

# TEN-YEAR CAPITAL FORECAST

Finance and Administration Committee  
March 12, 2026



**Oregon State**  
University

# Item 5b: Ten-Year Capital Forecast

- The Ten-Year Capital Forecast describes how OSU plans to provide the physical environment necessary to conduct its mission over the period of FY2027-FY2035. The Ten-Year Forecast is reviewed and accepted by the Board of Trustees annually.
- Agenda
  - Review of procedure for developing the Forecast
  - Presentation of Ten-Year Capital Forecast
    - Corvallis and Newport Major Capital Projects
    - Student Affairs Projects
    - Minor Capital Projects
    - OSU Cascades Projects

# Background

- Includes projects  $\geq$ \$10M and aggregates smaller projects under \$10M.
- The Forecast is driven by OSU's Strategic Plan and the Ten-Year Business Forecast and includes OSU capital needs across the state.
- The decision to proceed with a major capital project must be recommended by the Provost and the Vice President for Finance and Administration / CFO to the President for approval and be accepted by the Board of Trustees.

# Background

- The Infrastructure Working Group (IWG) leads development of the Forecast, using the Strategic Plan to evaluate and prioritize investments.
- Capital Planning and Resources interviews deans and major units to identify infrastructure needs. The Facilities Services team provides recommendations on building condition assessments.
- The IWG recommends prioritized investments to OSU leadership; the VPFA/CFO and Provost then make a recommendation to the President for approval.

# Background – Infrastructure Working Group

- Dean of the College of Earth, Ocean, and Atmospheric Sciences, Co-Chair
- Assoc. Vice President for Facilities Planning & Management, Co-Chair
- Vice President and Director of Intercollegiate Athletics
- Vice President for Research and Innovation
- Vice President for Student Affairs
- Chancellor and Dean for OSU Cascades
- Dean, College of Agricultural Sciences
- Dean, College of Science
- Senior Vice Provost, Division of Academic Affairs
- Senior Advisor to the Provost for Strategic Initiatives
- Exec. Associate Dean, College of Engineering
- OSU Foundation, Chief Development Officer
- AVP for Student Affairs – Finance & Operations
- AVP and Deputy Chief Financial Officer
- AVP for Research and Operations, Finance and Operations, Division of Research and Innovation
- OSU Treasurer
- AVP & Controller
- Executive Director of Administration, UIT
- University Architect
- OSU Capital Planner

# Background

- Prioritization Criteria
  - Advancing OSU's Strategic Plan
  - Optimizing Use of Environmental and Financial Resources
  - Cultivating a Safer, More Equitable, Accessible and Welcoming Environment
  - Leveraging Funding

# Proposed Ten-Year Capital Forecast: OSU Corvallis/Newport

2027-2035 OSU Capital Forecast					Projects funded in previous biennia and approved by the Board through the Stage Gate process do not appear on this forecast.							
OSU Corvallis/Newport Major Capital Projects					Sources of Funds (\$M)							
Project Name	GKSF	FCA	DM Removed (\$M)	Total Forecasted Budget (\$M)	State-Paid Bonds	State-Paid CIR	OSU-Paid Bonds	Pledged Gift Funds	E&G CIR	Unpledged Gifts	Partnerships, Other	
<b>2026-2027</b>												
Magruder Hall Mid-Life Renewal	131	2.00	32.00	37.50	-	32.20	-	-	0.50	-	4.80	
<b>Total</b>	<b>131</b>	<b>N/A</b>	<b>32.00</b>	<b>37.50</b>	<b>-</b>	<b>32.20</b>	<b>-</b>	<b>-</b>	<b>0.50</b>	<b>-</b>	<b>4.80</b>	
<b>2028-2029</b>												
Gilbert Hall Renovation	83	2.16	66.00	88.00	66.00	4.00	-	-	18.00	-	-	
Gilkey Completion	22	1.00	8.00	20.00	9.00	8.00	-	-	3.00	-	-	
<b>Total</b>	<b>105</b>	<b>N/A</b>	<b>74.00</b>	<b>108.00</b>	<b>75.00</b>	<b>12.00</b>	<b>-</b>	<b>-</b>	<b>21.00</b>	<b>-</b>	<b>-</b>	
<b>2030-2031</b>												
Gleeson Hall Renovation	39	0.22	20.00	48.00	30.00	8.00	-	-	10.00	-	-	
Pharmacy Building Renovation	41	2.47	13.00	24.00	12.00	8.00	-	-	4.00	-	-	
Plageman Repurpose	32	2.57	15.00	30.00	15.00	10.00	-	-	5.00	-	-	
<b>Total</b>	<b>112</b>	<b>N/A</b>	<b>48.00</b>	<b>102.00</b>	<b>57.00</b>	<b>26.00</b>	<b>-</b>	<b>-</b>	<b>19.00</b>	<b>-</b>	<b>-</b>	
<b>2032-2033</b>												
Weigand Hall Renovation	58	2.21	38.00	72.00	54.00	-	-	-	18.00	-	-	
Women's Building Mid-Life	87	2.31	22.00	39.00	18.00	15.00	-	-	6.00	-	-	
<b>Total</b>	<b>145</b>	<b>N/A</b>	<b>60.00</b>	<b>111.00</b>	<b>72.00</b>	<b>15.00</b>	<b>-</b>	<b>-</b>	<b>24.00</b>	<b>-</b>	<b>-</b>	
<b>2034-2035</b>												
Dearborn Renovation	65	2.33	43.00	94.00	63.00	10.00	-	-	21.00	-	-	
<b>Total</b>	<b>65</b>	<b>N/A</b>	<b>43.00</b>	<b>94.00</b>	<b>63.00</b>	<b>10.00</b>	<b>-</b>	<b>-</b>	<b>21.00</b>	<b>-</b>	<b>-</b>	

