

RECAP

Capital Projects Advisory Board



Meeting Date: June 10, 2022
Time: 10 am to Noon
Location: Virtual Public Meeting

Attendees: Robert Chandler
Bill Foster, Chair
Bruce Johnson

Ben Kaiser
Cynthia Wagner
Norman Wright

Staff: Daniel Christensen, Department of Administrative Services (DAS)

Guests: Michael Anderson, Department of Public Safety Standards and Training
Chris Stewart, Oregon Department of Forestry
Craig Shumate, Oregon Department of Fish and Wildlife
Lori Friesen, Oregon Parks and Recreation Department
Jerry Frampton, Oregon State Hospital

A. Board Administration

- **Chair Bill Foster** called the meeting to order at 10:00 a.m.
- Roll call determined a quorum.
- Bill Foster motioned approving Board minutes. Norman Wright seconded the motion. Board meeting minutes were unanimously approved.

B. Old Business

None

C. Agency Facility Plan Presentations

Department of Public Safety Standards and Training (DPSST)

Michael Anderson, Facilities and Interim Procurement Manager for the Department of Public Safety Standards and Training (DPSST) presented the agency's 2023-25 Agency Facility Plan. Michael provided an overview of DPSST's responsibilities, which include training police, fire, local corrections, and OLCC basic liquor enforcement. Funding sources come from criminal fines and assessments, general funds (debt service payback from construction), fire insurance premium tax, federally funded groups, and fee-based private security and investigators programs. DPSST's headquarters campus sits on 236 acres on Aumsville Highway in southeast Salem. The total campus comprises 306,584 gross square feet (GSF) with 23,612 GSF dedicated to administrative (office) functions. DPSST has 159 full-time staff and 250-300 part-time training staff. DPSST utilizes police staff to augment training.

Michael stated current demand for DPSST buildings includes ongoing preventative maintenance and upkeep of the campus and upgrades to classrooms and audio-visual equipment. Trainees need to train onsite. Michael stated that police agencies have an ongoing need for new recruits, putting pressure on staff and infrastructure. All police officers need to be certified through DPSST before they can work on their own.

Michael stated that DPSST is working on updating its master plan and policy option package for architecture and engineering. The plan's focus will be on a training venue because of bottlenecks in training and classrooms are a true need. Michael continued that a Secretary of State audit show DPSST needs more resources, including technology for virtual teaching in classrooms. DPSST cannot teach the range and defensive tactics virtually. DPSST's Facilities Condition Index (FCI) is at .6% in 2021. They have upgraded their alarm system, boilers, and will keep moving forward on restoring roofs. The agency's 10-year FCI is 20.8% FCI.

Michael stated the agency's proposed projects for 2021-23 include restoring two roofs on the dorm and administrative buildings. DPSST is trying to spread out their scheduled maintenance needs over time for budget purposes. Michael stated the agency also replaced mechanical systems on their freezers.

Ben Kaiser said that the buildings look healthy and well taken care of. Bill Foster added that it is nice to see the agency keeping its facility well maintained and up to date.

Oregon Department of Forestry (ODF)

Chris Stewart, Facilities Manager for Oregon Department of Forestry (ODF) presented the agency's 2023-25 Agency Facility Plan. Chris gave an agency overview, beginning with the Fire Protection Program, which is agency's oldest. Chris stated that in recent years fire seasons have become more complicated to manage. Chris stated that state forests is the other business process. The Tillamook Forest is the largest state forest and it's only one hour away from downtown Portland. The Private Forests Program works with landowners on assisting them in growing and harvesting trees. The other program Chris mentioned was the Urban Forestry Program. Chris stated ODF's programs are funded through public and private sources, including timber sales. Other revenues include seed cooperative assessments, camping fees, and license fees, among others.

ODF has 381 buildings worth \$247M and totaling 818,301 GSF. Most structures were built in the first half of the last century. Chris stated that these buildings are challenging from a facilities maintenance and investment strategies perspective. ODF's FCI is at 12.2% in 2021. The agency's objective is a 5-10% target. Chris stated an FCI of 5% would be budgetarily impossible given the age of ODF's buildings. They are currently above fair and pushing into the poor category. These buildings are not space or technologically efficient. Chris stated that ODF's 23-25 FCI is at 12.9%, noting that the FCI trend is increasing, but budgetary increases will change that trajectory. Chris presented an FCI 10-year trend graph illustrating how various funding levels would improve ODF's FCI percentage.

ODF has experienced an increase in staffing to manage their forest management needs. Chris presented the number of square feet per seat needed in its administrative and field offices compared to their target of 175 square feet per seat.

Chris stated ODF faces several planning factors—particularly urban encroachment, infrastructure needs in older facilities, and seismic upgrades and replacements. Chris presented the agency's plan, tool, and adoption process using rental rates for facility expenses.

Chris stated ODF participates in the SEM program installing energy efficient upgrades and communicating energy efficient strategies to its staff. Charging stations have also been installed in Salem.

Chris then presented the three major projects, totally \$21M, it will present to the Legislature. The major project is the State Forester's Office Building Restoration, which was approved by CPAB in 2016. Chris will be coming back to CPAB in August 2022 to address this project, because there are significant construction cost increases.

Bill Foster commented that ODF has a long history of struggles with its decentralized model and it needs a more consistent funding source.

Oregon Department of Fish and Wildlife (ODFW)

Craig Shumate from Oregon Department of Fish and Wildlife (ODFW) presented the agency's 2023-25 Agency Facility Plan. Craig provided an agency overview, stating the ODFW protects Oregon's fish and wildlife habitat. Conservation is a major part of what ODFW does, and facility management is aligned with their public use management. Craig stated that hunting and fishing licenses fund a lot of their programs, along with federally funded programs, obligated funds and statutorily dedicated programs, and state general funds with lottery funds. The agency spends \$3-10M every biennium on capital improvement projects, with 86% of the funds spent in the local communities on vendors.

Craig stated ODFW has 628 facilities comprising 1,354,532 GSF, with 48 major facilities. ODFW's portfolio is diverse with roads, facilities, dikes, and docks. Their portfolio Current Replacement Value is \$199M.

Craig reviewed two major projects approved in 2021-23 that will be completed in 2023. The Northwest Regional Headquarters will be replaced with a two-story administrative building. Craig stated the existing building is not safe for use. The project cost will be \$3.795M. The second project is in the John Day District. Craig stated the John Day office is comprised of administrative offices that are aging and require maintenance and located in an undesirable location with crime and flooding. ODFW is moving from the location and is securing a new property in Pendleton that is much bigger and will bring the facility into the modern age. The project cost will be \$1.17M.

ODFW's FCI is 13.1% and projected to be 9.6% if funding is approved for 2023-25. Craig stated their 2023-25 budget request of approximately \$5M will be allocated toward the next phase of the NW Regional HQ project, and various deferred maintenance needs.

