

## NOTICE OF PUBLIC MEETING AND MEETING AGENDA

### Meeting of the Board of Trustees February 2, 2021 | 1:30 p.m. PT

Due to current orders regarding campus operations and social distancing, the meeting will be held remotely with a livestream and telephone conference option available for members of the media and the public.

- Public livestream and teleconference information will be at: <https://trustees.uoregon.edu/meetings>.
- Meeting materials are available at <https://trustees.uoregon.edu/upcoming-meetings>.

### Meeting Agenda

#### Convene Public Meeting

- Call to order, verification of a quorum
- 1. **State and Federal Affairs:** Hans Bernard, Associate Vice President for State Affairs; Betsy Boyd, Associate Vice President for Federal Affairs.
- 2. **Housing Transformation Project (Action):** Roger Thompson, Vice President for Student Services and Enrollment Management; Michael Griffel, Assistant Vice President and Director for University Housing.

Meeting Adjourned

### Public Comment

Individuals wishing to provide public comment to the Board of Trustees may do so in writing via [trustees@uoregon.edu](mailto:trustees@uoregon.edu). All comments will be shared with members of the board, but to ensure comments are provided to trustees in advance of the meeting, they must be received by 5:00 p.m. Pacific Time on February 1, 2021.

## **Agenda Item #1**

### **State and Federal Affairs**

**SUMMARY**

While the nation turned a page with the swearing-in of the 46<sup>th</sup> president and new Congress, there is no relief yet from the pandemic. Until controlled, the on-going pandemic will necessarily drive the priorities of the new Administration, Congress, and the higher education community. In addition, intersecting calls for action on basic needs and economic recovery, racial equity, and climate chaos will claim much congressional attention in a legislative body already straitened by safety limitations on gathering and the reverberations from the January 6, 2021 political violence.

**Looking back to the 116<sup>th</sup> Congress and its 2020 (or second) session**, Congress provided direct aid to universities and students in two of the four enacted pandemic relief packages. For UO, the allocation of funds under the formula totals \$40 million (but our losses and new costs are many times more). **Below is a table of federal actions with links to additional information about the 116<sup>th</sup> Congress and additional information in the attached table of appropriations actions.**

**Looking ahead**, the Biden Administration has released a proposed pandemic relief package that includes \$35 billion for public universities. Congress must also pass the federal budget by September 30 for FY2022. So-called unified government (where the same political party controls the executive and legislative branch) is fragile, resting on an evenly divided U.S. Senate and more narrow margins in the US House than the last two years. Members of the Oregon delegation take on new responsibilities to move national agendas, given their standing as chairs and subcommittee chairs, and a new member, Congressman Cliff Bentz (R-OR) joins the delegation. A path to ‘regular order’, meaning Congress holds regular hearings and votes governed by its normal rules and procedures, is not yet clear.

<u>116-02 Federal Priorities (2020)</u>	<u>Description of 2020 congressional and advocacy pandemic actions</u>	<u>Timeframe</u>
<p><b>Priority: Secure emergency relief in the Fourth Pandemic package</b>  <a href="#">HR 133 analysis by APLU (11 pages)</a></p> <p><i>NOTE: Partial achievement. Award to UO is \$24 million with approximately \$8 million set aside for direct support to students</i></p>	<p>After seven months of negotiations, Congress finally passed additional COVID-19 supplemental relief as a part of the omnibus appropriations package to finalize the FY21 federal budget. The massive \$2.4 trillion package, the Consolidated Appropriations Act of 2021 (<a href="#">H.R. 133</a>), includes \$900 billion for COVID-19 supplemental relief funding through the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (CRRSAA). The formula for allocation of funds is a hybrid between head-count and FTE intersected with Pell Grant participation. Association leaders called the \$22 billion a ‘down-payment’ on the \$120 billion request. State and local government relief was not included.</p>	<p>Became law 12-27-2020</p>
<p><b>Priority: Secure research funding relief and enact COVID-19 Research Priorities</b></p> <p><i>NOTE: Not achieved. \$26 billion for research relief was sought</i></p>	<p>Despite much effort and multiple demonstrations of support through bill co-sponsorship and Dear Colleagues, Congress did not include funding to research agencies to provide cost extensions on research grants</p> <p><a href="#">US Rep Suzanne Bonamici (D-OR) led an effort to include Institute of Education Sciences</a> in research agency relief.</p>	<p>Throughout 2020</p>

<p><b>Priority: Secure emergency funding in Third Pandemic package: <a href="#">CARES Act (APLU analysis)</a></b></p> <p><i>NOTE: Partial achievement. The law allocated \$14 billion to universities and students (although the community sought \$47 billion). Under the formula that meant <a href="#">\$16 million to UO (at least half for emergency grants to students)</a></i></p>	<p>CARES, the third stimulus bill, became law at the end of March with \$14 billion in the Higher Education Emergency Relief Fund (HEERF).</p> <p>It was the first stimulus to provide emergency funds for institutions as well as students but <a href="#">fell short of funds needed to stabilize students and institutions</a>. <a href="#">US Senator Jeff Merkley (D-OR) played a key role in shaping the legislation</a>.</p> <p>The formula for allocation of funds use FTE and Pell Grant participation.</p>	<p>Became law on 3-28-2020</p>
<p><b>Priority: Secure federal appropriations for student aid and research plus federal support for projects of interest to UO</b></p> <p><i>Note: Partial achievement. Certain research agencies, especially the National Science Foundation, are not funded at a level commensurate to impact. Other programs, like the National Center for Special Education Research, took a disproportionate cut in 2011 during sequestration. While gains have been made, we still have ground to make up.</i></p>	<p>Congress increased the Pell Grant, restored Pell eligibility for incarcerated students, and repealed the prohibition on students with federal drug offenses to be eligible for financial aid. It also greatly simplified the financial aid application form.</p> <p>Congress continued to increase or maintain appropriations to federal research agencies like the National Institutes of Health, National Science Foundation and others. (See table of agency funding priorities below). These efforts included the National Endowment for the Humanities and Title VI International Education programs (Fulbright, language and research centers), in FY21.</p> <p>US Rep Suzanne Bonamici (D-OR) and US Senator Jeff Merkley (D-OR) continued their role as congressional champions for the Institute of Education Sciences. ShakeAlert and the US Geological Society also benefited from on-going advocacy from west coast members in a delegation led by US Reps Peter DeFazio (D-OR) and Adam Schiff (D-CA) with Senator Feinstein (D-CA).</p>	<p>Throughout 2020</p>
<p><b>Priority: Engage the Oregon delegation and work with the associations of higher education and scientific society to advance policy and appropriations priorities</b></p>	<p>Federal Affairs participated in dozens of engagements related to pandemic relief with the Oregon delegation and national higher education associations in close coordination with State Affairs. In addition, we hosted members of Congress on campus four times for visits with the Corona Corps and the FEMA Administrator.</p>	<p>Throughout 2020</p>

## OTHER FEDERAL ACTIONS OF NOTE IN 2020

The regulatory environment continued to be complex for higher education throughout the summer and fall particularly in the area of visa processing for international students and other immigration matters as well as new executive orders that were then subject to rule-making.

In September, FEMA issued interim guidance narrowing eligibility for reimbursable costs. With leadership from US House Transportation & Infrastructure Chairman Peter DeFazio (D-OR), a bill passed the US House effectively reversing the guidance. While the clock ran out before the bill advanced in the Senate, the Biden Administration included repealing the guidance among its first day executive actions. The Biden Administration also took action on a number of immigration areas and the racial stereotyping executive order.