\* Cost are escalated at 5% per year based on 2023 estimates

# Proposed Ten-Year Capital Forecast: OSU Corvallis/Newport continued

## Corvallis and Newport

### 2026-2027

- Magruder Hall Mid-Life Renewal (\$37.5M) - The mid-life renewal of Magruder Hall replaces major systems for OSU's Veterinary education, research, and hospitals.

### 2028 - 2029

- Gilbert Hall Renovation (\$88M) – The renovation of Gilbert Hall will transform an aged and programmatically and operationally insufficient building into a modern and effective STEM teaching core for Chemistry and Physics. The Gilbert Hall Renovation will be OSU's highest priority Capital request to HECC for the coming 2027-29 biennium.
- Gilkey Hall Full Renovation \$20M – The renovation of Gilkey Hall was previously included in the 2024-25 biennium, but significant issues were uncovered during demolition. The completion of the building interior serving as a home for Counseling and Psychological Services (CAPS) and General-Purpose classrooms will be reviewed in Spring 2029. OSU will submit this project as a second priority request to HECC but can consider other funds should the HECC request prove unsuccessful.

# Proposed Ten-Year Capital Forecast: OSU Corvallis/Newport continued

## 2030 - 2031

- Gleeson Hall Renovation (\$48M) – The renovation of Gleeson Hall restores a university-wide fume hood research hub following the Gilbert Hall Renovation.
- Pharmacy Building Renewal (\$24M) – Renewal of building systems and programmatic improvements preparing the building for a new research role.
- Plageman Hall Repurpose (\$30M) – Repurposes the 1926 infirmary building to become a hub of computational and data-science research and educational space as a complement to the Jen-Hsun and Lori Mills Huang Collaborative Innovation Complex.

## 2032 - 2033

- Wiegand Renewal \$72M) – Renews OSU's food science education and research center.
- Women's Building Mid-Life Renewal (\$39M) – Renews major systems, preserving the utility of one of OSU's most iconic buildings.

## 2034 - 2035

- Dearborn Hall Renovation (\$94M) – Updates this aged research building to modern research and educational purposes.