Norm Wright asked if the planning and design phase will run through the entire biennium of 2023-25. Craig replied they would move beyond planning and design. The John Day site would be completed by 2025, but the Northwest Headquarters would not be completed by 2025.

Oregon Parks and Recreation Department (OPRD)

Lori Friesen, Senior Parks Manager for Oregon Parks and Recreation Department (OPRD) presented the agency's 2023-25 Agency Facility Plan. Lori gave an agency overview, stating that OPRD is on the road to recovery from its early pandemic funding crisis presented in 2021. Lori stated that permanent staffing has been a challenge for OPRD. Seasonal staffing is relied on heavily during peak seasons. Lori provided an overview of seasonal staffing, volunteers, and visitors from 2019-2022. Lori illustrated that 2022 is on track to get close to pre-pandemic staffing and volunteer numbers. Lori stated that the agency is seeing 220,000 visitors to parks each day, but the infrastructure was built for 100,000 a day during peak season. OPRD is seeing visitors increase 20% per year as people have used state parks for lower-risk vacations and overall recreation during the pandemic.

Lori stated that camping is also experiencing more popularity. OPRD expects to have a peak season all year-round. The infrastructure is out-of-date and includes sewer, water, electrical and dump stations. OPRD is seeing a lot more electric vehicles and luxury RVs, which creates unplanned demand on park electrical infrastructure. Lori noted that camping itself has drastically changed, with larger, more elaborate RVs. Lori cited Fort Stevens, as it is a heavily used park for this. The park's site layouts are 30-50 years old and are not designed for tractor trailers and semitrucks that the agency is seeing from visitors. Some RVs do not fit in the sites because they are so large. Restrooms must also be made to accommodate the growing number of visitors. Restrooms are in various conditions from unusable, dilapidated to needing full replacement. The oldest restroom is at Champoeg Park and is 92 years old.

Lori stated that OPRD's challenges also include competitive pay from outside sectors for park rangers, staff housing, especially on the coast. OPRD is looking at providing tiny homes for staff that the agency may rent out to visitors in the off-season. Other challenges include extreme weather events, continued sea rise encroaching coastal parks, extreme drought, fires across the state, buildings sinking, trail work, and clearing fallen trees.

Lori stated that project priorities include a maintenance backlog, camping expansion, and replacing restrooms. This includes improving accessibility and infrastructure and increasing camping opportunities throughout the state. This will provide opportunities for people to experience camping but may not have access to needed equipment.

Lori stated covered the agency's planned projects. Fort Stevens restroom will be rebuilt in a new location, along with wastewater and electrical improvements. Cape Lookout has extreme weather, and \$8-10M will be used for new roads, entrance and removing old buildings that will be lost to the ocean. Beverly Beach has deteriorated electrical that will be upgraded. Nehalem Bay State Park will add new loops, restrooms, and tiny homes. Portland Women's Forum will add a new restroom and a new parking lot. The Smith Rock project will address congestion and a create new visitors center with new utilities and trail improvements. The Silver Falls State Park project will expand camping opportunities, a new visitors center, camping opportunities, and a trail head. Champoeg State Heritage Area will update electrical, water and a create new loop. McIver Park will also get new park improvements.

Lori stated that three policy option packages will be presented to the Parks Commission on June 15, 2022, for \$20M in projects.

Ben Kaiser asked if the tiny home project at Nehalem Bay State Park is moving forward and how many are being built. Lori confirmed they are funded and in design phase. Lori stated that OPRD wants to initially provide the houses as seasonal housing and are starting off constructing one, then four more, for a total of five tiny houses.

Cindy Wagner asked if there are there required Environmental Impact Studies before the campgrounds are expanded. Lori confirmed that there are many studies that are completed before the campgrounds may be expanded. The project needing the most master planning is Smith Rock. Some other projects will not need much. If a study shows enough adverse impact there will not be growth in the area.

Ben Kaiser added that it is uplifting that funding is coming to parks after COVID.

Oregon State Hospital

Jerry Frampton, Director of Facilities Operations of Oregon State Hospital (OSH) presented the agency's 2023-25 Agency Facility Plan. Jerry provided background on the OSH, stating the 840,000 GSF Salem campus was built in 2012, and is a self-sustaining facility that can accommodate 620 patients. Jerry noted the size of the campus is challenging to maintain.

Jerry also discussed the Junction City campus, which was built in 2014. The 247,000 GSF building that can care for 174 patients. Combined, the hospitals care for more than 1,400 patients per year with 2,000 staff. There is also a cottage in Pendleton with 16 beds.

Jerry stated that, in total, OSH has 1.1M GSF and a CRV of \$524M. 95% of agency funding comes from the state's General Fund.

Jerry stated the cost per square foot at OSH has increased substantially in the past two years due to COVID. However, OSH did not have a patient death due to COVID. They reconfigured their HVAC systems to use fresh air.

Jerry stated the hospital's PLC system needs to be replaced. This is a security system that is outdated and is the agency's only ask this biennium. Jerry continued that OSH facilities are in very good condition and do not have deferred maintenance. They have no FCI score yet, but they will bring on a consultant in the next biennium to perform a facility condition assessment.

Jerry noted an emergency water supply project funded last biennium is in the engineering phase and will be finished in spring 2023.

Ben Kaiser and Bruce Johnson gave kudos to Jerry and OSH staff for their remarkable patient care during COVID and having fresh air in the HVAC system, which led to zero patient deaths.

Board Plan Acceptance Discussion

Chair Bill Foster leads CPAB in a discussion of each department's plan to accept the plan.

DPSST: Chair Foster moved to approve the plan. Ben Kaiser seconded the motion. The plan was unanimously accepted without comment.

ODF: Daniel suggested the Board makes a provisional acceptance because ODF will return in August. Ben Kaiser noted that it seems like a small building for a \$15M upgrade and wondered if the building costs were competing with overall agency funding, such as fighting wildfires. Daniel stated he will provide ODF with that question. Chair Foster noted that the building is historic and has wood working. Ben Kaiser noted that the seismic upgrade may be invasive for a 2 ½ story building. Chair Foster moved for provisional acceptance subject to their return in August. Robert Chandler seconded the motion. The plan was unanimously accepted.

ODFW: Chair Foster moved to approve the plan. Robert Chandler seconded the motion. The plan was unanimously accepted without comment.

OPRD: Robert Chandler said that OPRD's presentation was inspiring. Chair Foster added that the portfolio is very diverse and Fort Stevens is a real challenge. Chair Foster moved for acceptance of the plan. Norm Wright seconded the motion. The plan was unanimously accepted without comment.

OSH: Chair Foster stated that OSH has two facilities with design features that have served them well while managing COVID. Robert Chandler added that he is supportive. Chair Foster moved for acceptance of the plan. Norm Wright seconded the motion. The plan was unanimously accepted without comment.