In other areas, [UO worked closely](#) with local government and Census officials to support a Complete Count. In the fall, the Government & Community Relations team coordinated closely with the [All In To Vote / Pac-12 voter challenge](#) and campus leaders.


## **OPPORTUNITIES AND CONSIDERATIONS FOR 2021**

**Recurring student aid and research priorities:** In the new Congress, higher education associations have set doubling the Pell Grant as the top student aid priority. Research agency funding is a recurring priority with special attention on the National Science Foundation and the Institute of Education Sciences, both subject to reauthorization in addition to appropriations action.

**Issues to watch in the first half of the year:** Infrastructure, including opportunities for transportation research, is expected to be considered by the US House in the first half of 2021. Clean energy and climate action are other areas of possible research advocacy. Racial equity in higher education as well as affordability and completion will be on some policy-makers' priority list, but whether the environment is conducive to legislative action is unknown.

**Education research:** There is a lot of attention on education schools located at research universities, given the disruption to early childhood and school programs. Caregivers and policy-makers are concerned about childhood development, special education students and vulnerable young people, as well as learning loss. State education superintendents and school districts are considering how assessments are going to look moving forward for K-12. IES/NCES has jurisdiction over the Nation's Report Card and other assessment tools. For decades, University of Oregon researchers have been in the forefront of developing assessments, evaluations and interventions for decades. Their work also addresses disproportionate outcomes and equity considerations.

Follow [our blog](#) and [UO Advocates](#) on social media for more information.

 <b>UNIVERSITY OF OREGON</b>	FY2021 Funding Priorities								as of December 21, 2020	
	FY18	FY19	FY20 <sup>1</sup>	FY21 UO	FY21	FY21	FY21	FY21 Final vs. FY20 Final		
( <i>\$ in millions, unless otherwise noted</i> )	Omnibus	Final	Final	Recommendation	House <sup>3</sup>	Senate	Final	\$ Change	% Change	
Department of Education (L/HHS)										
Pell Grant										
Maximum Grant (Incl. Mandatory and Discretionary) (in thousands)	\$ 6,095	\$ 6,195	\$ 6,345	\$ 7,000	\$ 6,495	\$ 6,495	\$ 6,495.00	\$ 150	2.4%	
Discretionary Funding	\$ 22,475	\$ 22,475	\$ 22,475	\$ 0	\$ 22,475	\$ 22,475	\$ 22,475	\$ 0	0%	
Student Aid Programs										
Federal Work Study	\$ 1,130	\$ 1,130	\$ 1,180	\$ 1,467	\$ 1,210	\$ 1,180	\$ 1,190	\$ 10	0.8%	
SEOG	\$ 840	\$ 840	\$ 865	\$ 1,052	\$ 880	\$ 865	\$ 880	\$ 15	1.7%	
TRIO	\$1,010	\$1,060	\$1,090	\$ 1,150	\$1,100	\$1,090	\$1,097	\$ 7	0.6%	
GAANN - Graduate Assistance in Areas of National Need	\$ 23	\$ 23	\$ 23	\$ 35	\$ 24	\$ 23	\$ 23	-\$ 0.1	-0.2%	
International Education Programs/Title VI (L/HHS)	\$ 72	\$ 72	\$ 76	\$ 106	\$ 80	\$ 76	\$ 78	\$ 1.8	2.4%	
Institute of Museum and Library Services	\$ 240	\$ 242	\$ 252	\$ 252	\$ 257	\$ 257	\$ 257	\$ 5	2.0%	
Institute of Education Sciences (L/HHS)	\$ 613	\$ 615	\$ 623	\$ 670	\$ 630	\$ 635	\$ 643	\$ 19.2	3.1%	
National Institutes of Health (L/HHS)	\$ 37,084	\$ 39,100	\$ 41,684	\$ 44,700	\$ 46,959	\$ 43,684	\$ 42,934	\$ 1,250	3.0%	
National Science Foundation (CIS)	\$ 7,767	\$ 8,075	\$ 8,278	\$ 9,000	\$ 8,548	\$ 8,478	\$ 8,487	\$ 208.7	2.5%	
NASA (CIS)										
Science	\$ 6,222	\$ 6,906	\$ 7,139	\$ 7,250	\$ 7,097.50	\$ 7,275	\$ 7,301	\$ 162.1	2.3%	
Aeronautics	\$ 685	\$ 725	\$ 784	\$ 819	\$ 819	\$ 829	\$ 829	\$ 44.8	5.7%	
Space Technology	\$ 780	\$ 927	\$ 1,100	\$ 1,578	\$ 1,100	\$ 1,206	\$ 1,100	\$ 0	0%	
Department of Agriculture (Ag)										
AFRI	\$ 400	\$ 415	\$ 425	\$ 480	\$ 435	\$ 435	\$ 435	\$ 10	2.4%	
Department of Energy (Energy/Water)										
Office of Science	\$ 6,260	\$ 6,585	\$ 7,000	\$ 7,400	\$ 7,050	\$ 7,026	\$ 7,026	\$ 26	0.4%	
ARPA-E	\$ 353	\$ 366	\$ 425	\$ 450	\$ 435	\$ 430	\$ 427	\$ 2	0.5%	
Department of Defense (Defense)										
6.1 Basic Research	\$ 2,343	\$ 2,530	\$ 2,603	\$ 2,760	\$ 2,621	\$ 2,407	\$ 2,671	\$ 67.7	2.6%	
Minerva Research Initiative				\$ 17	\$ 17		\$ 17			
Science & Technology (S&T)	\$ 14,863	\$ 15,960	\$ 16,074	\$ 17,038	\$ 15,620	\$ 15,159	\$ 16,873	\$ 799.1	5.0%	
DARPA			\$ 3,458	\$ 3,666	\$ 3,510	\$ 3,491	\$ 3,501	\$ 42.7	1.2%	
National Defense Education Program	\$ 103	\$ 136	\$ 144	\$ 153	\$ 137	\$ 100	\$ 137	-\$ 7.1	-4.9%	
Joint Fire Science Program (Interior-Environment/AG)	\$ 0	\$ 6	\$ 6	\$ 16	\$ 3	\$ 6	\$ 6	\$ 0	0%	
Natural Hazards, Earthquake Hazards (Interior)	\$ 83	\$ 88	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85.4	\$ 0.4	0.5%	
National Endowment for the Humanities (Interior)	\$ 153	\$ 155	\$ 162	\$ 170	\$ 170	\$ 162	\$ 168	\$ 5.3	3.2%	

<sup>1</sup> The Pell Grant Maximum Increase is paid for through surplus funds  
<sup>2</sup> PBR proposes eliminating ARPA-E but requests \$21.26M to support close-out activities and oversight of existing projects.  
<sup>3</sup> The Labor-HHS-Ed (\$24.425 billion), Energy & Water (\$43.5 billion), and Interior (\$15 billion) Subcommittee bills include additional emergency funding.

