term 2023.
- Complete renovations necessary to relocate all Portland programs and house the full Ballmer Institute by Fall Term 2024.

### Details

- Four to five major building renovations to be completed between Fall 2023 and Fall 2024.
- Infrastructure projects to support IT systems necessary to operate the campus.
- Site improvements to comply with City of Portland requirements and improve campus Universal Access.
- Maintenance renovations on exterior of numerous buildings to prevent additional damage or water infiltration.

## PROJECT STATS

- Numerous smaller renovations to upgrade buildings to UO standards for occupancy by students, faculty, and staff.
- Safety improvements to fire alarm, fire sprinkler, camera systems, access control, etc.
- Re-Branding the campus to express the pride the UO has in this new Portland location.

### Project Status

Most scopes completed. In the close-out process.

**Project Type:** Multiple Building Renovation

**Space Type:** Existing Buildings

**Square Footage:** Existing Space

**Project Budget:** \$65.1M

**Funding Source(s):**  
\$20M Gift Funds, \$10.7M State CIP Funds, \$28.6M Internal Bank Presidential Funds/Gift Funds, \$5.8M Revenue Bond Funds (to be repaid with Portland Housing proceeds)

**Project Completion:** Fall 2024



# Oregon Acoustics Research Laboratory

## PROJECT DESCRIPTION

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 ESBL staff and equipment to the OARL facility with benefit both labs.

## PLANNED PROJECT

### 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 will 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

In Design Development. Anticipate bringing to the BOT in March 2025 for approval.

## PROJECT STATS



**Project Type:** New Building

**Space Type:** Design and research

**Square Footage:** 14,130 sf

**Project Site:** 54,201 sf

**Current Projected Budget:** \$24.6 M

**Funding Source(s):**

Build Back Better Challenge Federal Grant, Matching State Grants, E&G Funds

**Project Completion:** Spring 2027





# Friendly Hall Deferred Maintenance

## PROJECT DESCRIPTION

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.

## PLANNED PROJECT

- 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 Programming and Concept Design

## 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 2028





# Child Behavioral Health Building (Portland)

## PROJECT DESCRIPTION

The University of Oregon has recently completed a Master Planning effort related to the UO Portland Campus, in preparation for the development of a new facility to house departments with the academic and research mission to support the behavioral health of children and families throughout the state of Oregon and beyond. 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, removal of structures that are not cost effective to renovate for current and future academic/research use and help establish a more engaged collegiate feel to the campus.

## PLANNED PROJECT

### 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 summer of 2028.

### Project Status

Schematic Design

## PROJECT STATS

**Project Type:** New Building / Building Demolition

**Space Type:** Academic and Research Building.

**Square Footage:** 54,000

**Approved Budget:** \$71,000,000

### Funding Source(s):

State Q-Bonds: \$35,500,000

State G-Bonds: \$17,750,000

UO Match: \$17,750,000

**Target Completion Date:** Summer 2028



# Knight Campus Phase 3

## PROJECT DESCRIPTION

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.

## POTENTIAL PROJECT

### 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.

**Net Square Footage:** Approx. 50,000-55,000

**Anticipated Budget:** TBD

**Funding Source(s):** Gift Funds

**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.

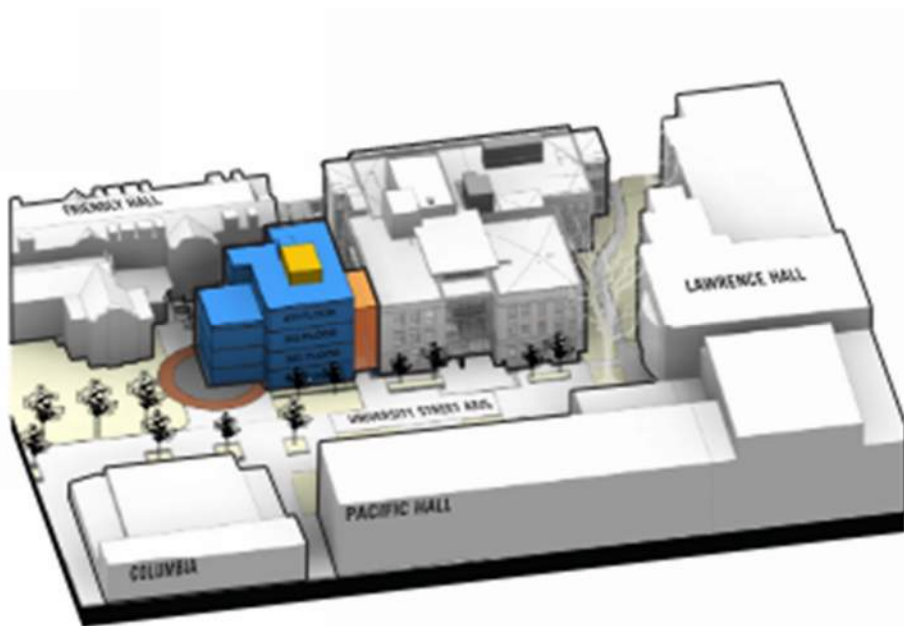
**Project Status**  
Completed the visioning plan in 2023

