

Space Inventory, Utilization and Planning Study

July 2025

Background

The Oregon Tech Klamath Falls campus was moved to its current location in 1964 after relocating from its initial site on Old Fort Road in Klamath Falls. Over the next sixty years, campus buildings were constructed to support growth in new and expanding programs. Buildings were funded primarily through the Oregon public bonds program available to Oregon Public Universities (OPUs). Over the years, building space has been realigned, repurposed or renovated to better accommodate evolving student needs and changing teaching modalities. As the prevalence of computer technology accelerated and program delivery methods began to include remote learning, Oregon Tech retrofitted classrooms and laboratories with enhanced technology and expanded its Information Technology and networking infrastructure to support this emerging trend.

In the past eight years, Oregon Tech has completed nearly \$120M in renovations and new construction (Center for Excellence in Engineering and Technology). An additional \$52M in capital projects is underway on the Klamath Falls campus, including new student housing scheduled to be completed in December 2025 and the geothermal infrastructure renovation, a multi-phase project that is expected to be completed by 2027.

The Portland-Metro campus in Wilsonville was acquired in 2012, consolidating Oregon Tech's presence in that market from a number of smaller locations in that area into one single campus.

Some legislators and state administrators believe the rate of growth in funding allocated for capital projects at OPUs is unsustainable and needs to be re-evaluated. This is partly because enrollments are not increasing at many OPUs. The Higher Education Coordinating Commission (HECC) has noted through its assessment and reporting that some OPUs have considerable space that is underutilized. In the two most recent Legislative biennia, approved OPU capital project funding has been significantly reduced in favor of funding other competing state priorities. This changing paradigm is driving a renewed focus on optimizing existing educational space to better align with the academic master plan and to support new and expanding programs through improved alignment, repurposing, improved scheduling, increased efficiencies and related synergies.

Purpose

Oregon Tech has an ambitious Academic Master Plan adopted in 2022. Following the most recent Facilities Master Plan, completed by [Soderstrom Architects](#) in 2023, it was noted that there is significant space at both the Klamath Falls and Portland-Metro (PM) campuses that is underutilized. The Soderstrom assessment only included utilization studies for Owens, Purvine, Semon Hall, Purvine and the PM campus. This is because Cornett is almost exclusively labs and workshops, data for CEET was not yet available and Boivin Hall was under renovation.

Since the Soderstrom assessment, some utilization rates have changed as remote learning has returned to levels more consistent with pre-COVID times. Some programs have been expanded and new programs have been added since that plan was completed in 2023. Programs in construction management and graduate programs in the sciences have been added in the past two years. Additionally, there is ongoing planning to develop an osteopathic medical school on the Klamath Falls campus which will require specifically designated space, especially for first and second year medical students during their intensive didactic and clinical laboratory focused studies in the basic sciences.

Since it is becoming more difficult to secure funding from the state for building renovation, and especially for new construction, it is essential that Oregon Tech optimally align the allocation and utilization of existing space in a way that will support current academic programs as well as future program development while promoting synergies and space alignments that support the needs of students and their academic success. Reassessment of space is necessary to determine available capacity to support this realignment and growth in academic programs.

The purpose of this space inventory, utilization and planning study is to assess educational and administrative space as it is currently assigned and utilized, identify available and underutilized capacity and weave initial academic impressions provided by the academic leadership into how the space could be more efficiently prioritized or utilized. A more intensive academic planning exercise will be necessary to define specific plans and steps to ensure proposed realignments of academic space are consistent with the Academic Master Plan.

Inventory, Utilization and Planning Analysis

The assessment is both qualitative and quantitative, multifaceted and yet somewhat nuanced and limited in that most academic planning and program priorities are still under review. Each building was assessed individually in relation to its specifications, space allocations, utilization and its untapped capacity to support additional offices, academic

programs and activities with existing or modified configurations. The CourseDog scheduling system was used as the source for data in this report because of its wide application on all campuses. Manual scheduling or offline scheduling methodologies were not referenced. Reconfiguration, repurposing, construction and other realignment costs are not considered.

The first three buildings below, Boivin Hall, Semon Hall and the Dow Center for Health Professions are primarily aligned under the College of Health, Arts and Sciences (HAS). The next three buildings, the Center for Excellence in Engineering and Technology (CEET), Cornett and Purvine Hall are aligned under the College of Engineering, Technology and Management (ETM). The last academic building, Owens Hall, is a mixed-use building with a presence of both Colleges.

College of Health, Arts and Sciences (HAS)

1- Boivin Hall

Boivin Hall opened in 1976 and was unmodified, until it underwent a comprehensive reconfiguration and renovation completed in 2022. Boivin Hall is home to a number of faculty offices and programs and contains a mix of classrooms, laboratories and group/study rooms. Table 1-A below provides a concise summary of building specifications, occupancy and daytime utilization for the past academic year. Exhibits 1-A and 1-B in the Appendix provide more detailed utilization data by term/specific room and a schematic floorplan.