## DISTRIBUTION OF STUDENT AID BY CATEGORY



AY2019-20	Resident Undergraduate		Nonresident Undergraduate		Resident Graduate		Nonresident Graduate		Total	
	N	Paid Amt	N	Paid Amt	N	Paid Amt	N	Paid Amt	N	Paid Amt
Federal Aid	6,032	\$63,954,169	2,665	\$74,259,135	596	\$14,734,303	801	\$23,009,201	10,094	\$175,956,809
Pell Grant	3,893	\$18,010,336	869	\$4,012,911	0		1	\$516	4,763	\$22,023,763
Federal Supplemental Educational Opportunity Grant	1,484	\$1,437,708	244	\$234,771	0		0		1,728	\$1,672,479
Teacher Education Assistance for College and Higher Education Grant	3	\$12,518	0		5	\$14,915	1	\$2,509	9	\$29,942
Federal Work Study	789	\$1,019,862	137	\$186,609	60	\$79,537	89	\$108,806	1,075	\$1,394,815
Federal Direct Loan (subsidized)	3,422	\$14,252,773	1,699	\$7,210,638	0		0		5,121	\$21,463,411
Federal Direct Loan (unsubsidized)	3,563	\$14,398,314	2,078	\$6,970,009	568	\$9,836,776	771	\$13,063,716	6,980	\$44,268,815
Direct Plus Loans - Parent	1,112	\$14,782,774	1,584	\$55,637,283	0		0		2,696	\$70,420,057
Direct Plus Loans - Graduate/Professional	11	\$39,884	2	\$6,914	304	\$4,803,075	456	\$9,833,654	773	\$14,683,527
State aid	2,827	\$10,049,637	11	\$31,950	26	\$210,348	1	\$5,000	2,865	\$10,296,935
Institutional aid	5,966	\$32,604,800	3,576	\$21,990,115	376	\$3,812,254	903	\$8,953,253	10,821	\$67,360,422
Other aid	366	\$4,509,466	412	\$11,881,817	10	\$152,851	22	\$516,983	810	\$17,061,117
Unclassified	2,221	\$3,146,813	1,025	\$1,465,425	198	\$312,182	402	\$544,457	3,846	\$5,468,877
<b>Total</b>	<b>8,239</b>	<b>\$114,264,885</b>	<b>5,190</b>	<b>\$109,628,442</b>	<b>779</b>	<b>\$19,221,938</b>	<b>1,423</b>	<b>\$33,028,894</b>	<b>15,631</b>	<b>\$276,144,160</b>

### Notes:

Student residency and level are based on first enrollment of academic year. Students may transition in residency and/or level, which may result in reporting anomalies, e.g. a graduate student receiving funding that is specific to undergraduate students, or a nonresident student receiving funding that is specific to Oregon residents.

Detailed distribution data does not sum to total 'Met Need' because these amounts have been capped so that paid aid does not exceed need for an individual student.

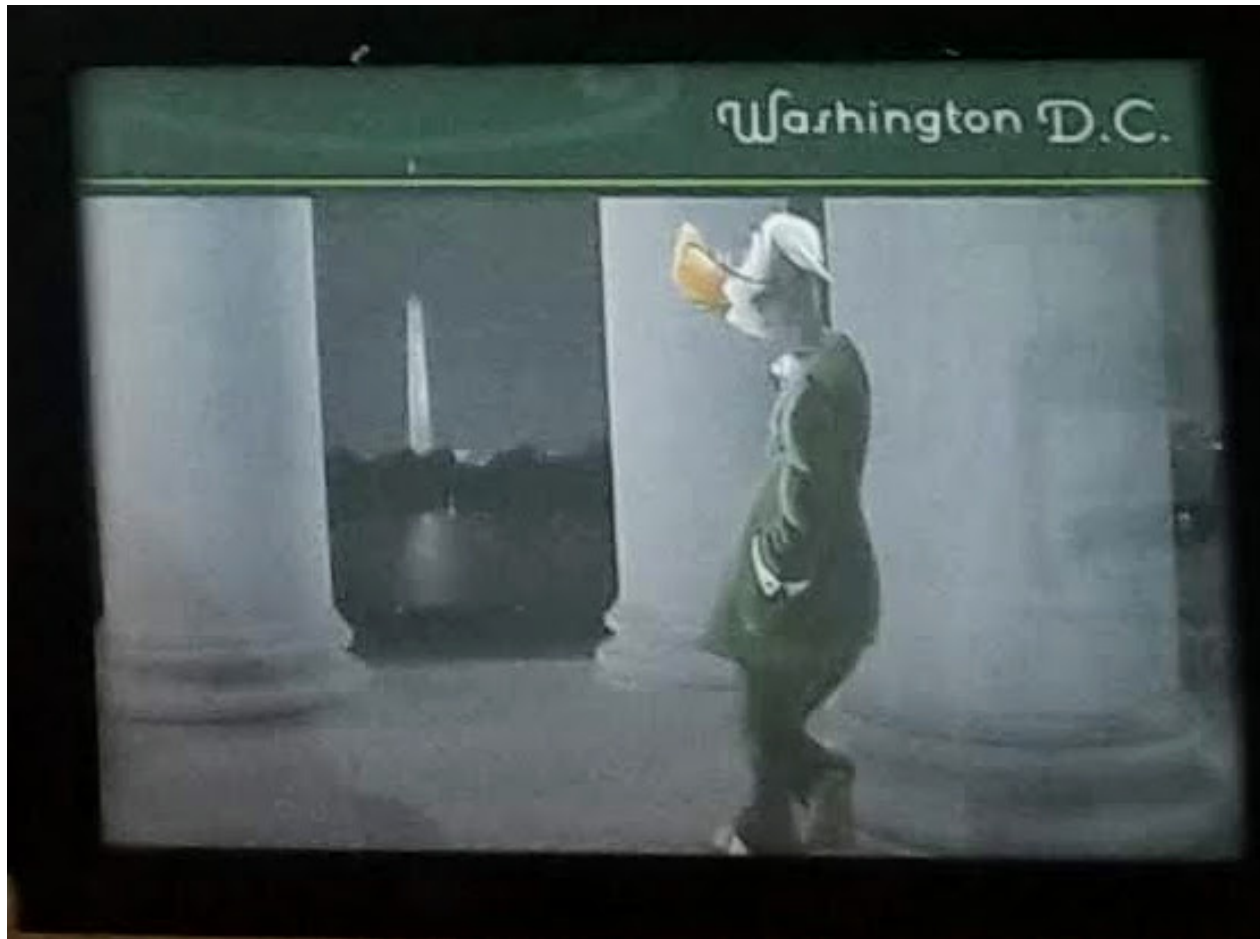


# Federal Affairs Update 2021

February 2, 2021

Presenter: Betsy Boyd, Associate VP, Federal Affairs

# The federal interest in higher ed





# The federal partnership

Federal program function	2019-2020 UO	2015-2020 UO funds
Federal research	\$137.3 million (awards)	\$528.4 million (award total for five years)
Federal student aid	10,094 awards  \$175.9 million (4,763 Pell Grants \$22M)	Approx 10,000 awards/yr  \$875 million (approx.)