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

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.

## POTENTIAL PROJECT

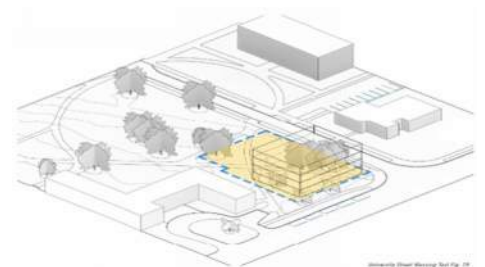
### Design and Construction Scope

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 STATS



**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

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

## CURRENT PROJECT

quality management during wildfire events.

- Improve usability with areas for breakout sessions and increased clearance heights
- Provide energy efficient heating and cooling

### Project Status

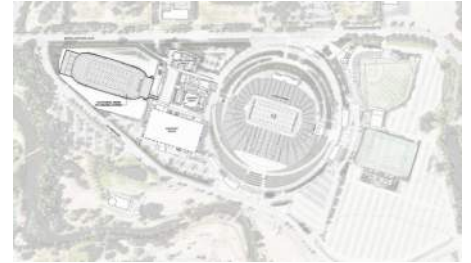
Construction of make ready work is complete for project utilities and parking relocations this summer.

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



# Kalapuya Ilihi Residence Hall Structural Repairs

## PROJECT DESCRIPTION

Kalapuya Ilihi is named in honor of the Kalapuya, the indigenous people of the Willamette Valley. The building is adjacent to the Many Nations Longhouse and features art by Native American artists from the region.

Kalapuya Ilihi, constructed in 2017, features a maker-hacker space, study rooms, a large collaboration space, gender inclusive bathrooms, and a community kitchen. This building provides opportunities for students and faculty to come together and collaborate through community spaces and event facilities.

Kalapuya Ilihi supports the Native American and Indigenous Studies ARC (Academic Residential Community) which provides a strong residential academic support system for students' academic and social needs, as well as connections to community and cultural traditions.

## CURRENT PROJECT

### Objectives

- Improve the building's ability to resist the forces imposed on it during a significant earthquake, while improving the efficiency of exiting the building during an earthquake event.
- Repair cracked finishes that have occurred due to damage related to structural movement of the building.
- Return the facility to normal use prior to the start of the Fall 2025 school term.

### Design and Construction Scope

Make repairs and introduce additional structural elements within the lower floors of the building related to seismic strengthening of the building to better resist significant earthquakes and provide clear and efficient exiting from the building in the event of a significant earthquake.

### Project Status

Project is under construction.

## PROJECT STATS

**Project Type:** Structural Repairs

**Space Type:** Housing

**Square Footage:** 136,653

**Current Projected Budget:** \$18.6M

**Funding Source(s):** TBD

**Project Completion:** Spring 2025





# Romania Site Development

## PROJECT DESCRIPTION

## CURRENT PROJECT

## PROJECT STATS

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.

### 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 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





# Hamilton and Walton Residence Halls Transformation Project Ph3

## PROJECT DESCRIPTION

Dynamic and attractive communities are needed now to help drive and support student recruitment and retention in a very competitive environment. Walton Hall and Hamilton Hall are in need of mechanical, electrical, plumbing, roofing, and other major systems replacement, as well as significant architectural improvements which require their demolition to build new, contemporary facilities.