The meeting was adjourned.

- **Public Testimony – None**

D. Other Issues

None

Next meeting:

July 8, 2022

10am to Noon

Virtual Public Meeting

AGENDA

Capital Projects Advisory Board



Members

Bill Foster
Chair

William Messner
PGE
Vice Chair

Ben Kaiser
Kaiser+Path

Norman Wright
City of Salem
Community
Development

Robert Chandler
City of Salem
Public Works

Bruce Johnson
Higher Education
Coordinating
Commission

Cynthia Wagner
Salem Health

Meeting Date: Friday, June 10, 2022

Time: 10 am to Noon (or, as needed)

Location: Virtual Public Meeting
(See meeting access information on the following page)

ITEM	PRESENTER	TIME	ACTION
A. Board Administration			
<ul style="list-style-type: none"> Virtual Meeting Technology Test/Troubleshoot Call to Order Roll Call/Determination of Quorum Approval of Previous Meeting Minutes 	Chair/DAS Staff	10:00 am – 10:10 am	Approval
B. Old Business			
<ul style="list-style-type: none"> None 			
C. 2023-25 Agency Facility Plan Presentations			
<ul style="list-style-type: none"> Department of Public Safety Standards and Training 	DPSST Staff	10:10 am – 10:30 am	Acceptance
<ul style="list-style-type: none"> Oregon Department of Forestry 	ODF Staff	10:30 am – 10:50 am	Acceptance
<ul style="list-style-type: none"> Oregon Department of Fish and Wildlife 	ODFW Staff	10:50 am – 11:10 am	Acceptance
<ul style="list-style-type: none"> Oregon Parks and Recreation Department 	OPRD Staff	11:10 am – 11:30 am	Acceptance
<ul style="list-style-type: none"> Oregon State Hospital 	OSH Staff	11:30 am – 11:50 am	Acceptance
D. Other Issues			
<ul style="list-style-type: none"> Agency Plans – Board Discussion 	Chair/DAS Staff	11:50 am – Noon	Discussion/ Recommendations
<ul style="list-style-type: none"> Close/Adjourn 	Chair	Noon	None

Next meeting:
July 8, 2022
10 am to Noon
Virtual Public Meeting

For more information, contact: Daniel Christensen daniel.christensen@das.oregon.gov (503) 930-0765

AGENDA

Capital Projects Advisory Board – June Virtual Public Meeting Information



Topic: Capital Projects Advisory Board (CPAB)- June Meeting
Time: Jun 10, 2022 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88100155766?pwd=enlxd0ZhQ1NzWGNfanJGaktNMHJhQT09>

Meeting ID: 881 0015 5766

Passcode: 58j566

One tap mobile

+13462487799,,88100155766#,,,,*491340# US (Houston)

+16699006833,,88100155766#,,,,*491340# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 881 0015 5766

Passcode: 491340

Find your local number: <https://us02web.zoom.us/j/keEZ3Z00db>



Oregon

Kate Brown, Governor

Department of Public Safety Standards and Training

4190 Aumsville Hwy SE

Salem, OR 97317-8983

503-378-2100

www.oregon.gov/dpsst

To: Capital Projects Advisory Board

From: Michael Anderson

Facilities Manager

Department of Public Safety Standards and Training (DPSST)

May 24, 2022

2023-25 Agency Plan Submittal for The Department of Public Safety Standards and Training (DPSST)

The Department of Public Safety Standards and Training's grounds and buildings were constructed in 2005. Today we have no outstanding deferred maintenance needs. This has been accomplished with the use of a Facilities Condition Assessment (FCA), ongoing preventive maintenance work, and legislatively funded deferred maintenance packages passed on the FCA's planned timelines. In the 2021-2023 session DPSST was received a 1.2 million deferred maintenance package to restore several large roofs on campus and repair and replace many heavily used and critical systems in our commercial kitchen. On-going facilities maintenance in addition to the deferred maintenance funding has allowed DPSST to keep our Facility Condition Index (FCI) at its current 0.6%.

Since our last CPAB report, we have been impacted by the Covid-19 pandemic, criminal justice reform, the final phased roll-out of our basic police curriculum update, two Secretary of State (SOS) audits and findings, and the final phased rollout of our basic police curriculum re-write. DPSST is statutorily mandated to train public safety professionals for the state of Oregon. When considering these factors, and others, impacting our mission, DPSST developed Policy Option Packages focused on addressing the realized long-term impacts, including a deferred maintenance policy option package. If approved the 2023-25 Deferred maintenance POP, supported by our FCA, will keep the agency up to date on maintaining major building systems, abate potential deferred maintenance and prevent costly failures that would lead to disruptions and delay in our training process.

DPSST does not have any major construction ask for 2023-25



Department of Public Safety Standards & Training

2023-25 Agency Facility Plan

Capital Projects Advisory Board

June 10, 2022



DPSST Mission Statement

"The mission of the Department of Public Safety Standards & Training (DPSST) is to cultivate excellence in public safety by developing and delivering training and upholding established professional standards."



Agency Overview -Services

- Police Training and Certification
- Fire Training and Certification
- Local Corrections Training and Certification
- Parole and Probation Officer Training and Certification
- Telecommunications/Emergency Dispatch
- Private Security/Investigator's Certification and Training
- Polygraph Examiner Licensing
- OLCC - Basic Liquor Enforcement



Agency Overview – Funding Sources

- Criminal Fines and Assessments – Primary funding source
- General Funds – Debt services for the construction of campus
- Fire Insurance Premium Tax – Fire training program
- Federal Funds
 - Oregon - Idaho High-Intensity Drug Trafficking Area – HIDTA
 - Assistance to Firefighting Grant – AFG
- Private Security / Private Investigators – Fee-based program

Agency Overview



Campus

- **236 Acres**
- **GSF 306,584**
 - **Dorm building**
 - **Training venues**
 - **Classrooms**
- **USF 23,612**
 - **Admin building**
 - **Cubical areas**
- **Position Count**
 - **Full Time: 159 Staff**
 - **Part Time Trainers: 250-300 Staff**
 - **Tenants: 42 Staff**
 - **OSP Training**
 - **OSP Tribal Gaming Section**
 - **OYA Training**
 - **High-Intensity Drug Trafficking Area (HIDTA)**