# The federal partnership in a pandemic

## ***Pandemic emergency relief funds and COVID-19***

*“It is highly doubtful that our higher education systems can continue operations, employment, and teaching without timely stop-gap funding from Congress...We implore you to include vigorous financial assistance for students and higher education institutions in the forthcoming COVID-19 relief package. We ask you to prioritize the following measures...1. Protecting students from student aid disruptions...We request that student aid be retained regardless of changes in enrollment, work status, or circumstances which would otherwise jeopardize aid eligibility...2. Emergency stop-gap funding for colleges and universities...”*

***— US Senator Jeff Merkley and 26 US Senators, March 24, 2020 letter to US Senate leadership***

# Federal Priorities

## 2020 Recap

- Emergency relief
- Regular appropriations action

## 2021 Federal Priorities

- Emergency relief
- Regular appropriations action
- Unique and new opportunities

# Federal Advocacy 2020 and beyond

## Campus visits before the pandemic



# Federal Advocacy – Beyond 2020



# Federal Affairs – 117<sup>th</sup> Congress

- **Defining the federal agenda for the Biden Administration & 117<sup>th</sup> Congress**
  - Emergency relief and stimulus
  - Continuing student aid and research appropriations
  - Identifying and securing new or unique opportunities



# State Affairs - 2021 Update

February 2, 2021

Presenter: Hans Bernard, Associate Vice President for  
State Affairs

# State Affairs - 2021 Update

- 2020 Recap
  - Pandemic Response
  - Three Special Sessions
- 2021 Legislative Session
  - Budget and Policy Priorities



# State Affairs - 2021 Update

- 2020 Recap
  - Pandemic Response
    - OHA guidelines and COVID-19 protocols
    - UO's community response with testing, contact tracing and vaccine distribution
  - Three Special Sessions
    - Police and public safety reform
    - Budget rebalance, protecting the PUSF
    - Funding for Huestis Hall, ShakeAlert, research vessel at OIMB

## ***2021 Legislative Priorities***

### **Budget:**

#### **\$900 Million Investment in Public University Support Fund**

An increase of \$63 million in the PUSF, totaling \$900 million, for the 2021-23 biennium would help UO ensure that the University can keep tuition for incoming students as low as possible, and minimize cuts across the university.

#### **Capital - \$58.5 million to fund the heritage renovation project.**

The Heritage Project consists of two of the oldest surviving public academic buildings in Oregon and the West, University and Villard halls. These are the founding buildings of the University of Oregon Campus and the birthplace of public higher education in Oregon. They are in great need of renovation for safety and modernization.

## ***2021 Legislative Priorities***

### **Policy:**

#### **Secure Liability Coverage for Public Universities**

Include public universities in liability conversations relating to other education providers/sectors, extending the protections of HB 4402, from Special Session 3.

#### **Support Legislative Efforts to Address Basic Needs of Students**

Legislators and stakeholders are working hard to address the basic needs of students, including proposals to address textbook affordability, food security, and housing costs. Tuition is only one barrier that students face, and it is imperative that the state partner with universities to help address the full slate of expenses students face as they pursue a degree.

#### **Change Default Retirement Enrollment for Non Classified Employees (LC 2498)**

Change the default presumption for new university employees who fail to fill out retirement enrollment paperwork from PERS/OPSRP to the Optional Retirement Plan (ORP). This would not impact classified employees, and would not limit employee benefits in any way.

## ***2021 Policy Issues to Watch***

### **Credit Transfer and Common Course Numbering**

Legislators have introduced several bills that would dictate how colleges and universities accept transfer credits and require common course numbering across the state. State affairs, the Provost's office, Senate and IFS are engaged in making sure these bills assist students and preserve institutional autonomy over academic policy.

### **Pandemic Response**

As the saying goes "the devil is in the details." UO is working closely with state agencies and the legislature on the implementation of various federal actions to monitor for any unintended and harmful consequences of actions.

### **Threats to Institutional Governance Authority**

A handful of bills have been introduced that would impact higher education governance in Oregon. Issues range from tuition and fees to the composition of the HECC.

## Looking Ahead

A remote legislative session

Pandemic response and reopening

## **Agenda Item #2**

# **Housing Transformation Project**



The Board of Trustees (Board) must approve all capital projects exceeding \$5 million in total cost. University Housing seeks Board approval for Phases II and III of the “Housing Transformation” project.

### **Phases & Timelines**

- **Phase I** was approved in September 2019<sup>1</sup>. This included the construction of a new residence hall, including a Prospective Student Welcome and Visitors Center, which is nearing completion and set to open this fall.
- **Phase II** includes the rebuild of Walton Hall. Work would begin in June 2021 and Walton would open to students in fall 2023.
- **Phase III** includes the removal of Hamilton Hall and the creation of a new greenspace in its place. This work would begin in summer 2023, after the completion of Phase II.

### **Costs**

The total anticipated project cost is \$219.6 million:

- \$89.6 million for Phase I
- \$120 million for Phase II<sup>2</sup>
- \$10 million for Phase III

### **Requested Action & Funding Sources**

Phases II and III are now before the Board for authorization. Funding for Phases II and III would come from a loan to University Housing from the UO’s internal bank, the cash flow for which would be generated by the issuance of revenue bonds. The administration anticipates seeking Board approval for these bonds later in 2021 (likely September). However, because the project relies on this source of funding, trustees are encouraged to contemplate the matter of the bonds as they consider a vote on the project resolution herein.

### **Materials Included**

Following this summary is the resolution as well as project overview information provided by Campus Planning and Facilities Management, University Housing, and Finance & Administration.

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<sup>1</sup> The September 2019 approval included some early design, engineering and planning work for Phase II.

<sup>2</sup> This figure is *inclusive* of funds expended based on the September 2019 approval noted in footnote 1.

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

**Resolution: Authorization for Phases II and III of the Housing Transformation Project**

Whereas, University Housing has a robust plan to transform residence halls and available on-campus housing, which includes substantial redevelopment of the area adjacent to Agate Street between 13<sup>th</sup> and 15<sup>th</sup> Streets;

Whereas, University Housing wishes to complete Phases II and III of the project, which include a rebuild of Walton Hall, the removal of Hamilton Hall, and landscaping of a new greenspace at the southeast corner of 13<sup>th</sup> and Agate Streets;

Whereas, the overall project will substantially improve overall residential housing options, create additional capacity, provide greater variety to students, and ensure that facilities are in alignment with modern codes and infrastructure needs; and,

Whereas, Phases II and III have anticipated total cost of \$120 million and \$10 million, respectively and inclusive of any prior authorizations related to these phases; and,

Whereas, the Policy on the Retention and Delegation of Authority requires Board approval for this level of additional spending related to the project.

Now, therefore, the Board of Trustees of the University of Oregon hereby authorizes the president, or his designee(s), to execute contracts, expend resources, and engage in work necessary for completion of Phases II and III of the "Housing Transformation Project" as outlined in the materials provided to the Board; the amount authorized for these two phases is a combined total of \$130 million.

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

Trustee	Vote	Trustee	Vote
Aaron		Lillis	
Bragdon		McIntyre	
Colas		Murray	
Ford		Ralph	
Gonyea		Seeley	
Hornecker		Wilcox	
Kari		Wishnia	

Record here if a vote was taken without a roll call vote: \_\_\_\_\_

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





# Hamilton and Walton Residence Halls Transformation Project: Ph 2

## 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 contemporary improvements.

### 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.

## PLANNED PROJECT

### Design and Construction Scope

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

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

### Phase II Scope

Complete the design and construct two residential facilities: building B, 700-beds, building C, 400-beds. Facilities will include Academic Residential Communities and associated learning spaces, a Faculty in Residence Apartment.

### Project Status

Phase II is currently nearing the end of Construction Documents.