### Objectives

- Drive and support enrollment growth.
- Grow from 1,400 to 1,800 beds, including 400 upper-division student focused beds.
- Enhance Academic Residential Community offerings.
- Provide a variety of room types.
- Explore adding retail space to the ground floor.
- Add Prospective Student Recruitment and Visitors Center.
- New and enhanced dining options.

## CURRENT PROJECT

### Design and Construction Scope

Design and construct new facilities in three phases between 2019 and 2024.

- Phase I: Building A (Unthank Hall)
- Phase II: Buildings B & C
- Phase III: Hamilton demolition and open space restoration.

### Phase III Construction Scope

Complete the design and construct an open space replacement for the displaced Humpy Lumpy open space. Demolition of the existing Hamilton Hall will begin in the summer of 2023, with site restoration and buildout of the new open space to follow.

### Project Status

Phase III is currently at the end of the design process. Construction of Phase III will begin in the summer of 2025 with the demolition of Hamilton Hall, and will finish in the fall of 2026.

## PROJECT STATS



**Project Type:** Open Space Improvements

**Space Type:** Housing, Dining, Academic Residential Community Space, Prospective Student Recruitment and Visitors Center

**Square Footage:** Phase III 154,595 GSF

**Project Budget:** \$9.9M

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

**Target Completion Date:** Phase III: Fall 2026



# Next Generation Housing Residence Hall Project

## PROJECT DESCRIPTION

The University of Oregon is committed to the continued modernization of its housing stock through a program of renovation and new construction. This is critical in meeting the increasing 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.

The Next Generation Residence Hall Project is a 2 phased, 2 building project sited on the southeast and southwest corners of the 15<sup>th</sup> Ave. and Moss Street intersection. Phase 1 is anticipated to be a seven story ~800 bed residence hall with dining, four ARC spaces, ground floor community kitchen, Community Director and Faculty in Residence apartments, and traditional single, flex (can be a triple of double) and triple bed units with en-suite bathrooms.

The phase 2 building is anticipated to be a stepping down 7, 5, and 4-story ~750-800 beds residence hall with a market, four ARC spaces, service center, Community Director and Faculty in Residence apartments, Community kitchens on each floor, and single, double and flex (can be double or single) rooms with en-suite bathrooms designed to be flexible for returning upper division students, as well as first year students.

## PLANNED PROJECT

The first phase is intended to open in fall of 2027 and the second phase in 2028.

### Objectives

- Maximize student success by building new residential beds on Campus to house first year students as well as returning upper division undergraduate students.
- Increase student density in the east campus area in a thoughtful and deliberate way, exemplifying good stewardship of limited resources and compatibility with the surrounding neighborhoods.
- Enhance Academic Residential Community offerings.
- Provide a variety of room types.

### Project Status

In schematic design

## PROJECT STATS



**Project Type:** Two New Buildings

**Space Type:** Housing, Dining, Academic and Residential Community Space

**Square Footage:** Combined: 410,000-430,000 SF

**Project Budget:** \$225M - \$235M

**Funding Source(s):** Revenue Bonds/Internal Bank

**Expected Project Duration:** 3-4 years





# Barnhart Hall Conversion Project

## PROJECT DESCRIPTION

The University of Oregon is committed to the continued modernization of its housing stock through a program of renovation and new construction. This is critical in meeting the increasing 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.

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 upper division and graduate studio apartments. As a result of this conversion, first-year students, normally 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 240 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.

## POTENTIAL PROJECT

Barnhart will potentially be taken offline as soon as July of 2028, and opening in fall 2030.

### Objectives

- Maximize student success by building new residential beds on Campus to house first year students as well as returning upper division undergraduate students.
- Place first year students within campus in one of new east campus residence halls.
- Enhance Academic Residential Community offerings.
- Provide a variety of room types.