Planning Factors

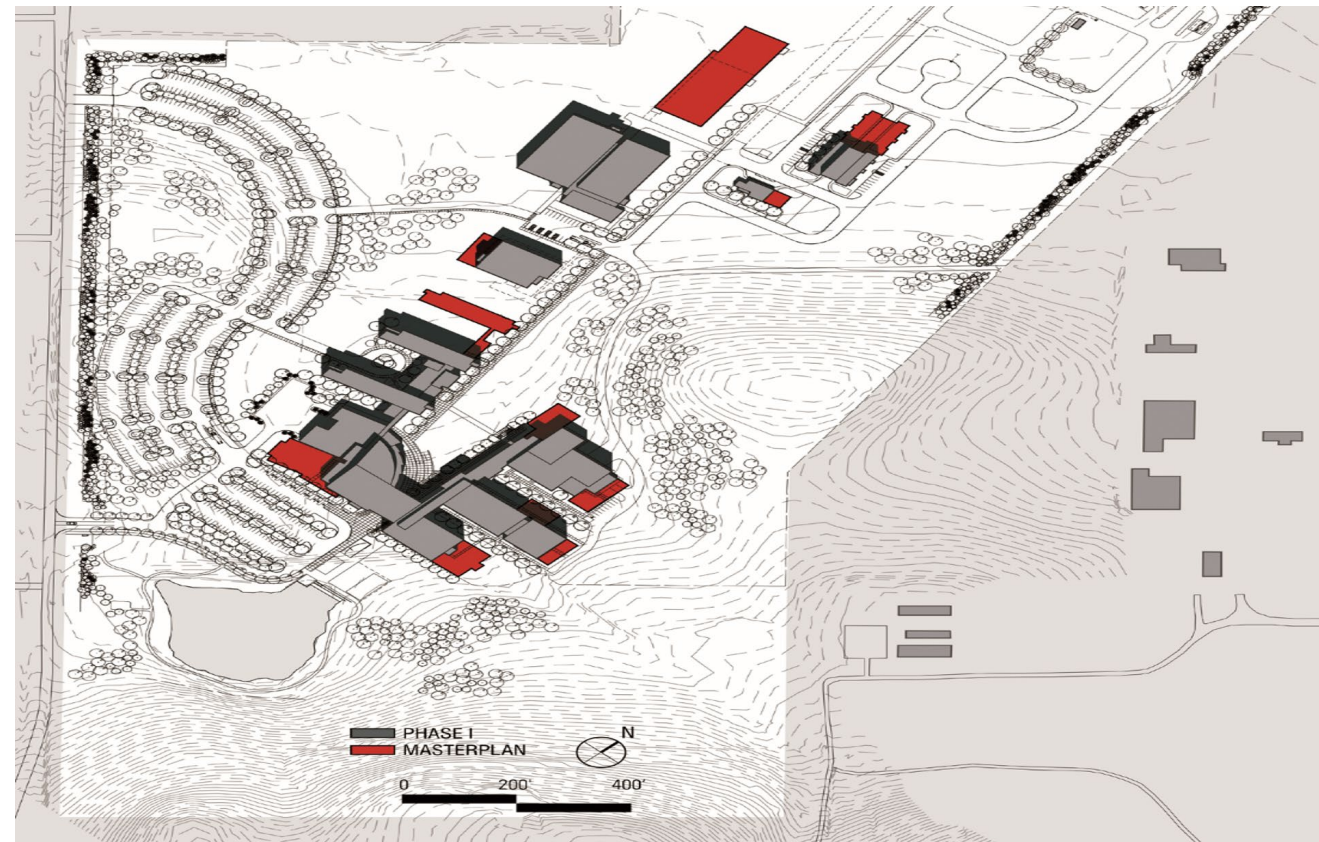


- Current demand for DPSST is ongoing preventive maintenance and upkeep of the campus.
 - DPSST will submit a Policy Option Package for ongoing roof restorations and maintenance outlined by our Facilities Condition Assessment.
- DPSST currently has undergone two Secretary of State audits focusing on low staffing levels and the need for technology upgrades to enhance training.
- Police agencies have an ongoing need for new recruits due to retirements and difficulty in recruitment and retention in the profession.
 - This puts pressure on our staff and infrastructure to meet the demand for training.
- DPSST is working on updating the campus master plan for future training venues and classrooms.
 - Submitting a Policy Option Package A&E.

Facility Strategies



- Master Plan Update
- SOS Audit 2021
 - Findings that DPSST is under resourced (particularly in IT assets)
- Program Delivery Changes
 - Covid - Hybrid Learning
- Risk/Climate Change Mitigation
 - DPSST has been a member of Strategic Energy Management (SEM) since 2019.







Facility Condition

FACILITY CONDITION INDEX (FCI)

FCI (%) = Facility Need (Capital Renewal + Deferred Maintenance) / Current Replacement Value (CRV)



CURRENT

0.6%

2021

TEN YEARS

20.8%

2028

2021-23 Maintenance Projects

Policy Option Package received for the 2021-23 biennium

- Roof restoration of our Administration and Dorm buildings
- Replacement of walk-in cooler and freezer



Facility Plan - Maintenance Priority 1-4
2023-25 Biennium

Agency Name Department of Public Safety Standards and Training

Current Maintenance Priority 1-4 for Owned Assets Over \$1M CRV*

Campus	Building ID	Building Name	iPlan Data (Incl Soft Costs)											Agency Input	
			Construction Year*	Gross Square Footage	Current (Calculated) Replacement Value*	Priority 1 - Currently Critical (Life Safety, DM, Code Compliance)*	Priority 2 - Potentially Critical (Near Term Capital Renewal, Energy, Functionality)*	Priority 3 - Not Yet Critical (Mid-term)*	Priority 4 - Seismic + Natural Hazard Remediation (if applicable)	Total (G+H+I+J)	Current FCI* less Seismic Nat Haz = Columns (G+H+I) / F	2021-23 LAB Approved	Remaining Current Need (Estimated) = Columns K-M		
A	B	C	D	E	F	G	H	I	J	K	L	M	N		
DPSST - 4190 Aumsville Hwy	1169	D - Skills Training Building	2006	28,630	\$6,483,060	\$0	\$426,220	\$0	\$0	\$426,220	6.6%	\$0	\$426,220		
DPSST - 4190 Aumsville Hwy	1179	DPSST Salem Campus Site Systems	2006	0	\$14,638,446	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1161	F - Scenario Training Building	2006	10,210	\$3,426,037	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1162	A - Administration	2006	39,030	\$12,097,100	\$0	\$0	\$7,002	\$0	\$7,002	0.1%	\$0	\$7,002		
DPSST - 4190 Aumsville Hwy	1176	G - Tactical Training Building	2006	4,955	\$1,586,695	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1174	J - Firearms Training Building	2006	54,820	\$15,191,155	\$0	\$8,340	\$0	\$0	\$8,340	0.1%	\$0	\$8,340		
DPSST - 4190 Aumsville Hwy	1173	K - Fire Equipment Storage Building	2006	5,000	\$1,001,182	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1181	M - Maintenance Building	2006	7,200	\$1,284,373	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1165	E - Dormitory Housing Building	2006	82,349	\$33,870,166	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1159	C - Academic Building	2006	38,260	\$14,573,523	\$0	\$289,595	\$0	\$0	\$289,595	2.0%	\$0	\$289,595		
DPSST - 4190 Aumsville Hwy	1167	B - Multi-Purpose	2006	41,130	\$18,905,252	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
Subtotal Over \$1M CRV				311,584	123,056,989	\$0	\$724,155	\$7,002	\$0	\$731,157	0.6%	\$0	\$731,157		
				328,023	126,551,642	\$0	\$748,575	\$12,321	\$0	\$760,896	0.6%	\$0	\$760,896		

Maintenance Priority 1-4 for Owned Assets Under \$1M CRV (Optional) - This is not required for the budget submission or CPAB Report. Agencies may choose to complete.