## PROJECT STATS



**Project Type:** Building(s) Replacement

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

**Square Footage:** Phase II 305,000 GSF.

**Anticipated Total Ph2 Budget:** 120M

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

**Target Completion Date:** Phase II: Summer 2023



# 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 contemporary improvements.

### 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.

## PLANNED PROJECT

### Design and Construction Scope

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

- Phase I: Building A
- 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 Humpty 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 Schematic Design, and the design will be taken through Construction Documents beginning in March of 2020. Phase III will begin in the summer of 2023 with the demolition of Hamilton Hall, and will finish in the fall of 2024.

## PROJECT STATS



**Project Type:** Building(s) Replacement

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

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

**Anticipated Total Ph3 Budget:** \$9.9M

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

**Target Completion Date:** Phase III: Fall 2024

# Transformation Project

Hamilton and Walton residence halls and dining venue  
Prospective Student Welcome and Visitors Center



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**University Housing**

# Transformation Project - Hamilton and Walton

## Need for Residence Hall Transformation

- Dynamic and attractive communities are needed to help drive and support students recruitment and retention in a very competitive environment.
- Students who live on campus in the UO's high-quality, learning-centered residential communities have higher grades, retention and graduation rates, and graduate faster than students who live off campus.
- Living on campus at the UO facilitates diverse and inclusive communal engagement, contributes to students' exploring purpose and meaning, and facilitates students making long-term social connections.



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**University Housing**

# Transformation Project - Hamilton and Walton

## Transformation Project

- Replace Hamilton and Walton Halls with three buildings
- Build on current Walton and Humpy Lumpy Lawn sites
- Expand to 1,800+ beds in a variety of room types
- Expand dining venues, replacing about 16,000 square feet with about 20,000 square feet
- Develop a dedicated *Prospective Student Welcome and Visitors Center* to enhance student recruitment
- \$219–\$225 million anticipated total project cost



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# Transformation Project - Hamilton and Walton

## Transformation Project – Anticipated Cost

Phase 1, Building A, Residential and Dining	\$ 80 Million
Prospective Student Welcome and Visitors Center	\$ 9.6 Million
Phase 2, Building B and Building C	\$120 Million
Phase 3, Hamilton Hall demolition and green space	\$ 10 Million
Total	\$219.6 Million



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# Transformation Project - Hamilton and Walton

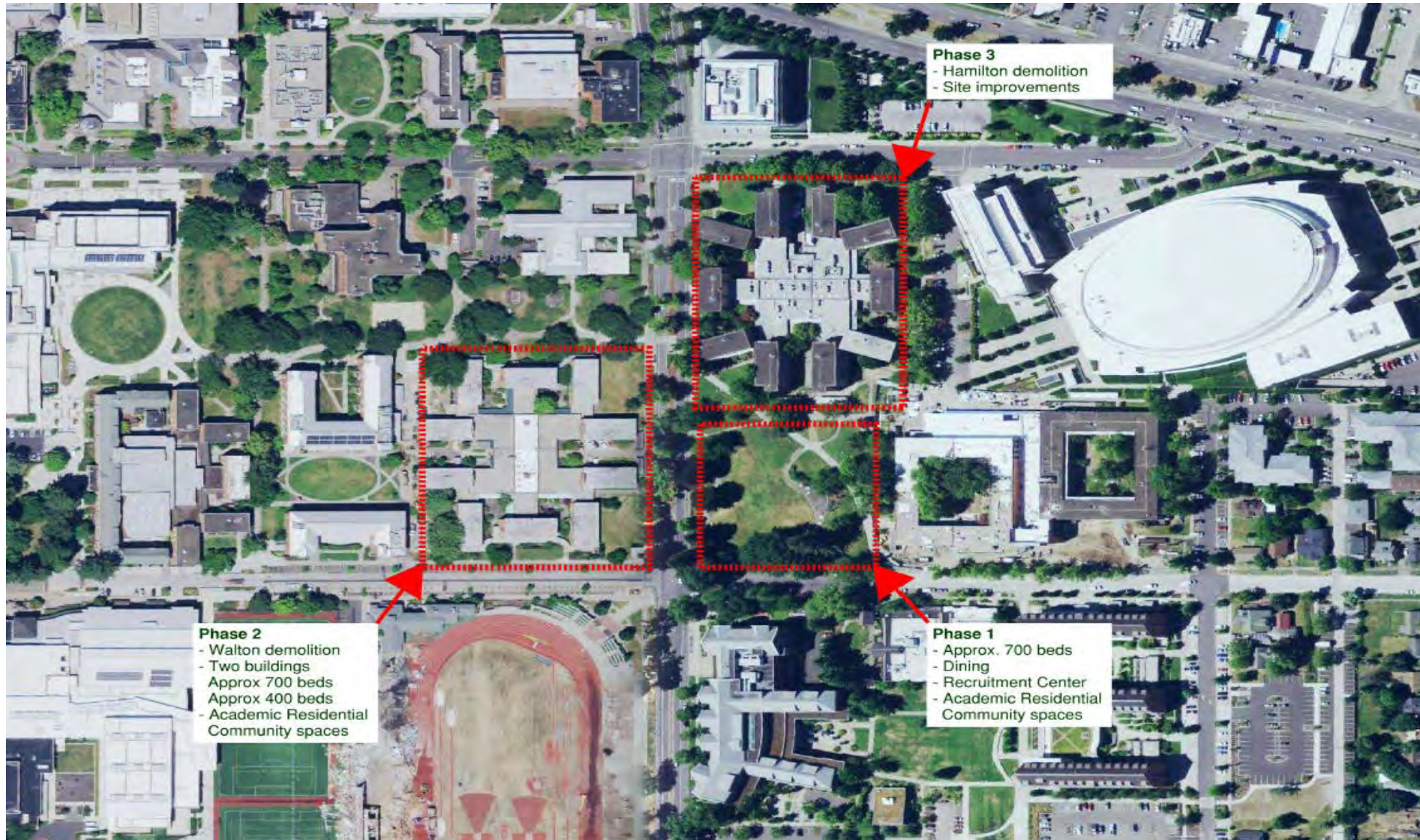
## Phases 2 and 3 Major Milestones

Early Winter 2021	Request Board of Trustees approval for Phases 2 and 3
June - October 2021	Walton Hall De-commissioning, abatement, demolition
September 2021	Request Board of Trustees approval for bond issuance
September 2021 - June 2022	Maintain flexibility to issue bonds within this timeframe to account for multiple variables including the interest rate environment and COVID impacts
November 2021-July 2023	Construction Phase 2
June - November 2023	Hamilton Hall De-commissioning, abatement, demolition
Approximately August 1, 2023	(Temporary) Certificate of Occupancy Phase 2
November –July 2024	Site work/construction Phase 3
Approximately August 1, 2024	Completion Phase 3