There are forty-five (45) distinct faculty and staff offices in the building and currently only three (3) are vacant, which yields a 92% office occupancy rate. Thus, there is little capacity to house additional faculty or staff in the building.

The analysis of learning space reveals that the two (2) classrooms are the most heavily utilized learning areas of Boivin Hall at 41%. On average an additional three (3) classes with 1.5-hour duration could be held daily in each classroom for a daily total of six (6) additional classes, boosting total classroom utilization to 91% daily, or just below full capacity.

Table 1-A

Boivin Hall Specifications			
Adjusted Gross Square Footage	40,231	Classrooms	2
Assigned	26,634	Avg. Utilization- 8:00am-5:00pm	41%
Common	13,597	Laboratories	5
Assigned Percentage	66%	Avg. Utilization- 8:00am-5:00pm	24%
Total Offices	45	Other Group/Study	3
Unoccupied Offices	3	Avg. Utilization- 8:00am-5:00pm	3%
Occupied Offices	42	Bldg. Avg. Utilization	21%
Office Occupancy	93%	Avg. Underused Capacity	79%

The four (4) science laboratories and one (1) computer laboratory in the building are only utilized 24% of the time, which yields significant capacity for additional laboratory sessions. On average an additional two (2) lab sessions with a 2.5-hour duration could be held in each lab per day for a total of ten (10) additional lab sessions, boosting total laboratory utilization to 80% of daily capacity.

Other spaces include small group/study rooms which are rarely used or not scheduled in the electronic system.

Programs in the building and their allocated square footage are provided in Table 1-B below.

Common area comprises nearly 34% of the building's usable space, leaving 26,634sqft remaining for offices, classrooms, laboratories and other rooms. Natural Sciences has the largest allocation in the building at 16.9% which includes offices and laboratories, followed by classroom, computer lab and group/study space at 14.8% and Information Technology Services which is housed in the basement at 10.5%.

Table 1-B

<u>Boivin Hall Occupants</u>	<u>Percentage</u>	<u>SqFt Allocation</u>
Classrooms/Labs/Study	14.8%	5,967
Facilities	8.5%	3,405
IT Services	10.5%	4,207
Mathmatics	3.2%	1,303
Natural Sciences	16.9%	6,783
Online Education	3.0%	1,193
Registrar's Office	4.3%	1,738
Honor's Program	0.4%	170
HAS Dean's Office	4.6%	1,868
Common Area	<u>33.8%</u>	<u>13,597</u>
40,231	100.0%	40,231
GSF	47,400	
Less: Unenclosed/Unusable	7,169	
Adjusted GSF	40,231	

2- Semon Hall

Semon Hall was built in 1964 and has never been renovated, although continuing investments have been made in the building and its infrastructure over the years to reduce deferred maintenance. The building is primarily home to the Departments of Dental Hygiene, Physics, Humanities/Social Sciences and Communications. There are a number of faculty and staff offices and a mix of classrooms and laboratories. Table 2-A below provides a concise summary of building specifications, occupancy and daytime utilization for the past

academic year. Exhibits 2-A and 2-B in the Appendix provide more detailed utilization data by term/specific room and a schematic floorplan.

There are forty-one (41) distinct faculty and staff offices in the building and currently five (5) are vacant, which yields an 88% occupancy rate. Thus, there is some capacity to house additional faculty or staff.

The analysis of learning space reveals that the four (4) classrooms are the most heavily utilized learning areas of Semon Hall at 32%. On average an additional three (3) classes with 1.5-hour duration could be held daily in each classroom for a daily total of twelve (12) additional classes, boosting utilization to 82% of capacity.

Table 2-A

Semon Hall Specifications			
Adjusted Gross Square Footage	35,610	Classrooms	4
Assigned	25,281	Avg. Utilization- 8:00am-5:00pm	32%
Common	10,329	Laboratories	5
Assigned Percentage	71%	Avg. Utilization- 8:00am-5:00pm	14%
Total Offices	41	Other Group/Study	2
Unoccupied Offices	5	Avg. Utilization- 8:00am-5:00pm	1%
Occupied Offices	36	Bldg. Avg. Utilization	18%
Office Occupancy	88%	Avg. Underused Capacity	82%

The five (5) laboratories in the building are only utilized 14% of the time, which yields significant capacity for additional laboratory sessions. On average an additional two (2) lab sessions with a 2.5-hour duration could be held in each lab per day for a total of ten (10) additional lab sessions daily, boosting laboratory utilization to 70% of total capacity.

Other space is limited to conference rooms that are either rarely used or not scheduled through the CourseDog system.

Programs in the building and their allocated square footage are provided in Table 2-B below.

Common area comprises nearly 29% of the building's usable space, leaving 25,281sqft remaining for offices, classrooms, laboratories and other scheduled rooms. The Dental Hygiene Department and its offices and laboratories comprise 31% of the building followed by the Physics Department at 9.0% and Humanities/Social Sciences at 7.4% with smaller amounts allocated among remaining occupants.