# Proposed Ten-Year Capital Forecast: Student Affairs

2027-2035 OSU Capital Forecast Student Affairs					Projects funded in previous biennia and approved by the Board through the Stage Gate process do not appear on this forecast.							
Project Name	GKSF	FCA	DM Removed (\$M)	Total Forecasted Budget (\$M)	Sources of Funds (\$M)							
					State-Paid Bonds	State-Paid CIR	OSU-Paid Bonds	Pledged Gift Funds	E&G CIR	Unpledged Gifts	Partnerships, Other	
<b>2026-2027</b>												
Residence Hall and Dining Center Added Capacity and Renewal	TBD	N/A	N/A	113.90	-	-	113.90	-	-	-	-	-
Memorial Union Project 1: West Wing & Mezzanine	TBD	N/A	N/A	12.00	-	-	-	-	-	-	-	12.00
<b>Total</b>	-	<b>N/A</b>	-	<b>125.90</b>	-	-	<b>113.90</b>	-	-	-	-	<b>12.00</b>
<b>2028-2029</b>												
Residence Hall and Dining Center Added Capacity and Renewal	TBD	N/A	N/A	116.00	-	-	116.00	-	-	-	-	-
Memorial Union Project 2: Historic Core HVAC, MEP & Seismic	TBD	N/A	N/A	15.00	-	-	-	-	-	-	-	15.00
Rec Sports Dixon Retrofit/Expansion Weight/Cardio/Community	TBD	N/A	N/A	20.00	-	-	-	-	-	-	-	20.00
<b>Total</b>	-	<b>N/A</b>	-	<b>151.00</b>	-	-	<b>116.00</b>	-	-	-	-	<b>35.00</b>
<b>2030-2031</b>												
Residence Hall and Dining Center Added Capacity and Renewal	TBD	N/A	N/A	187.70	-	-	187.70	-	-	-	-	-
Memorial Union Project 2: Historic Core HVAC, MEP & Seismic	TBD	N/A	N/A	54.00	-	-	-	-	-	-	-	54.00
Rec Sports Dixon Retrofit/Expansion Weight/Cardio/Community	TBD	N/A	N/A	35.00	-	-	-	-	-	-	-	35.00
<b>Total</b>	-	<b>N/A</b>	-	<b>276.70</b>	-	-	<b>187.70</b>	-	-	-	-	<b>89.00</b>
<b>2032-2033</b>												
Residence Hall and Dining Center Added Capacity and Renewal	TBD	N/A	N/A	186.20	-	-	186.20	-	-	-	-	-
Memorial Union Project 4: Internal Mezzanine Accessibility & Seismic	TBD	N/A	N/A	25.00	-	-	-	-	-	-	-	25.00
Rec Sports Peavy Field/Park Development	TBD	N/A	N/A	16.00	-	-	-	-	-	-	-	16.00
FRC Newport Child Care/ECE Center & HDFS Lab Program	TBD	N/A	N/A	11.20	-	-	-	-	-	-	-	11.20
<b>Total</b>	-	<b>N/A</b>	-	<b>238.40</b>	-	-	<b>186.20</b>	-	-	-	-	<b>52.20</b>
<b>2034-2035</b>												
Residence Hall and Dining Center Added Capacity and Renewal	TBD	N/A	N/A	100.80	-	-	100.80	-	-	-	-	-
Memorial Union Project 5: North Entrance Accessibility & Seismic	TBD	N/A	N/A	42.00	-	-	-	-	-	-	-	42.00
Rec Sports Student Legacy Park Tennis Center/Sports Development	TBD	N/A	N/A	9.00	-	-	-	-	-	-	-	9.00
FRC Corvallis Child Care/ECE Center & HDFS Lab Program	TBD	N/A	N/A	12.20	-	-	-	-	-	-	-	12.20
<b>Total</b>	-	<b>N/A</b>	-	<b>164.00</b>	-	-	<b>100.80</b>	-	-	-	-	<b>63.20</b>

\* Cost are escalated at 5% per year based on 2023 estimates

# Proposed Ten-Year Capital Forecast: Student Affairs (continued)

## Student Affairs

- CCHDV Phase 1 (\$190M over two biennia) – The first building of phase 1 of the Corvallis Campus Housing and Dining Vision will add a new approximately 680 bed student living center to the south campus sector. This phase will also add an off-campus dining support facility to increase the capacity of on-campus dining centers to meet the increased demands. Two more residence halls are planned for later in the forecast period.
- Recreational Sports and Memorial Union Deferred Maintenance Projects (~ \$200M over the forecast period) – Recreational Sports and Memorial Union (MU) bundled capital projects that address critical infrastructure and safety standards across iconic buildings in both departments including the roofs, mechanical systems, MU water infiltration mitigation/prevention, synthetic turf replacement, sports surfaces, swimming pool envelope, sky lights, and flooring.
- Family Resource Center Child Care /ECE Center & HDFS Lab Program (~\$22M over the forecast period) - The Family Resource Center Child Care/ Early Care and Education (ECE) centers will provide onsite childcare for university employees, students, and possibly community members while supporting Human Development and Family Sciences (HDFS) and ECE practicum experiences for students.