Campus	Building ID	Building Name	iPlan Data (Incl Soft Costs)											Agency Input	
			Construction Year*	Gross Square Footage	Current (Calculated) Replacement Value*	Priority 1 - Currently Critical (Life Safety, DM, Code Compliance)*	Priority 2 - Potentially Critical (Near Term Capital Renewal, Energy, Functionality)*	Priority 3 - Not Yet Critical (Mid-term)*	Leave Blank	Total (G+H+I)	Current FCI* less Seismic Nat Haz = Columns (G+H+I) / F	2021-23 LAB Approved	Remaining Current Need (Estimated) = Columns J-L		
A	B	C	D	E	F	G	H	I	J	K	L	M	N		
DPSST - 4190 Aumsville Hwy	1160	H - Professional Office Prop Building	2006	2,409	\$197,807	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1163	S - Fuel Site	2006	200	\$20,909	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1164	T - Training Prop#1 - Home Building	2006	800	\$130,679	\$0	\$0	\$5,319	\$0	\$5,319	4.1%	\$0	\$5,319		
DPSST - 4190 Aumsville Hwy	1166	U - Training Prop#2 - Home Building	2006	1,105	\$266,891	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1168	P - Maintenance Offices Building	2006	1,680	\$672,975	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1171	Storage Bunker	1950	1,516	\$23,125	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1172	I - Active Shooter Village	2013	3,700	\$130,127	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1175	V - Training Prop#3 - Home Building	2006	813	\$180,502	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1177	Tactical Training Portal	2007	220	\$196,364	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1178	Rose Park Pavilion	2006	1,156	\$50,835	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1180	N - Emergency Vehicle Operations Course Building	2006	1,960	\$704,474	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0		
DPSST - 4190 Aumsville Hwy	1170	O - Gatehouse Building	2006	880	\$919,964	\$0	\$24,420	\$0	\$0	\$24,420	2.7%	\$0	\$24,420		
Subtotal Under \$1M CRV				16,439	3,494,653	\$0	\$24,420	\$5,319	\$0	\$29,739	0.9%	\$0	\$29,739		

Definitions

Current Maintenance Priority 1-4	1	Current costs for all facility maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Facility Condition Index	8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Facility Plan - Maintenance Priority 1-4
2023-25 Biennium

Agency Name Department of Public Safety Standards and Training

10 Year Maintenance Priority 1-4 for Owned Assets Over \$1M CRV*

Campus	Building ID	Building Name	IPlan Data (Incl Soft Costs)										Agency Input		
			Construction Year ²	Gross Square Footage	Current (Calculated) Replacement Value ³	Priority 1 - Currently Critical (Life Safety, DM, Code Compliance) ⁴	Priority 2 - Potentially Critical (Near Future Seismic, Renewal Energy, Functionality) ⁵	Priority 3 - Not Yet Critical (Mid-term) ⁶	Priority 4 - Seismic + Natural Hazard Remediation (if applicable) ⁷	Leave Blank	Total (G+H+I+J)	Current FCR less Seismic Nat Haz Costs (G+H+I)/F	2021-23 LAB Approved	2023-25 Requested Budget	Remaining 10 Year Need (Estimated) = Columns K-L-M
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
DPSST - 4190 Aumsville Hwy	1169	D - Skills Training Building	2006	28,630	\$6,483,060	\$0	\$352,800	\$1,680,359	\$0	\$2,033,159	31.361%	\$0	\$0	\$2,033,159	
DPSST - 4190 Aumsville Hwy	1179	DPSST Salem Campus Site Systems	2006	0	\$14,638,446	\$0	\$0	\$2,144,357	\$0	\$2,144,357	14.649%	\$0	\$0	\$2,144,357	
DPSST - 4190 Aumsville Hwy	1161	F - Scenario Training Building	2006	10,210	\$3,426,037	\$31,892	\$137,917	\$293,840	\$0	\$463,648	13.533%	\$0	\$0	\$463,648	
DPSST - 4190 Aumsville Hwy	1162	A - Administration	2006	39,030	\$12,097,100	\$261,278	\$474,371	\$1,576,402	\$0	\$2,312,051	19.112%	\$0	\$0	\$2,312,051	
DPSST - 4190 Aumsville Hwy	1176	G - Tactical Training Building	2006	4,955	\$1,586,695	\$0	\$3,787	\$11,404	\$0	\$15,192	0.957%	\$0	\$0	\$15,192	
DPSST - 4190 Aumsville Hwy	1174	J - Firearms Training Building	2006	54,820	\$15,191,155	\$0	\$663,327	\$2,317,848	\$0	\$2,981,175	19.624%	\$0	\$0	\$2,981,175	
DPSST - 4190 Aumsville Hwy	1173	K - Fire Equipment Storage Building	2006	5,000	\$1,001,182	\$0	\$2,900	\$5,564	\$0	\$8,464	0.845%	\$0	\$0	\$8,464	
DPSST - 4190 Aumsville Hwy	1181	M - Maintenance Building	2006	7,200	\$1,284,373	\$2,598	\$114,387	\$174,386	\$0	\$291,371	22.686%	\$0	\$0	\$291,371	
DPSST - 4190 Aumsville Hwy	1165	E - Dormitory Housing Building	2006	82,349	\$33,870,166	\$109,963	\$997,876	\$5,546,019	\$0	\$6,653,858	19.645%	\$0	\$0	\$6,653,858	
DPSST - 4190 Aumsville Hwy	1159	C - Academic Building	2006	38,260	\$14,573,523	\$1,299	\$167,880	\$2,189,468	\$0	\$2,358,647	16.184%	\$0	\$0	\$2,358,647	
DPSST - 4190 Aumsville Hwy	1167	B - Multi-Purpose	2006	41,130	\$18,905,252	\$1,908	\$213,374	\$5,763,409	\$0	\$5,978,691	31.625%	\$0	\$0	\$5,978,691	
Subtotal Over \$1M CRV				311,584	\$123,056,989	\$408,938	\$3,128,620	\$21,703,056	\$0	\$25,240,614	20.511%	\$0	\$0	\$25,240,614	
				328,023	\$126,551,642	\$422,055	\$3,249,039	\$22,610,861	\$0	\$26,281,954	20.768%	\$0	\$0	\$26,281,954	

Maintenance Priority 1-4 for Owned Assets Under \$1M CRV (Optional) - This is not required for the budget submission or CPAB Report. Agencies may choose to complete.