Table 2-B

Semon Hall Occupants	Percentage	SqFt Allocation
Dental Hygeine	30.8%	10,954
Physics Dept.	8.8%	3,149
Humanities/Social Sciences	8.7%	3,101
General Instruction	7.4%	2,635
Communications Dept.	5.5%	1,975
Facilities	5.3%	1,872
Provost	2.3%	826
Natural Sciences	1.5%	531
ITS Dept.	0.7%	238
Common Area	<u>29.0%</u>	<u>10,329</u>
35,610	100.0%	35,610
GSF	36,290	
Less: Unenclosed/Unusable	680	
Adjusted GSF	35,610	

3- Dow Center for Health Professions

The Dow Center for Health Professions was built in two-phases between 2007-2009 and has never been renovated, although continuing investments have been made in the building and its infrastructure over the years to reduce deferred maintenance. The building is primarily home to the Departments of Medical Imaging Technology (MIT), Natural Sciences, Physical Therapy, Respiratory Therapy and the Oregon Health and Science University (OHSU) Nursing Program. There are a number of faculty and staff offices and a mix of classrooms and laboratories. Table 3-A below provides a concise summary of building specifications, occupancy and daytime utilization for the past academic year. Exhibit 3-A and 3-B in the Appendix provide more detailed utilization data by term/specific room and a schematic floorplan.

There are fifty-five (55) distinct faculty and staff offices in the building and currently only three (3) are vacant, which yields a 95% occupancy rate. Thus, there is little capacity to house additional faculty or staff.

The analysis of learning space reveals that the ten (10) classrooms and one (1) auditorium are the most heavily utilized learning areas at 24%. On average an additional three (3) classes with a 1.5-hour duration could be held daily in each classroom/auditorium for a daily total of thirty-three (33) additional classes, boosting classroom/auditorium utilization to 74% of capacity.

Table 3-A

Dow Center Specifications			
Adjusted Gross Square Footage	97,025	Classrooms*	11
Assigned	59,756	Avg. Utilization- 8:00am-5:00pm	24%
Common	26,630	Laboratories	23
Assigned Percentage	62%	Avg. Utilization- 8:00am-5:00pm	20%
Total Offices	55	Other Group/Study	2
Unoccupied Offices	3	Avg. Utilization- 8:00am-5:00pm	0%
Occupied Offices	52	Bldg. Avg. Utilization	20%
Office Occupancy	95%	Avg. Underused Capacity	80%
		*Excludes 3 leased to OHSU	

The twenty-three (23) laboratories in the building are only utilized 20% of the time, which yields significant capacity for additional laboratory sessions. Although some of the underutilization is related to the cohort nature of some of the health professions programs, on average an additional two (2) lab sessions with a 2.5-hour duration could be held in each lab per day for a total of forty-six (46) additional lab sessions daily, reaching 76% of total capacity.

Other space is limited to conference rooms that are either rarely used or not scheduled through the CourseDog system.

Programs in the building and their allocated square footage are provided in Table 3-B below.

Common area comprises nearly 31% of the building's usable space, leaving 59,756sqft remaining for offices, classrooms, laboratories and other scheduled rooms. The MIT Department and its offices and laboratories comprise 21% of the building followed by the Natural Sciences at 12% and OHSU at 11% with smaller amounts allocated among general instruction classrooms and remaining occupants.

Table 3-B

Dow Center Occupants	Percentage	SqFt Allocation
OHSU Nursing	10.5%	9,032
General Instruction	8.8%	7,585
MIT Department	21.0%	18,100
Physical Therapy Dept.	4.3%	3,715
Facilities	6.4%	5,542
Respiratory Care Prog.	3.8%	3,283
Natural Sciences	11.8%	10,174
HAS	1.4%	1,219
ITS Dept.	0.6%	542
SEM	0.4%	303
Sodexo	0.3%	261
Common Area	30.8%	26,630
97,025	100.0%	86,386
GSF	97,025	
Less: Unenclosed/Unusable	10,639	
Adjusted GSF	86,386	

Academic Insights on Space Needs- College of Health, Arts and Sciences

Please see Exhibit 9 in the Appendix for detailed listing and academic leadership's insight. In reviewing and reflecting on some recommendations from HAS Departments, while additional discussions around prioritization and timing are necessary, some needs outlined in Exhibit 9 could be addressed through reallocation and repurposing of existing underutilized space, although in some situations limited construction may be necessary.

- Additional faculty offices could be achieved through repurposing an underutilized classroom or other space into an office cubicle cluster.
- Additional classroom, laboratory or research space in some situations may be achieved through revised scheduling and prioritization of existing space.
- Dedicated storage areas could be developed from repurposing or realigning existing underutilized space.
- In most cases space for breakout and group-study exists, however, some buildings have more space than others.
- Dedicated computer labs have been reduced on campus as a result of the *bring your own device program* that began about three years ago.
- Dental hygiene clinics appear to have additional capacity, but to accommodate dental therapy, a complete renovation and expansion would be necessary.