### Project Status

Completed Study

## PROJECT STATS



**Project Type:** Remodel of existing residence hall.

**Space Type:** Housing, Cafe, Academic and Residential Community Space

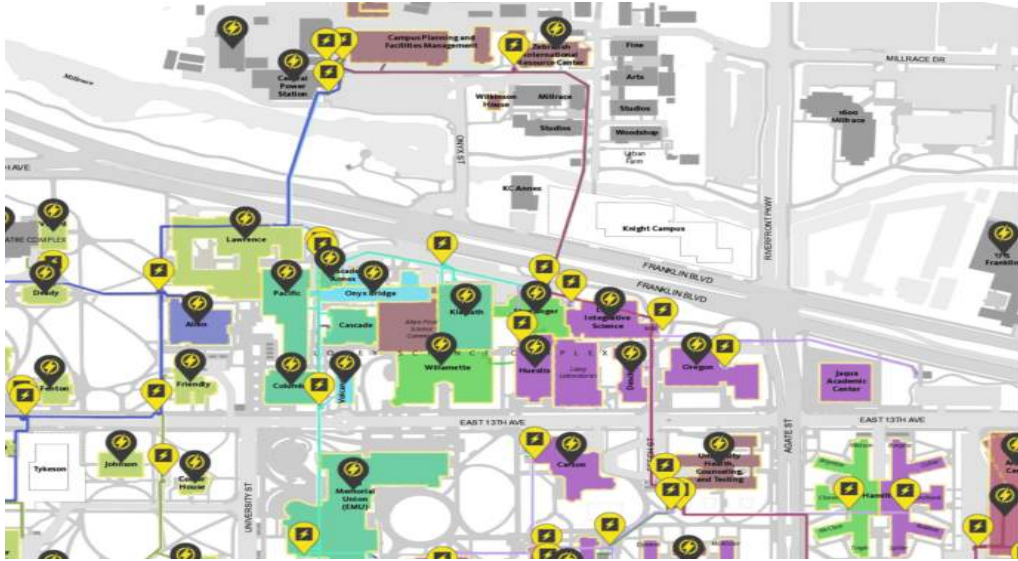
**Square Footage:** 125,277 sf

**Project Budget:** \$50M

**Funding Source(s):** Revenue Bonds/Internal Bank

**Expected Project Duration:** 3-4 years





# Utility Infrastructure Upgrades Phase 2

PROJECT DESCRIPTION	POTENTIAL PROJECT	PROJECT STATS
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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 will be needed to maintain operability of current systems in support of the business operations and resiliency of the campus.

A long term strategy is needed to continue utilizing existing forms of energy production and distribution or as an alternative, move to non-fossil fuel based production systems. The University has completed a Thermal Systems Transition Study, which is required as part of the Climate Action Plan (CAP).

This Study examined options for the use of non-fossil fuels on campus. System types, campus impacts, resiliency, timeline and cost were considered as part of the Study. The completed Study was made available to the public and campus community.

### Objectives

- Establish redundant electrical supply feeders to campus buildings.
- Repair or replace the east utility tunnel running under Franklin Blvd.

- Replace tunnel sections that do not have sufficient space to accommodate additional piping or electrical cables.
- Steam piping phased replacement.
- Evaluate the thermal transition Study findings of converting to a heating water-based distribution system, utilizing heat recovery chillers and electrode boilers.

**Project Status**  
In early planning

**Project Type:** Utility  
**Space Type:** N/A  
**Square Footage:** N/A  
**Anticipated Budget:** TBD  
**Funding Source(s):** TBD  
**Project Duration:** TBD



# Studies for Future Projects



# Studies for Future Projects

## STUDIES

### **CPS Electrode Boiler**

The Electrode Boiler study was initiated from the Thermal System Transition Study completed last year. As a decarbonization strategy, the intent of the Electrode Boiler is to offset, in part, the usage of natural gas used to create steam that supports the heating needs of the institution. The study will help the institution to better understand the likely cost of the boiler, as well as sizing parameters to avoid significant upgrades to existing critical utility infrastructure. Additionally, evaluating downstream operational costs to the university will be part of the analysis.

### **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.

### **Mac Court Master Plan Study**

This study will examine the best institutional use for Mac Court. It is currently being used for intermittent surge space needs, as well as Athletics space in the basement. The study will also assess the existing physical environment of in terms of deferred maintenance, life-safety code improvements, seismic improvements, and accessibility enhancements. The study is anticipated to launch in 2024.

### **Riley Hall Capacity Study**

Riley Hall is an existing 3-story residence hall built in the early 1960's located on 11<sup>th</sup> 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 15<sup>th</sup> Ave. to 19<sup>th</sup> 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.