Campus	Building ID	Building Name	IPlan Data (Incl Soft Costs)										Agency Input		
			Construction Year ²	Gross Square Footage	Current (Calculated) Replacement Value ³	Priority 1 - Currently Critical (Life Safety, DM, Code Compliance) ⁴	Priority 2 - Potentially Critical (Near Future Seismic, Renewal Energy, Functionality) ⁵	Priority 3 - Not Yet Critical (Mid-term) ⁶	Priority 4 - Seismic + Natural Hazard Remediation (if applicable) ⁷	Leave Blank	Total (G+H+I)	Current FCR less Seismic Nat Haz Costs (G+H+I)/F	2021-23 LAB Approved	2023-25 Requested Budget	Remaining 10 Year Need (Estimated) = Columns K-L-M
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
DPSST - 4190 Aumsville Hwy	1160	H - Professional Office Prop Building	2006	2,409	\$197,807	\$0	\$66,336	\$146,376	\$0	\$212,712	107.5%	\$0	\$0	\$212,712	
DPSST - 4190 Aumsville Hwy	1163	S - Fuel Site	2006	200	\$20,909	\$0	\$2,486	\$1,004	\$0	\$3,490	16.7%	\$0	\$0	\$3,490	
DPSST - 4190 Aumsville Hwy	1164	T - Training Prop#1 - Home Building	2006	800	\$130,679	\$0	\$0	\$11,713	\$0	\$11,713	9.0%	\$0	\$0	\$11,713	
DPSST - 4190 Aumsville Hwy	1166	U - Training Prop#2 - Home Building	2006	1,105	\$266,891	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	
DPSST - 4190 Aumsville Hwy	1168	P - Maintenance Offices Building	2006	1,680	\$672,975	\$0	\$19,128	\$85,479	\$0	\$104,606	15.5%	\$0	\$0	\$104,606	
DPSST - 4190 Aumsville Hwy	1171	Storage Bunker	1950	1,516	\$23,125	\$0	\$3,821	\$412,295	\$0	\$416,116	1799.4%	\$0	\$0	\$416,116	
DPSST - 4190 Aumsville Hwy	1172	I - Active Shooter Village	2013	3,700	\$130,127	\$0	\$0	\$248	\$0	\$248	0.2%	\$0	\$0	\$248	
DPSST - 4190 Aumsville Hwy	1175	V - Training Prop#3 - Home Building	2006	813	\$180,502	\$0	\$0	\$7,632	\$0	\$7,632	4.2%	\$0	\$0	\$7,632	
DPSST - 4190 Aumsville Hwy	1177	Tactical Training Portal	2007	220	\$196,364	\$0	\$0	\$12,970	\$0	\$12,970	6.6%	\$0	\$0	\$12,970	
DPSST - 4190 Aumsville Hwy	1178	Rose Park Pavilion	2006	1,156	\$50,835	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	
DPSST - 4190 Aumsville Hwy	1180	N - Emergency Vehicle Operations Course Buildin	2006	1,960	\$704,474	\$13,116	\$25,299	\$155,081	\$0	\$193,496	27.5%	\$0	\$0	\$193,496	
DPSST - 4190 Aumsville Hwy	1170	O - Gatehouse Building	2006	880	\$919,964	\$0	\$3,350	\$75,006	\$0	\$78,356	8.5%	\$0	\$0	\$78,356	
Subtotal Under \$1M CRV				16,439	\$3,494,653	\$13,116	\$120,419	\$907,805	\$0	\$1,041,340	29.8%	\$0	\$0	\$1,041,340	

Definitions

Current Maintenance Priority 1-4	1	Current costs for all facility maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Facility Condition Index	8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Facility Plan - Maintenance Priority 5
2023-25 Biennium

Agency Name Department of Public Safety Standards and Training

Current Maintenance Priority 5¹ for Owned Assets Over \$1M CRV

iPlan Data (Incl Soft Costs)						Agency Input				
Campus	Building ID	Building Name	Construction Year ²	Gross Square Footage	Current (Calculated) Replacement Value ³	Modernization Estimate	Notes/Description	2021-23 LAB Approved	2023-25 Requested Budget	Remaining Need (Estimated) = Columns G-I-J
A	B	C	D	E	F	G	H	I	J	K
DPSST - 4190 Aumsville Hwy	1169	D - Skills Training Building	2006	28,630	\$6,483,060	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1179	DPSST Salem Campus Site Systems	2006	-	\$14,638,446	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1161	F - Scenario Training Building	2006	10,210	\$3,426,037	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1162	A - Administration	2006	39,030	\$12,097,100	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1176	G - Tactical Training Building	2006	4,955	\$1,586,695	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1174	J - Firearms Training Building	2006	54,820	\$15,191,155	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1173	K - Fire Equipment Storage Building	2006	5,000	\$1,001,182	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1181	M - Maintenance Building	2006	7,200	\$1,284,373	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1165	E - Dormitory Housing Building	2006	82,349	\$33,870,166	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1159	C - Academic Building	2006	38,260	\$14,573,523	\$0		\$0	\$0	\$0
DPSST - 4190 Aumsville Hwy	1167	B - Multi-Purpose	2006	41,130	\$18,905,252	\$0		\$0	\$0	\$0
Subtotal Over \$1M CRV				311,584	\$123,056,989	\$0		\$0	\$0	\$0

Definitions

Priority Five: Modernization	1	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management <i>or</i> Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

**Facility Plan - Facilities Planning Narrative 107BF02
2023-25 Biennium**

Agency Name Department of Public Safety Standards and Training

1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand?

DPSST is the State's Public Safety Training Academy. Buildings, venues, meeting rooms, and classrooms were designed to meet the needs of a fully functioning training academy. Office and storage needs were designed to manage, process, and store all records and required documentations to ensure the certification standards of public safety officers were met and maintained. Ongoing facilities needs such as maintenance and repair are prompted by a reserve study outlining systems repair and/or replacement based on age of facility and the integration of technology and mechanical systems on campus and their life cycle. Construction needs for the facilities are based on infrastructure needs or the determination that additional training facilities or capacity are needed.

Office buildings have systems furniture layouts designed based on a standard 8' by 8' cubical layout. Offices were designed for single or double occupancy. Training buildings contain special use facilities such as MAT rooms, classrooms, computer labs, and skills venues were designed for at 20 to 40 person capacities.