- Physical Therapy Program clinical space for faculty/student clinics to treat community patients may be better developed in partnership with Sky Lakes Medical Center (SLMC) in their Cascades East building.

Dedicated Osteopathic Medical School Space

The exact amount and configuration of space necessary to support the new osteopathic medical school will depend on the class cohort size and accreditation requirements and will be more clearly determined through the work of the planning consultants and planning dean.

However, for purposes of this assessment, assume a cohort size of thirty (30) students. Most third and fourth year education and training experiences are conducted in a clinical patient setting with an attending physician, often along with resident physicians depending on the location. Some of these experiences will be at university affiliated clinical partners such as Sky Lakes Medical Center, while others will be with community physicians across the region. Thus, dedicated space needs on the Oregon Tech Klamath Falls campus are primarily limited to what is required to support first and second year medical students for intensive didactic classroom and basic science laboratory sessions.

Administrative space will also be required to house the college dean's suite and to support academic affairs, clinical affairs and graduate medical education functions of the college. Space will also be needed to house the estimated thirty (30) core first and second year teaching faculty. Approximately 10,600sqft could be repurposed to support these needs.

Not all space will need to be developed prior to initial planning, but space should be identified for development/repurposing and completed prior to matriculation of the first student cohort and before accreditation. The initial challenge is to identify or realign existing space to support start-up of the new school, recognizing that as much as 100,000sqft in combined space may ultimately be necessary. It is not likely that any single building on campus will be sufficient to support the school, but rather portions of several buildings in combination will be utilized.

This inventory, utilization and planning exercise has established that there is considerable underutilized classroom and laboratory space on the Klamath Falls campus that can be repurposed and reconfigured to support the new medical school infrastructure. While investment in additional longer-term space may be necessary, it is likely the initial program space needs can be satisfied with existing space.

College of Engineering, Technology and Management (ETM)

4- Center for Excellence in Engineering and Technology (CEET)

The CEET building opened in 2022 and is home to the presidents' suite, a small number of faculty and staff offices and programs and contains a mix of classrooms, laboratories and conference/group/study rooms. Table 4-A below provides a concise summary of building specifications, occupancy and daytime utilization for the past academic year. Exhibits 4-A and 4-B in the Appendix provide more detailed utilization data by term/specific room and a schematic floorplan.

There are thirteen (13) distinct faculty and staff offices in the building and currently only two (2) are vacant, which yields an 85% occupancy rate. Thus, there is little capacity to house additional faculty or staff in the building.

The analysis of learning space reveals that the five (5) classrooms are the most heavily utilized learning areas in CEET at 28%. On average an additional three (3) classes with a 1.5-hour duration could be held daily in each classroom for a daily total of fifteen (15) additional classes, boosting total daily utilization to 78%, or just below full capacity.

The eleven (11) laboratories in the building are only utilized 13% of the time, which yields significant capacity for additional laboratory sessions. On average an additional two (2) lab sessions with a 2.5-hour duration could be held in each lab per day for a total of twenty-two (22) additional lab sessions, boosting daily laboratory utilization to 69% of capacity.

Table 4-A

CEET Specifications			
Adjusted Gross Square Footage	60,195	Classrooms*	5
Assigned	34,008	Avg. Utilization- 8:00am-5:00pm	28%
Common	26,187	Laboratories	11
Assigned Percentage	56%	Avg. Utilization- 8:00am-5:00pm	13%
Total Offices	13	Other Group/Study	9
Unoccupied Offices	2	Avg. Utilization- 8:00am-5:00pm	0%
Occupied Offices	11	Bldg. Avg. Utilization	11%
Office Occupancy	85%	Avg. Underused Capacity	89%
		* Excludes 1 Auditorium	

Other space includes conference and board rooms as well as small group/study rooms and an auditorium. These are not maintained in the CourseDog system but are scheduled through the president's office and have limited utilization.

Programs in the building and their allocated square footage are provided in Table 4-B below.

Common area comprises nearly 43.5% of the building's usable space, leaving 34,008sqft remaining for offices, classrooms, laboratories and other scheduled rooms. The large percentage of common area is partially attributable to the architectural design featuring

broad hallways and multiple lobbies and commons areas. The MMET Department has the largest allocation in the building at 13.9% which includes laboratories and project rooms, followed by the President's suite and related conference room, breakout rooms, board room and auditorium at 9.4%, with general instruction classrooms third at 8.3% largest allocation.