# Transformation Project - Hamilton and Walton

Image: Aerial sitemap showing Transformation Project site, prior to construction





# Transformation Project - Hamilton and Walton



# Transformation Project - Hamilton and Walton

Image: Rendering overview of phases, 1, 2 and 3, facing south

## CAMPUS TOMORROW



# Transformation Project - Hamilton and Walton

Image: Rendering overview of phases, 1, 2 and 3, facing north

## CAMPUS TOMORROW



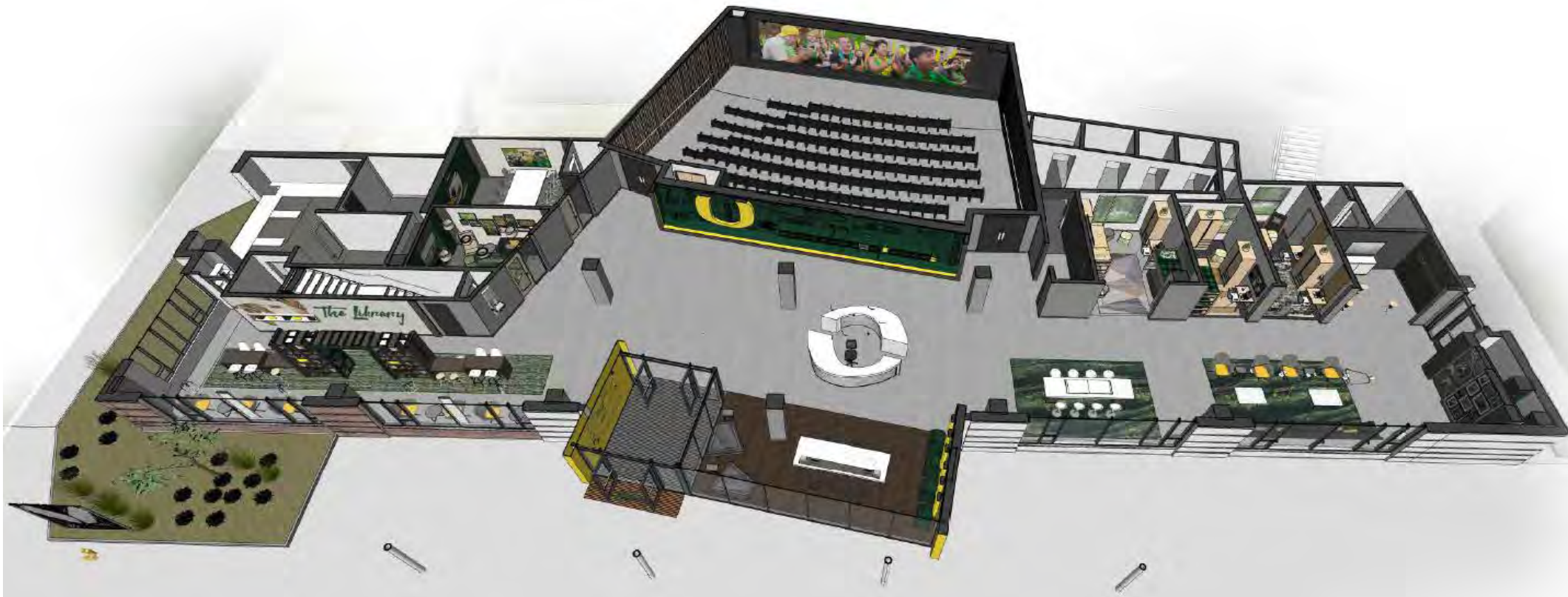
# Transformation Project - Hamilton and Walton

Image: Rendering of phase 1 (with part of phase 3 in the foreground), facing south



# Transformation Project - Hamilton and Walton

Image: Rendering overview interior of the Prospective Student Welcome and Visitors Center



# Transformation Project - Hamilton and Walton

Image: Rendering of PNW marketplace dining



# Transformation Project - Hamilton and Walton

Image: Rendering of Phase 2, “building B” facing south



# Transformation Project - Hamilton and Walton

## Appendix



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# Transformation Project - Hamilton and Walton

Image: Rendering of Phase 1 (with part of phase 3 in the foreground), facing southwest



# Transformation Project - Hamilton and Walton

Image: Rendering of phase 1, facing 15<sup>th</sup> Ave. PNW marketplace dining patior



# Transformation Project - Hamilton and Walton

Image: Rendering of the Prospective Student Welcome and Visitors Center entry



# Transformation Project - Hamilton and Walton

Image: Rendering interior of the Prospective Student Welcome and Visitors Center reception area



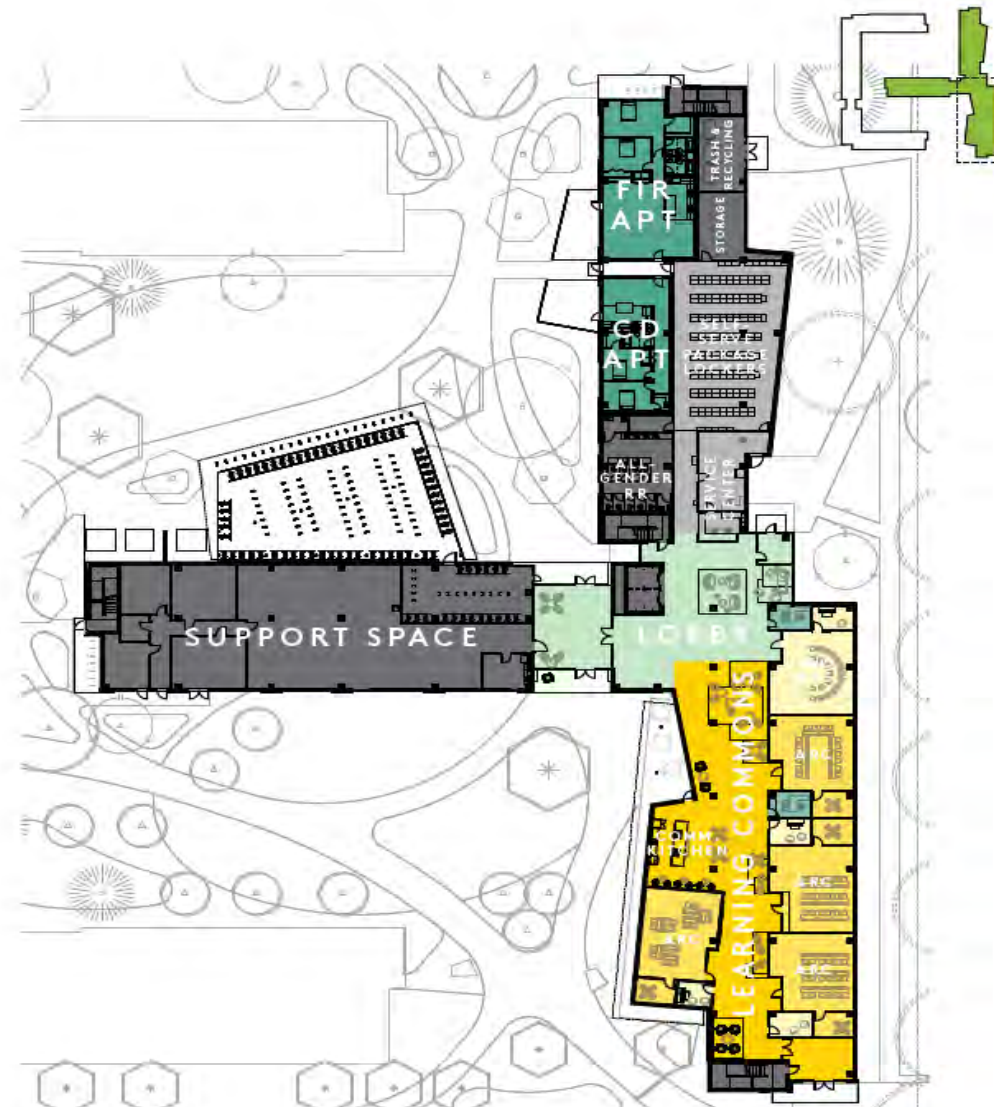
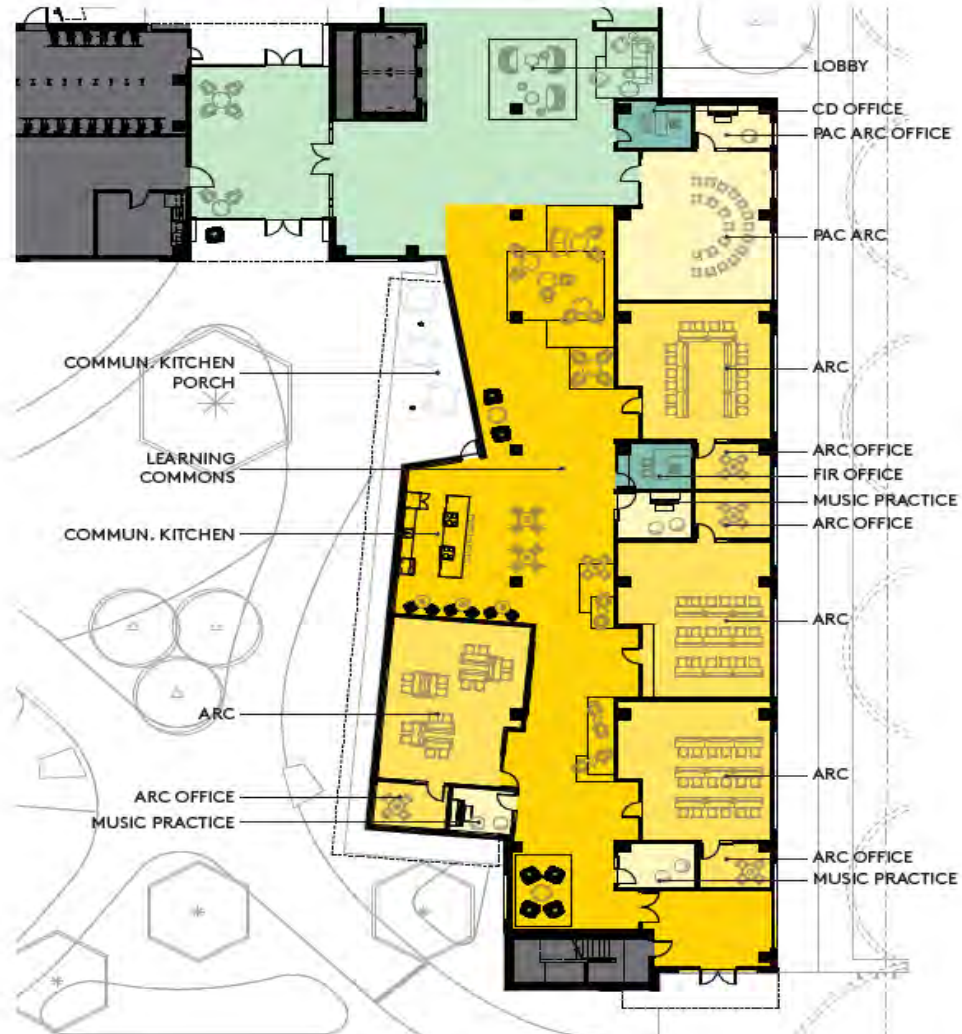
# Transformation Project - Hamilton and Walton