Our large multipurpose room and dining hall were designed for maximum seating capacity of approximately 500. Office / Administrative usable square feet (USF) is primarily in building A and second floor of building C for a total of 23,612 USF. All other buildings on campus are designed for special uses to meet the training mission of the agency. DPSST also leases out office space to several public safety agencies including Oregon Youth Authority (Training Section), Oregon State Police (Training Section / Tribal Gaming Section). There are many questions yet to be answered that could affect facilities needs as a result of COVID-19 and spatial distancing.

2. What are the key facility-related challenges over the next 10-years? (Please answer in order of priority)

DPSST is responsible for training Public Safety Professionals from across the state.

Our most important challenge in the next 10 years is the funding and implementation of our Facilities Condition Assessment (FCA) priorities, in order to prevent expensive and detrimental deferred maintenance. The DPSST campus which includes 25 buildings was built all at one time. As a result major systems across campus all come due for replacement at the same time: i.e. roofs, carpets, painting, HVAC etc. These systems are generally all in the same condition and the cost of restoring and or replacement of them if not staggered would be unrealistic, As an example, DPSST has a long term plan to restore our major building roofs over the next 8 to 10 years.

We are operating at close to maximum occupancy within our housing operations (Building E) and in some of our training venues. DPSST was constructed in 2005, original master plan included future buildings and training venues, as the agency's growth called for expansion. DPSST is looking for funding in 23-25 to update our master plan with a focus on additional training venues and increases classroom space.

Several systems (air handlers and roof systems) were identified in our FCA to be replaced or have large scale repairs done in the next ten years. The agency continues to work on energy conservation efforts (targeted metering, lighting upgrades, and water conservation devices) to counter the increased demand on our systems.

3. What do you need to meet these challenge DPSST's agency requested budget will include a deferred maintenance package, our ability to address ongoing maintenance needs will be dependent on legislative approval of that package as well as the maintaining of a healthy Facilities preventative maintenance budget.

DPSST's runs the Oregon Public Safety Academy, which requires ongoing curriculum updates and changes to meet the ever changing public safety environment across the state and County. As curriculum changes so does training needs which can have an effect on facility needs, such as new training venues, props, and additional classroom spaces.

Through on-going preventative maintenance, flexible and adaptive facilities use schedules we will work to extend the life and usability of systems and ask the legislature for the needed funds to insure that we keep the campus in good and efficient working order going forward.

Facility Plan - Facility Summary Report 107BF16a
2023-25 Biennium

Agency Name

Department of Public Safety Standards and Training

Table A: Owned Assets Over \$1M CRV		FY 2022 DATA			
Total Number of Facilities Over \$1M			10		
Current Replacement Value \$ (CRV)	1		\$111,536,774	Source	4 FCA Risk or FCA
Total Gross Square Feet (GSF)			306,584		
Office/Administrative Usable Square Feet (USF)	2		23,612	Estimate/Actual	5 8% % USF/GSF
Occupants Position Count (PC)	3		185	Office/Admin USF/PC	6 128
				or Agency Measure	7

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	13
CRV	1 \$4,108,374.00
Total Gross Square Feet (GSF)	21,439

Table C: Leased Facilities			
Total Rented SF	8 175		
Total 2021-23 Biennial Lease Cost			\$9,332
Additional 2021-23 Costs for Lease Properties (O&M)	9		0
Office/Administrative Usable Square Feet (USF)	2		175
Occupants Position Count (PC)	3		1
		Estimate/Actual	5 100% % USF/GSF
		Office/Admin USF/PC	6 175

Definitions

CRV	1	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)
USF	2	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
Occupant Position Count (PC)	3	Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4	Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5	Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6	Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in #7, "Agency Measure".
Agency Measure	7	If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
O&M	9	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Agency Name Department of Public Safety Standards and Training

Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance

1	2019-21 Actual	2021-23 LAB	2023-25 Budgeted	2025-27 Budgeted
Personal Services (PS) Operations and Maintenance	3,858,999	\$3,611,566.00	3,325,074	3,491,328
Services and Supplies (S&S) Operations and Maintenance	\$3,268,469.00	\$4,728,814.00	3,785,021	3,943,992
Utilities not included in PS and S&S above				
Total O&M	\$7,127,469.00	\$8,340,380.00	7,110,095	7,435,320
O&M \$/SF	21.73	25.43	21.68	22.67

Total O&M SF 328,023 Include only the SF for which your agency provides O&M funding.

O&M Estimated Fund Split Percentage %	2	General Fund	Lottery Fund	Other Funds	Federal Funds
				100%	

Deferred Maintenance Funding In Current Budget Model

Total Short and Long Term Deferred Maintenance Plan for Facilities

	2023-25 Biennium	Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)	
	Current Costs 2021	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)	
3				
4,5,6	\$760,896	\$26,281,954	\$2,531,033	\$2,531,033
7	\$0	\$0		
8	\$0	\$0		
	\$760,896	\$26,281,954		
9	0.6%	20.8%	-1.4%	18.8%

SB 1067 Guidance Below
If your allocation is <= 2%, replace with your value

(minus DM funding in current budget model)

Assets CRV	\$126,551,642	Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
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Process/Software for routine maintenance (O&M)	Brightly Asset Essentials (formerly know as Dude Solitions)	Provide narrative
Process/Software for deferred maintenance/renewal	4tell_iPlan (Legacy reports)	Provide narrative
Process for funding facilities maintenance	CSL, POP, LAB	Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
O&M Estimated Fund Split Percentage %	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067: SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Priority Five: Modernization	8	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Facility Condition Index	9	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Note: Complete a separate form for each project

Agency	Department of Public Safety Standards and Training		Schedule		
Project Name	None	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
Address /Location		GSF	# Stories	Land Use/Zoning Satisfied	
				Y	N

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

Project Scope and Alternates Considered

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 OWNER'S PROJECT CONTINGENCY			
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TOTAL PROJECT COST	\$	% Project Cost	\$/GSF

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

**Facility Plan - 10 Year Space Needs Summary Report
2023-25 Biennium**

Agency Name Department of Public Safety Standards and Training

Note: List each project/lease or disposal separately.

Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count ¹	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2023-25										
2025-27										
2027-29										
2029-31										
2031-33										

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

Planned Disposal of Owned Facility

Biennium	Facility Name	Description

Definitions

Occupant Position Count (PC)	1	Estimated Position Count assigned to (home location) each building or lease as applicable
RSF	2	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
USF	3	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
O&M	4	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial



Oregon

Kate Brown, Governor

Department of Forestry

State Forester's Office
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MEMORANDUM

To: Bill Foster, Chair, Capital Projects Advisory Board (CPAB)
From: D. Chris Stewart, Facilities Manager, Oregon Dept. of Forestry (ODF)
Date: June 3rd, 2022
Re: Oregon Department of Forestry's (ODF) Facilities Capital Plan (2023/25 Biennium)

Since its establishment in 1911, ODF has constructed and acquired facilities ranging from the historic State Forester's Office Building (1938), administration and fire cache facilities, to mountaintop forest fire lookouts and communication sites.