Table 4-B

<u>CEET Occupants</u>	<u>Percentage</u>	<u>SqFt Allocation</u>
MMET Dept.	13.9%	8,371
Pres. Office/Aud/Board Rm/Conf	9.4%	5,667
General Instruction	8.3%	5,002
Facilities	7.0%	4,239
Natural Sciences	5.0%	3,002
Physics Department	3.6%	2,191
ETM	2.0%	1,219
Business Management	1.8%	1,113
Boeing Lab	1.6%	961
Cybersecurity	1.6%	942
ITS Dept.	1.4%	865
Sodexo	0.7%	436
Common Area	43.5%	26,187
60,195	100.0%	60,195
GSF	70,000	
Less: Unenclosed/Unusable	9,805	
Adjusted GSF	60,195	

5- Cornett Hall

Cornett Hall was built in 1964 and renovated in 2019. Continuing investments have been made in the building and its infrastructure over the years to reduce deferred maintenance. The building is primarily home to Manufacturing, Mechanical and Engineering Technology (MMET), Civil Engineering and Electrical Engineering and Renewable Energy (EERE) Departments. There are a limited number of faculty and staff offices and a mix of hands-on laboratories. Table 5-A below provides a concise summary of building specifications, occupancy and daytime utilization for the past academic year. Exhibits 5-A and 5-B in the Appendix provide more detailed utilization data by term/specific room and a schematic floorplan.

There are nine (9) distinct faculty and staff offices in the building and currently only two (2) are vacant, which yields a 78% occupancy rate. Thus, there is little capacity to house additional faculty or staff.

The analysis of learning space reveals that the one (1) classroom is the most heavily utilized learning area of Cornett at 26%. On average an additional three (3) classes with a 1.5-hour duration could be held daily in the classroom daily, boosting utilization to 76% of capacity.

Table 5-A

Cornett Hall Specifications			
Adjusted Gross Square Footage	85,861	Classrooms	1
Assigned	67,394	Avg. Utilization- 8:00am-5:00pm	26%
Common	18,467	Laboratories	29
Assigned Percentage	78%	Avg. Utilization- 8:00am-5:00pm	7%
Total Offices	9	Other Group/Study	3
Unoccupied Offices	2	Avg. Utilization- 8:00am-5:00pm	0%
Occupied Offices	7	Bldg. Avg. Utilization	7%
Office Occupancy	78%	Avg. Underused Capacity	93%

The twenty-nine (29) laboratories in the building are only utilized 7% of the time, which yields significant capacity for additional laboratory sessions. Although some of the underutilization is related to the nature of small group learning in engineering programs that often includes additional student project study and exploration time in the same labs but is not always scheduled. Some uncertainty remains around additional capacity, but it is not unreasonable to conclude that one (1) additional lab session with a 2.5-hour duration could be held in each lab per day for a total of twenty-nine (29) additional lab sessions daily, boosting utilization to 35% of capacity.

Other space is limited to small group rooms that are either rarely used or not scheduled through the CourseDog system.

Programs in the building and their allocated square footage are provided in Table 5-B below.

Common area comprises nearly 21.5% of the building's usable space, leaving 67,394sqft remaining for offices, classrooms, laboratories and other scheduled rooms. The MMET Department and its offices and laboratories comprise 49.8% of the building followed by Civil Engineering at 17.6% and EERE at 6.6% with smaller amounts allocated among remaining occupants.

Table 5-B

Cornett Hall Occupants	Percentage	SqFt Allocation
MMET Dept.	49.8%	42,733
EERE Dept.	6.6%	5,642
Civil Eng.	17.6%	15,119
Facilities	3.2%	2,781
REMS	1.1%	954
ITS Dept.	0.2%	165
Common Area	21.5%	18,467
85,861	100.0%	85,861
GSF	100,902	
Less: Unenclosed/Unusable	15,041	
Adjusted GSF	85,861	

6- Purvine Hall

Purvine Hall was built in 1987 and has not been renovated, although continuing investments have been made in the building and its infrastructure to reduce deferred maintenance. The building is primarily home to the Computer Systems Engineering Technology (CSET), Electrical Engineering and Renewable Energy (EERE) and Manufacturing, Mechanical Engineering and Technology (MMET) Departments. There are a number of faculty and staff offices and a mix of classrooms, small auditoriums and laboratories. Table 6-A below provides a concise summary of building specifications, occupancy and daytime utilization for the past academic year. Exhibits 6-A and 6-B in the Appendix provide more detailed utilization data by term/specific room and a schematic floorplan.

Table 6-A

Purvine Hall Specifications			
Adjusted Gross Square Footage	45,484	Classrooms*	12
Assigned	32,291	Avg. Utilization- 8:00am-5:00pm	24%
Common	13,193	Laboratories	13
Assigned Percentage	71%	Avg. Utilization- 8:00am-5:00pm	18%
Total Offices	34	Other Group/Study	1
Unoccupied Offices	7	Avg. Utilization- 8:00am-5:00pm	0%
Occupied Offices	27	Bldg. Avg. Utilization	20%
Office Occupancy	79%	Avg. Underused Capacity	80%
		* includes 2 auditoriums	

There are thirty-four (34) distinct faculty and staff offices in the building and currently seven (7) are vacant, which yields a 79% occupancy rate. Thus, there is some capacity to house additional faculty or staff.

The analysis of learning space reveals that the mix of twelve (12) classrooms and auditoriums are the most heavily utilized learning areas of Purvine Hall at 24%. On average an additional three (3) classes with a 1.5-hour duration could be held daily in each classroom for a daily total of thirty-six (36) additional classes, boosting daily utilization to 74% of capacity.