# Proposed Ten-Year Capital Forecast: Minor Capital

2027-2035 OSU Capital Forecast Minor Capital						Projects funded in previous biennia and approved by the Board through the Stage Gate process do not appear on this forecast.							
Project Name	Project Type	GKSF	FCA	DM Removed (\$M)	Total Forecasted Budget (\$M)	Sources of Funds (\$M)							
						State-Paid Bonds	State-Paid CIR	OSU-Paid Bonds	Pledged Gift Funds	E&G CIR	Unpledged Gifts	Partnerships, Other	
<b>2026-2027</b>													
CIR Systems Renewal	Renovation	N/A	N/A	14.10	10.20	-	9.20	-	-	1.00	-	-	
E&G AES (State Wide)	Renovation	N/A	N/A	2.60	2.60	-	2.60	-	-	-	-	-	
UHDS	Renovation	N/A	N/A	N/A	14.70	-	-	-	-	-	-	14.70	
Student Affairs	Renovation	N/A	N/A	N/A	9.55	-	-	-	-	-	-	9.55	
<b>Total</b>		-	N/A	<b>16.70</b>	<b>37.05</b>	-	<b>11.80</b>	-	-	<b>1.00</b>	-	<b>24.25</b>	
<b>2028-2029</b>													
CIR Systems Renewal	Renovation	N/A	N/A	21.80	30.90	-	29.40	-	-	1.50	-	-	
E&G AES (State Wide)	Renovation	N/A	N/A	2.60	2.60	-	2.60	-	-	-	-	-	
Corvallis Campus Carbon Neutrality Projects	Renovation	N/A	N/A	-	5.00	-	-	5.00	-	-	-	-	
UHDS	Renovation	N/A	N/A	N/A	13.50	-	-	-	-	-	-	13.50	
Student Affairs	Renovation	N/A	N/A	N/A	7.18	-	-	-	-	-	-	7.18	
<b>Total</b>		-	N/A	<b>24.40</b>	<b>59.18</b>	-	<b>32.00</b>	<b>5.00</b>	-	<b>1.50</b>	-	<b>20.68</b>	
<b>2030-2031</b>													
CIR Systems Renewal	Renovation	N/A	N/A	25.70	16.80	-	15.40	-	-	1.40	-	-	
E&G AES (State Wide)	Renovation	N/A	N/A	2.60	2.60	-	2.60	-	-	-	-	-	
Corvallis Campus Carbon Neutrality Projects	Renovation	N/A	N/A	-	5.00	-	-	5.00	-	-	-	-	
Corvallis Campus Electrical Infrastructure Improvements	Renovation	N/A	N/A	-	5.00	-	-	5.00	-	-	-	-	
UHDS	Renovation	N/A	N/A	N/A	11.50	-	-	-	-	-	-	11.50	
Student Affairs	Renovation	N/A	N/A	N/A	7.24	-	-	-	-	-	-	7.24	
<b>Total</b>		-	N/A	<b>28.30</b>	<b>48.14</b>	-	<b>18.00</b>	<b>10.00</b>	-	<b>1.40</b>	-	<b>18.74</b>	
<b>2032-2033</b>													
CIR Systems Renewal	Renovation	N/A	N/A	27.60	28.20	-	26.40	-	-	1.80	-	-	
E&G AES (State Wide)	Renovation	N/A	N/A	2.60	2.60	-	2.60	-	-	-	-	-	
Corvallis Campus Carbon Neutrality Projects	Renovation	N/A	N/A	-	5.00	-	-	5.00	-	-	-	-	
Corvallis Campus Electrical Infrastructure Improvements	Renovation	N/A	N/A	-	5.00	-	-	5.00	-	-	-	-	
UHDS	Renovation	N/A	N/A	N/A	16.00	-	-	-	-	-	-	16.00	
Student Affairs	Renovation	N/A	N/A	N/A	7.43	-	-	-	-	-	-	7.43	
<b>Total</b>		-	N/A	<b>30.20</b>	<b>64.23</b>	-	<b>29.00</b>	<b>10.00</b>	-	<b>1.80</b>	-	<b>23.43</b>	
<b>2034-2035</b>													
CIR Systems Renewal	Renovation	N/A	N/A	36.80	33.40	-	31.40	-	-	2.00	-	-	
E&G AES (State Wide)	Renovation	N/A	N/A	2.60	2.60	-	2.60	-	-	-	-	-	
Corvallis Campus Carbon Neutrality Projects	Renovation	N/A	N/A	-	5.00	-	-	5.00	-	-	-	-	
Corvallis Campus Electrical Infrastructure Improvements	Renovation	N/A	N/A	-	5.00	-	-	5.00	-	-	-	-	
UHDS	Renovation	N/A	N/A	N/A	20.00	-	-	-	-	-	-	20.00	
Student Affairs	Renovation	N/A	N/A	N/A	10.46	-	-	-	-	-	-	10.46	
<b>Total</b>		-	N/A	<b>39.40</b>	<b>76.46</b>	-	<b>34.00</b>	<b>10.00</b>	-	<b>2.00</b>	-	<b>30.46</b>	

\* Cost are escalated at 5% per year based on 2023 estimates

# Proposed Ten-Year Capital Forecast: Minor Capital (continued)

## Minor Capital

- Capital Improvement and Renewal projects focused on building systems renewal, statewide improvements, UHDS, Student Affairs, carbon neutrality projects, campus accessibility, and campus infrastructure improvements.