Image: Rendering of the learning commons, phase 1, second floor



# Transformation Project - Hamilton and Walton

## BUILDING B - GROUND FLOOR, SOUTH BAR



# Transformation Project - Hamilton and Walton

PAC-12 2020–21 Room and Board Rates Comparisons		
School	Double Room and Meal Plan	Source for Room and Board Rates
University of California Berkeley	\$19,620	<a href="http://financialaid.berkeley.edu/cost-attendance">http://financialaid.berkeley.edu/cost-attendance</a>
University of California Los Angeles	\$17,599	<a href="https://www.admission.ucla.edu/prospect/budget.htm">https://www.admission.ucla.edu/prospect/budget.htm</a>
Stanford University	\$17,255	<a href="http://financialaid.stanford.edu/undergrad/budget/index.html">http://financialaid.stanford.edu/undergrad/budget/index.html</a>
University of Southern California	\$17,084	<a href="http://housing.usc.edu/index.php/sample-cost/">http://housing.usc.edu/index.php/sample-cost/</a>
University of Colorado Boulder	\$15,220	<a href="https://www.colorado.edu/bursar/costs">https://www.colorado.edu/bursar/costs</a>
Arizona State University (Tempe Campus)	\$13,952	<a href="https://students.asu.edu/standard-cost-attendance">https://students.asu.edu/standard-cost-attendance</a>
University of Washington	\$13,887	<a href="https://www.washington.edu/opb/tuition-fees/estimated-annual-cost-of-attendance-for-first-year-undergraduates/">https://www.washington.edu/opb/tuition-fees/estimated-annual-cost-of-attendance-for-first-year-undergraduates/</a>
University of Arizona	\$13,350	<a href="https://financialaid.arizona.edu/cost/incoming">https://financialaid.arizona.edu/cost/incoming</a>
Oregon State University	\$13,200	<a href="https://financialaid.oregonstate.edu/cost-attendance">https://financialaid.oregonstate.edu/cost-attendance</a>
University of Oregon	\$12,783	<a href="https://financialaid.uoregon.edu/cost_of_attendance">https://financialaid.uoregon.edu/cost_of_attendance</a>
University of Utah	\$11,844	<a href="https://financialaid.utah.edu/tuition-and-fees/cost-of-attendance.php">https://financialaid.utah.edu/tuition-and-fees/cost-of-attendance.php</a>
Washington State University	\$11,122	<a href="https://admission.wsu.edu/tuition-costs/tuition-break-down">https://admission.wsu.edu/tuition-costs/tuition-break-down</a>



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For Discussion Re Housing Transformation Phase Two Pro Forma Scenarios  
For February 2021 Board of Trustees Meeting

Enclosed are current projections for Phase Two of the Housing Transformation Project. As we have done in the past, we are providing a range of scenarios for consideration. The main variables that change between the cases for the Housing Transformation Pro Formas presented here are Student Occupancy in the Residence Halls, and the number of Employees staffing the Housing Department, and are as follows:

- **Scenario 1 – Base Case**  
Occupancy returns to pre-Covid levels in FY22 (fall of 2021)  
Classified number of employees reduced in FY21, back to full staff in FY22
- **Scenario 2 – Downside**  
Occupancy in FY22 remains the same as FY21  
Classified number of employees reduced in FY21 and FY22
- **Scenario 3 – Upside**  
Occupancy in FY22 increases from pre-Covid levels due to pent up demand  
Classified number of employees reduced in FY21, back to full staff in FY22

In each of the scenarios the fall occupancy has been adjusted for the current year, and other projections are:

- Room and Board rates are forecasted to increase by 4% each year
- S&S Expenses increase (generally) 4%/year
- Assumes future compensation increases consistent with pre-COVID historical experience
- All scenarios assume occupancy returning to normal beginning FY23