The thirteen (13) laboratories in the building are only utilized 18% of the time, which yields significant capacity for additional laboratory sessions. On average an additional two (2) lab sessions with a 2.5-hour duration could be held in each lab per day for a total of twenty-six (26) additional lab sessions daily, boosting laboratory utilization to 74% of total capacity.

Other space is limited to a conference room that is either rarely used or not scheduled through the CourseDog system.

Programs in the building and their allocated square footage are provided in Table 6-B below.

Common area comprises nearly 29% of the building's usable space, leaving 32,291sqft remaining for offices, classrooms, laboratories and other scheduled rooms. The CSET Department and its offices and laboratories comprise 25.5% of the building followed by EERE offices and laboratories 17% and general classrooms and auditoriums at 12%.

Table 6-B

Purvine Hall Occupants	Percentage	SqFt Allocation
CSET Dept.	25.5%	11,597
EERE Dept.	17.0%	7,755
General Instruction	12.0%	5,464
Facilities	8.7%	3,952
Communications	3.2%	1,459
MMET Dept.	1.9%	882
ETM	1.8%	810
Sodexo	0.6%	276
ITS Dept.	0.2%	96
Common Area	<u>29.0%</u>	<u>13,193</u>
45,484	100.0%	45,484
GSF	50,222	
Less: Unenclosed/Unusable	4,738	
Adjusted GSF	45,484	

Mixed Use- (HAS and ETM)

7- Owens Hall

Owens Hall was built in 1964 and was relatively unmodified until its renovation in 2009. The building is home to the Management, Geomatics Civil Engineering, Humanities and Math Departments. There are a number of faculty and staff offices and a mix of classrooms and laboratories. Table 7-A below provides a concise summary of building specifications, occupancy and daytime utilization for the past academic year. Exhibits 7-A and 7-B in the Appendix provide more detailed utilization data by term/specific room and a schematic floorplan.

There are thirty (30) distinct faculty and staff offices in the building and currently seven (7) are vacant, which yields a 77% occupancy rate. Thus, there is some capacity to house additional faculty or staff.

The analysis of learning space reveals that the eighteen (18) classrooms are the most heavily utilized learning areas of Owens Hall at 36%. On average an additional three (3) classes with a 1.5-hour duration could be held daily in each classroom for a daily total of fifty-four (54) additional classes, boosting daily classroom utilization to 86%, or just below capacity.

The four (4) laboratories in the building are only utilized 25% of the time, which yields significant capacity for additional laboratory sessions. On average an additional two (2) lab sessions with a 2.5-hour duration could be held in each lab per day for a total of eight (8) additional lab sessions daily, boosting daily laboratory utilization to 69% of capacity.

Table 7-A

Owens Hall Specifications			
Adjusted Gross Square Footage	36,843	Classrooms	18
Assigned	27,615	Avg. Utilization- 8:00am-5:00pm	36%
Common	9,228	Laboratories	4
Assigned Percentage	75%	Avg. Utilization- 8:00am-5:00pm	25%
Total Offices	30	Other Group/Study	1
Unoccupied Offices	7	Avg. Utilization- 8:00am-5:00pm	0%
Occupied Offices	23	Bldg. Avg. Utilization	33%
Office Occupancy	77%	Avg. Underused Capacity	67%

Other space is limited to the faculty senate conference room and is either rarely used or not scheduled through the CourseDog system.

Programs in the building and their allocated square footage are provided in Table 7-B below.

Common area comprises nearly 25% of the building's usable space, leaving 27,615sqft remaining for offices, classrooms, laboratories and other scheduled rooms. Classrooms and laboratories comprise 35.9% of the building followed by Management and Facilities space at 10.4% and 9.0% respectively.

Table 7-B

<u>Owens Hall Occupants</u>	<u>Percentage</u>	<u>SqFt Allocation</u>
General Instruction	35.9%	13,223
Management	10.4%	3,833
Facilities	9.0%	3,299
Geomatics Dept.	6.9%	2,528
Provost	6.5%	2,412
Civil Engineering	2.9%	1,052
Math Dept.	1.5%	560
SEM/Admissions	0.8%	280
Humanities	0.6%	205
ITS Dept.	0.4%	132
PACS	0.2%	91
Common Area	25.0%	9,228
	36,843	100.0%
GSF	39,330	
Less: Unenclosed/Unusable	2,487	
Adjusted GSF	36,843	

Academic Insights on Space Needs- College of Engineering, Technology and Management

Please see Exhibit 10 in the Appendix for academic leadership narrative and additional insight. In reviewing and reflecting on that narrative, while additional discussions around prioritization and timing are necessary, some plans broadly referenced in Exhibit 10 could be addressed through existing space or reallocation and repurposing of underutilized space, although in some situations limited construction may be necessary.

- Expected ETM growth and addition of new programs could be accommodated through existing underutilized classroom, laboratory and research space among the academic buildings.