# Proposed Ten-Year Capital Forecast: OSU-Cascades

2027-2035 OSU Capital Forecast OSU Cascades					Projects funded in previous biennia and approved by the Board through the Stage Gate process do not appear on this forecast.							
Project Name	GKSF	FCA	DM Removed (\$M)	Total Forecasted Budget (\$M)	Sources of Funds (\$M)							
					State-Paid Bonds	State-Paid CIR	OSU-Paid Bonds	Pledged Gift Funds	E&G CIR	Unpledged Gifts	Partnerships, Other	
<b>2026-2027</b>												
Student Health and Rec Center w/Land Dev	40	N/A	N/A	95.00	50.00	-	9.00	10.00	-	-	26.00	
<b>Total</b>	<b>40</b>	<b>-</b>	<b>-</b>	<b>95.00</b>	<b>50.00</b>	<b>-</b>	<b>9.00</b>	<b>10.00</b>	<b>-</b>	<b>-</b>	<b>26.00</b>	
<b>2028-2029</b>												
Innovation District - ID2 - Market Rate Housing	100	N/A	N/A	69.00	-	-	-	-	-	-	69.00	
Innovation District - ID1 - MUC	60	N/A	N/A	55.60	-	-	-	-	-	-	55.60	
Residence Hall 2	64	N/A	N/A	42.50	-	-	42.50	-	-	-	-	
Campus Maintenance Building	20	N/A	N/A	8.30	-	-	8.30	-	-	-	-	
<b>Total</b>	<b>244</b>	<b>-</b>	<b>-</b>	<b>175.40</b>	<b>-</b>	<b>-</b>	<b>50.80</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>124.60</b>	
<b>2030-2031</b>												
Innovation District - ID3 - MUC	45	N/A	N/A	50.70	-	-	-	-	-	-	50.70	
Row Housing - Mt. Wash	72	N/A	N/A	35.60	-	-	-	-	-	-	35.60	
<b>Total</b>	<b>117</b>	<b>-</b>	<b>-</b>	<b>86.30</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>86.30</b>	
<b>2032-2033</b>												
Innovation District - ID4 - MUC	45	N/A	N/A	56.00	-	-	-	-	-	-	56.00	
Academic Building 3	55	N/A	N/A	102.00	51.00	-	31.00	20.00	-	-	-	
<b>Total</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>158.00</b>	<b>51.00</b>	<b>-</b>	<b>31.00</b>	<b>20.00</b>	<b>-</b>	<b>-</b>	<b>56.00</b>	
<b>2034-2035</b>												
Innovation District - ID5 - MUC	45	N/A	N/A	61.70	-	-	-	-	-	-	61.70	
<b>Total</b>	<b>45</b>	<b>-</b>	<b>-</b>	<b>61.70</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61.70</b>	

\* Cost are escalated at 5% per year based on 2023 estimates

# Proposed Ten-Year Capital Forecast: OSU-Cascades (continued)

## OSU-Cascades

- Student Health and Recreation Center (\$95M) - An E&G and student fees supported project that remediates land to prepare for future campus growth while also building a health and recreation center vital to student recreation and wellness and key to attracting and retaining students. The project funding is forecasted at \$95M. This project will be OSU-Cascades' HECC funding request for 2027-29.
- Student Residential Building (\$42.5M) - Adds on-campus residential space for ~175+students. It is necessary to reach our Strategic Plan goal of 2,200 students by 2030. Estimated construction in 2029-31.
- Maintenance and Engineering Facility (\$8.3M) - Adds necessary resources for the growing campus and includes configurable space for industrial/engineering research. Replaces inadequate temporary facilities currently in use (shipping containers and tension-fabric structure).
- Academic Building 3 (\$102M) - Provides growth in teaching and student laboratory programs. Estimated construction in 2032-34.

# Recommendation

Staff recommend that the Finance and Administration Committee recommend this FY2027-FY2035 Ten-Year Capital Forecast to the Board for acceptance.