**Scenario 1 – Base Case**

<b>BASE CASE</b>	<b>COVID-19 Spring</b>					
Occupancy returns to pre-Covid levels in FY22	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
Classified back to full staff in FY22						
<b>TOTAL REVENUE</b>	<b>48,805,360</b>	<b>51,018,469</b>	<b>77,248,786</b>	<b>80,161,829</b>	<b>87,242,797</b>	<b>90,643,164</b>
<b>TOTAL EXPENSE</b>	<b>41,415,358</b>	<b>41,650,807</b>	<b>55,275,879</b>	<b>57,195,616</b>	<b>58,046,252</b>	<b>60,091,459</b>
<b>OPERATING INCOME</b>	<b>7,390,001</b>	<b>9,367,662</b>	<b>21,972,907</b>	<b>22,966,212</b>	<b>29,196,545</b>	<b>30,551,705</b>
<b>ANNUAL DEBT SERVICE (Prin &amp; Int)</b>	12,991,452	17,141,384	20,171,760	23,730,677	26,998,371	26,999,921
Annual Debt Service Ratio	0.57	0.55	1.09	0.97	1.08	1.13
<b>ANNUAL CASH AFTER DEBT SERVICE</b>	<b>(5,601,451)</b>	<b>(7,773,722)</b>	<b>1,801,147</b>	<b>(764,465)</b>	<b>2,198,174</b>	<b>3,551,783</b>
<b>Average Occupancy (Fall to Spring)</b>	3,231	2,948	4,705	4,705	5,022	5,022
<b>Fall Occupancy</b>	4,826	3,032	4,933	4,933	5,266	5,266
Carry forward (cash reserve)	\$ 13,862,659	\$ 6,088,937	\$ 7,890,084	\$ 7,125,619	\$ 9,323,793	\$ 12,875,577
Building & Equip Repair Reserve Bal - 6/30/20	\$ 20,709,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836
<b>Total Reserves</b>	<b>\$ 34,572,495</b>	<b>\$ 18,298,773</b>	<b>\$ 20,099,920</b>	<b>\$ 19,335,455</b>	<b>\$ 21,533,629</b>	<b>\$ 25,085,413</b>

Carry forward (cash reserve) remains positive

Annual cash flow after debt service dips slightly negative again in FY23 but is otherwise positive

Debt Service Coverage Ratio hovers around 1.0 until FY25

Average Debt Service Coverage Ratio (FY20-FY50) = 2.55

**Scenario 2 – Downside**

<b>DOWNSIDE CASE - COVID Remains unchanged</b>	<b>COVID-19 Spring</b>					
	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
Occupancy in FY22 remains the same as FY21						
Classified employees reduced in FY21 and FY22						
<b>TOTAL REVENUE</b>	<b>48,805,360</b>	<b>51,018,469</b>	<b>50,887,045</b>	<b>80,043,074</b>	<b>87,242,797</b>	<b>90,643,164</b>
<b>TOTAL EXPENSE</b>	<b>41,415,358</b>	<b>41,650,807</b>	<b>43,046,827</b>	<b>57,134,775</b>	<b>57,982,977</b>	<b>60,025,836</b>
<b>OPERATING INCOME</b>	<b>7,390,001</b>	<b>9,367,662</b>	<b>7,840,218</b>	<b>22,908,299</b>	<b>29,259,820</b>	<b>30,617,327</b>
<b>ANNUAL DEBT SERVICE (Prin &amp; Int)</b>	<b>12,991,452</b>	<b>17,141,384</b>	<b>20,171,760</b>	<b>23,730,677</b>	<b>26,998,371</b>	<b>26,999,921</b>
Annual Debt Service Ratio	0.57	0.55	0.39	0.97	1.08	1.13
<b>ANNUAL CASH AFTER DEBT SERVICE</b>	<b>(5,601,451)</b>	<b>(7,773,722)</b>	<b>(12,331,542)</b>	<b>(822,378)</b>	<b>2,261,449</b>	<b>3,617,406</b>
<b>Average Occupancy (Fall to Spring)</b>	<b>3,231</b>	<b>2,948</b>	<b>2,948</b>	<b>4,698</b>	<b>5,022</b>	<b>5,022</b>
<b>Fall Occupancy</b>	<b>4,826</b>	<b>3,032</b>	<b>3,090</b>	<b>4,926</b>	<b>5,266</b>	<b>5,266</b>
Carry forward (cash reserve)	\$ 13,862,659	\$ 6,088,937	\$ (7,257,372)	\$ (8,140,591)	\$ (5,942,417)	\$ (2,390,634)
Building & Equip Repair Reserve Bal - 6/30/20	\$ 20,709,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836
<b>Total Reserves</b>	<b>\$ 34,572,495</b>	<b>\$ 18,298,773</b>	<b>\$ 4,952,464</b>	<b>\$ 4,069,245</b>	<b>\$ 6,267,419</b>	<b>\$ 9,819,202</b>

- Carry forward (cash reserve) dips below \$8M by FY23, returning positive by FY26
- Annual cash flow after debt service turns positive in FY24
- Debt Service Coverage Ratio stays below 1.0 until FY24
- Average Debt Service Coverage Ratio (FY20-FY50) = 2.54

**Scenario 3 – Upside**

<b>UPSIDE CASE - FY22 Bump in Enrollment</b>	<b>COVID-19 Spring</b>					
Occupancy in FY22 increases from pre-Covid levels Classified back to full staff in FY22	<b>FY20</b>	<b>FY21</b>	<b>FY22</b>	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>
<b>TOTAL REVENUE</b>	<b>48,805,360</b>	<b>51,018,469</b>	<b>80,210,130</b>	<b>80,161,829</b>	<b>87,242,797</b>	<b>90,643,164</b>
<b>TOTAL EXPENSE</b>	<b>41,415,358</b>	<b>41,650,807</b>	<b>55,812,496</b>	<b>57,195,616</b>	<b>58,046,252</b>	<b>60,091,459</b>
<b>OPERATING INCOME</b>	<b>7,390,001</b>	<b>9,367,662</b>	<b>24,397,634</b>	<b>22,966,212</b>	<b>29,196,545</b>	<b>30,551,705</b>
<b>ANNUAL DEBT SERVICE (Prin &amp; Int)</b>	12,991,452	17,141,384	20,171,760	23,730,677	26,998,371	26,999,921
Annual Debt Service Ratio	0.57	0.55	1.21	0.97	1.08	1.13
<b>ANNUAL CASH AFTER DEBT SERVICE</b>	<b>(5,601,451)</b>	<b>(7,773,722)</b>	<b>4,225,874</b>	<b>(764,465)</b>	<b>2,198,174</b>	<b>3,551,783</b>
<b>Ave occupancy w/RAs</b>	3,231	2,948	4,911	4,705	5,022	5,022
<b>Needed Fall to make Average</b>	4,826	3,032	5,149	4,933	5,266	5,266
Carry forward (cash reserve)	\$ 13,862,659	\$ 6,088,937	\$ 10,314,811	\$ 9,550,346	\$ 11,748,520	\$ 15,300,303
Building & Equip Repair Reserve Bal - 6/30/20	\$ 20,709,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836	\$ 12,209,836
<b>Total Reserves</b>	<b>\$ 34,572,495</b>	<b>\$ 18,298,773</b>	<b>\$ 22,524,647</b>	<b>\$ 21,760,182</b>	<b>\$ 23,958,356</b>	<b>\$ 27,510,139</b>

Carry forward (cash reserve) remains positive

Annual cash flow after debt service dips slightly negative again in FY23 but is otherwise positive

Debt Service Coverage Ratio hovers around 1.0 until FY25

Average Debt Service Coverage Ratio (FY20-FY50) = 2.56