8- Learning Resource Center

The Learning Resource Center (LRC) was built in 1980 and has never been renovated, but continuing investments have been made in the building and its infrastructure over the years to reduce deferred maintenance. The building is primarily home to Library Services, but also

houses many student centric support services as well as the Shaw Historical Library. There are a number of staff offices and some group activity rooms. Table 8-A below provides a concise summary of building specifications. The building does not use electronic scheduling, thus utilization data is not available. Exhibit 8-B in the Appendix provides a schematic floorplan.

There are twenty-five (25) distinct staff offices in the building and currently only three (3) are vacant, which yields an 88% occupancy rate. Thus, there is little capacity to house additional staff.

Table 8-A

LRC Specifications			
Adjusted Gross Square Footage	46,290	Classrooms	1
Assigned	36,995	Avg. Utilization- 8:00am-5:00pm	0%
Common	9,295	Laboratories	-
Assigned Percentage	80%	Avg. Utilization- 8:00am-5:00pm	0%
Total Offices	25	Other Group/Study	3
Unoccupied Offices	3	Avg. Utilization- 8:00am-5:00pm	0%
Occupied Offices	22	Bldg. Avg. Utilization	0%
Office Occupancy	88%	Avg. Underused Capacity	100%

Programs in the building and their allocated square footage are provided in Table 8-B below.

Common area comprises nearly 20% of the building's usable space, leaving 36,995sqft remaining for library services and staff offices, mostly related to student support services.

Table 8-B

LRC Occupants	Percentage	SqFt Allocation
Library Services	50.6%	23,407
TOP	8.6%	3,964
Disability Testing	5.8%	2,663
Facilities	4.2%	1,964
Student Affairs	3.4%	1,595
Shaw Historical Library	2.7%	1,264
Center for Wellbeing	1.5%	707
President's Office	1.1%	506
Student Success	0.9%	429
CDICE	0.5%	228
Marketing Dept.	0.4%	170
ITS Dept.	0.2%	98
Common Area	20.1%	9,295
46,290	100.0%	46,290
GSF	50,596	
Less: Unenclosed/Unusable	4,306	
Adjusted GSF	46,290	

Insights on Space Needs- Learning Resource Center (LRC)

Please see Exhibit 8-A in the Appendix for the Library leadership narrative and additional insights. While additional discussions around prioritization and timing are necessary, some ideas outlined in Exhibit 8-A could be addressed through reallocation and repurposing of existing space, likely requiring some construction. However, the bigger vision for the Learning Resources Center with space for a Student Success Center is dependent upon state funding for a complete renovation and expansion of the LRC.

9- Snell Hall

Snell Hall was built in 1964 and partially renovated in 2008 with continuing investments made in the building and its infrastructure over the years to reduce deferred maintenance. The building has been consistently utilized for administrative offices including Academic Affairs and Finance and Administration. There are a number of staff offices and one conference room. The building is densely occupied and its hallways are narrow, and lighting and ventilation are not optimal. With nearly 40 employees in the building, occupancy is at maximum with some offices containing more than one employee, making for a less-than-optimal environment for confidentiality and focused uninterrupted work. The building basement has also had a history of periodic water penetration from runoff in periods of heavy

rain. Table 9-A below provides a concise summary of building specifications. The building does not use a scheduling system, thus utilization data is not available.

There are thirty-three (33) distinct staff offices in the building and currently there are no vacancies, which yields a 100% occupancy rate. Thus, there is no capacity to house additional staff.

Table- 9A

<u>Snell Specifications</u>			
Adjusted Gross Square Footage	14,459	Classrooms	0
Assigned	9,621	Avg. Utilization- 8:00am-5:00pm	0%
Common	4,838	Laboratories	-
Assigned Percentage	67%	Avg. Utilization- 8:00am-5:00pm	0%
Total Offices	33	Other Group/Study	0
Unoccupied Offices	0	Avg. Utilization- 8:00am-5:00pm	0%
Occupied Offices	33	Bldg. Avg. Utilization	0%
Office Occupancy	100%	Avg. Underused Capacity	100%

Departments in the building and their allocated square footage are provided in Table 9-B below.

Common area comprises 33.5% of the building's usable space, leaving 9,621sqft remaining for staff offices.

Table 9-B

<u>Snell Occupants</u>	<u>Percentage</u>	<u>SqFt Allocation</u>
Provost	12.3%	1,776
Business Affairs	11.0%	1,585
Human Resources	7.1%	1,029
Facilities	7.0%	1,019
Finance and Administration	6.5%	947
President's Office (Archieve)	4.7%	680
ITS Dept.	2.8%	405
General Counsel	2.0%	292
Institutional Research	1.5%	218
REMS	11.5%	1,670
Common Area	33.5%	4,838
14,459	100.0%	14,459
GSF	32,290	
Less: Unenclosed/Unusable	17,831	
Adjusted GSF	14,459	

This building's best use is to continue housing administrative staff. The ability to reconfigure or repurpose the building is limited based on its design and size and would be costly.

