RESOLUTION APPROVING CRAMER HALL BUILDING SYSTEM IMPROVEMENT PROJECT

Recommended by the
Finance and Administration Committee
June 1, 2017

Approved by the Board
June 22, 2017

BACKGROUND

A. On January 12, 2017, the Board of Trustees approved issuance by the State of Oregon of Article XI-Q bonds for capital repair, renewal and accessibility projects at Portland State University. The University’s share of these State of Oregon bonds is expected to be $10,841,080. These bonds are State-Paid Debt, meaning that they are borrowings expected to be repaid from state appropriations.

B. The University developed a list of needs that can be addressed using these funds. Several of the University’s highest priority deferred maintenance needs are in Cramer Hall, including upgrades to cold and hot water pipes, HVAC and electrical systems; replacing electrical equipment; improving the sprinkler system; corridor finishes, study lounge upgrades and classroom accessibility improvements. Cramer Hall was built in three phases between 1957 and 1970. Many of the building systems are original and are in need of replacement or major repair. Cramer Hall is PSU’s largest building—at 252,000 square feet—and houses many classrooms and academic departments such as Anthropology, Geography, Geology, Psychology, Sociology, University Studies, History and Economics.

C. The University will realize significant cost savings if the capital repair, renewal and accessibility projects in Cramer Hall utilizing these funds are combined into one project and bid out to one general contractor, resulting in an overall project budget between $7 million and $9 million (the “Cramer Hall Building System Improvement Project”). Under Section II.A.1 of the Board’s Debt Management Policy, capital projects in an amount greater than $5 million require approval of the Board. The Cramer Hall Building System Improvement Project is the only current deferred maintenance project exceeding the threshold requiring approval.

RESOLUTION

Now, therefore, be it Resolved by the Board of Trustees, that the Cramer Hall Building System Improvement Project is approved.

APPROVED BY THE BOARD OF TRUSTEES
JUNE 22, 2017

Secretary to the Board