10- Residence Hall- Best Use

The three-story Residence Hall was built in 1964, with a later addition in 1968 and is 109,619gsf. It has never been renovated, although continuing investments have been made in the building and its infrastructure over the years to reduce deferred maintenance. The building features 552 beds in a mix of single and double occupancy rooms and does not have air conditioning. The architectural style features conventional load bearing walls which significantly restrict the opportunity for repurposing the building for anything other than a continuation of student housing or a series of small offices. Retrofitting the building in its current condition for central air conditioning would be a multimillion-dollar project. Window units, as seen in some hotels, may be feasible but would likely require a building electrical system upgrade as well as replacing windows. It is believed the best use of the building is to continue as student housing, but to be used as an overflow option and at a lower price than the new student housing scheduled for December 2025 completion.

A brief summary of opportunities for the Residence Hall are provided by the Student Affairs leadership in Exhibit 11 of the Appendix.

Notes:

- The Villages, Student Union, Student Health Center and Athletics buildings were excluded from the assessment since they are part of auxiliary operations, have dedicated functions and are not realistic for reconfiguration or alternate use. As non-E&G buildings, in general Capital Improvement and Renewal (CIR) funds from the state are not available for these buildings.
- The Facilities building was excluded from the assessment because it is a dedicated campus facilities and property management function and not realistic for reconfiguration or alternate use.
- The new 2,240gsf Applied Behavioral Analysis clinic was excluded from the assessment because its renovation was just completed for initial use in July 2025.
- Oregon Manufacturing and Innovation Center (OMIC), established in 2008, was excluded due to its unique operations. As a non-E&G group of buildings, CIR funds from the state are generally not available for OMIC buildings which total 33,816gsf.
- Chemeketa is a dental hygiene education facility and is not reconfigurable through CIR funds because it is leased. The clinic covers 9,044gsf including patient dental stations, classroom and faculty and staff offices. The Chemeketa clinic averaged

115% utilization last academic year and was allowed to use adjacent space during peak activity periods.

- Canyon Creek is a 6,315gsf leased space in Wilsonville used for equipment storage and featuring two (2) classes with an average of 8% utilization last academic year.
- The Boeing location in Everett, Washington (4.068gsf) features classrooms that averaged 10% utilization last academic year.
- Portland Metro campus administration performed a distinct space utilization assessment for its campus. This is attached as Exhibit 12 in the Appendix. A brief summary follows.

The Portland Metro Campus in Wilsonville was acquired in 2012. The building is 138,510gsf, including 34,180gsf on the third floor leased to Collins Aerospace. Education space and faculty and staff offices occupy 85,669gsf. There are eighty-three (83) faculty and staff offices. The office occupancy rates were not considered in the attached Exhibit. The assessment indicates that there is substantial underutilized capacity in many classrooms and laboratories. There are seventeen (17) classrooms with an average utilization of 19% and twenty-one (21) laboratories with an average utilization of 11% between 8:00am and 5:00pm over the past academic year. There are other rooms used for conferences, student breakout and group study sessions that are not electronically scheduled, so that utilization data is not available.

Project summary

This Space Utilization and Planning Study has confirmed that Oregon Tech campuses have significant underutilization in many classrooms and laboratories, as well as break-out and group study spaces as evidenced through data in the CourseDog scheduling system and the review of building schematics. These results are not significantly different from the conclusions of the Soderstrom consultants who completed a similar assessment in 2023 as part of their overall Facilities Master Plan process. Thus, as Oregon Tech continues to implement elements of the Academic Master Plan, sufficient space is available to support new or expanded programs, although available faculty and staff office space is limited. To take advantage of underutilized space and to optimize reconfiguration of space, Oregon Tech faculty and staff may need to think differently about conventional concepts and attitudes toward university space.

For example, some consideration could be given to sharing offices. Also, many universities have moved from conventional and distinct faculty and staff offices to office banks, especially for instructors and adjunct faculty. These cubicle office groupings would include a few dedicated meeting rooms for student mentoring or small group faculty collaboration.

Given the level of space underutilization on the campuses, if needed, an existing classroom or similar space could be reconfigured as a cubicle office grouping to accommodate a number of new faculty or staff offices in most buildings with minimal construction costs.

Also, faculty often develop a strong preference for a few specific classrooms or laboratories. This is usually due to campus logistics, specific features or equipment in the classroom/laboratory, ergonomic design of the classroom/laboratory or some other appealing feature. However, as preferences may be similar among faculty, less preferred space becomes underutilized and drives an unrealistic expectation for additional classroom/laboratory space, when current utilization data does not support the need. Alternatively, these preferences, especially when combined with competing preferences among faculty to use the same classroom or lab on the same days or times, can often create a bottleneck or perceived classroom/laboratory shortage.

In order to better optimize and repurpose existing space for new and expanding programs and the new medical school, it will be necessary to consolidate some classroom/laboratory activities to create distinct educational space dedicated for the medical school as required for program alignment and accreditation.

Consideration should be given to forming a workgroup jointly led by the Finance and Administration and Academic Affairs Divisions to evaluate and prioritize space recommendations to the President along with funding options for best optimization in space realignment or repurposing across the campuses.