Today, ODF's facilities portfolio is comprised of 381 buildings/structures that support a variety of program activities that span decades of building design, construction, and technologies. The origins of ODF are reflected in the decentralized regional management structure, adding complexity to addressing agency-wide strategic capital planning needs.

ODF via a partnership with DAS has completed the facility condition assessments of most of its facilities in 2017/18 and has developed a statewide strategic planning tool to facilitate a more centralized facilities management model. This planning tool provides the field with the needed data for more informed local facilities planning and provides ODF with a holistic view of all its facilities needs statewide.

1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand?

ODF's mission is to serve the people of Oregon by protecting, managing, and promoting the stewardship of Oregon's forests to enhance environmental, economic, and community sustainability. One of ODF's main drivers of its facilities needs is protecting Oregon's forestlands from fire. With Oregon's fire seasons growing larger and longer, the demands for a timely response to fires has never been more imperative.

Each of ODF's three areas (Southern Oregon, Northwest Oregon, and Eastern Oregon) are comprised of a total of thirteen district offices that operate in a decentralized manner. Each district is encouraged to complete a master plan study of their campuses/compounds prior to the planning of new construction or renovation projects to accurately capture and subsequently meet any of the operational needs as they arise. Typically, space and facilities needs are evaluated through the master planning process under the consultation of an architect. For example, ODF's Salem Campus, which consists of ODF's largest facilities, completed a 5- and 10-year space planning/master plan effort to study office space use constraints and optimization opportunities in 2018, and the long-term operational needs for the Fire Cache Operations Program. It is currently updating this plan to reflect the new hybrid work model being adopted due to the changes brought about by the COVID-19 pandemic. Some districts are also engaged in a master planning effort to address their long-term facilities investments needs prior to committing to the building of new

facilities. In some cases, districts are considering relocating due to the enhancing of program and operational efficiencies.

2. What are ODF's key facility-related challenges over the next 10-years?

- a. Aging facilities and infrastructure - many of ODF's facilities in its portfolio were constructed in the first half of last century and have endured decades of exceptionally hard use, have outlived their useful life, and do not meet modern programming/operational needs.
- b. Building modernization challenges that include seismic and sustainability/energy upgrades.
- c. Decentralized facilities management structure.
- d. Limited General Fund resources for facilities maintenance, renewal, expansion, and replacement.

One of the key challenges to ODF's capital program continues to be funding. For major maintenance, capital improvement, and capital construction projects, the Legislature has approved "Other Fund" limitation and limited General Fund support. The "Other Fund" funding comes from a combination of landowner related resources, including harvest taxes, and state forest revenues or forest patrol assessments. The use of these limited landowner fund sources tends to place capital renewal funding in competition with operating programs, often resulting in the delay of the capital projects and routine maintenance and deferred maintenance projects in favor of operating the programs. Receiving a higher proportion of General Fund support from the Legislature that does not compete with operational programs would greatly enhance ODF's ability to renew, replace, and maintain existing assets. ODF's challenges always include limited capacity, the lack of dedicated capital improvement funding, and an outdated facilities infrastructure to support operations.

3. What do you need to meet these challenges?

To better manage and plan for all deferred maintenance, capital improvement, and capital construction projects ODF had adopted the use of the DAS supported asset management system platform (iPlan™ → TBD). Due in part because of the Legislature's interest in capital planning, ODF is developing a strategic initiative to implement an agency wide capital plan, planning tools, and administrative rental/lease rate that will guide its long-term building renewal priorities and capital budget development. The development of a more consistent and broader funding strategy is the expected outcome. With the elimination of iPlan™, and the adoption of a new platform by DAS pending implementation, the management of facilities data is currently being managed by ODF internally.

4. Progress to-date.

With the majority of ODF's buildings assessed in 2017/2018, the Facilities Program leveraged this new data to develop an administrative rental/lease rate program that incorporated all operating, maintenance, capital renewal, and capital construction needs; both in a short- and long-term planning perspective. The Facilities Program has also increased staffing capacity to support this effort.

ODF currently manages **381** structures located at various field offices throughout the state. These structures consist of buildings (e.g., office space, shops, and storage, etc.) as well as communication sites, lookout towers, fueling stations, kiosks, and vault toilets. The combined Current Replacement Value (CRV) of these structures is estimated at **\$247M**; with **\$164M** of this CRV carried by our **36** largest structures, which are buildings that have a replacement value of over \$1M. The **345** remaining structures with individual CRV's under \$1M have a combined CRV estimated at **\$83M**.

With nearly a quarter of a billion dollars in structural assets, deferred maintenance, capital renewal, and capital construction investments to modernize ODF's buildings are a significant need statewide. This is further supported by the fact that many of our facilities are well over 50 years old. ODF's 10-year maintenance priority projections based on currently known conditions is **\$60.7M**. This investment would allow the structures to be maintained or improved over a ten-year period to a condition considered well-maintained. The projected deferred maintenance expenses for the 21-23 biennium was **\$4.8M**. ODF submitted a Policy Option Package through its current budgetary process for funding for this amount received legislative approval. The Facilities Program is currently developing a statewide investment

strategy to invest these funds. It is also preparing to submit a Policy Option Package for the 23-25 biennium for **\$5.0M** (estimated), as mandated by SB 1067, which requires agencies to submit a deferred maintenance reduction funding request each biennium equaling 2% of total CRV.

These maintenance projections are created by ODF's Facilities Program based on a tracked metric called the Facility Condition Index (FCI). The FCI is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset and provide a means for comparisons of facility or building conditions, as well as allowing for renewal funding needs and comparisons. The FCI is the ratio of current year required renewal cost to current building replacement value. Based on this index, a structure's condition can be ranked as Good (0-5% FCI), Fair (5-10%), Poor (>10%) or Very Poor (>60%). An FCI of 60% or greater usually indicates that the structure should be replaced rather than renewed. Statewide, based on facilities current condition data, ODF's current FCI is **10.8%**, reflecting that ODF's structures are beginning to show a Poor condition. ODF's **381** structures range from having a condition of 1.2% to over 100%, with most of them being in fair/poor condition.

There are many issues facing ODF in addressing its facilities portfolio needs. The lack of a comprehensive, statewide, and holistic vision focused on capital renewal needs compounded by inconsistent funding streams to invest into this work are certainly significant drivers. Given ODF's diverse revenue streams, some funds are unable to be committed to certain deferred maintenance and capital improvement efforts, for example, federal funds acquired under contracts.

Fortunately, ODF has made considerable strides to mitigate many of these issues and begin addressing facility investment needs. The Facilities Program has developed the **Facilities Operations and Capital Investment Account (FOCIA)** program. This program consists of data acquisition on structures, strategic visioning on maintenance implementation, and provides a funding mechanism through an administrative rental/lease rate system. This rate can be applied to ODF's own facilities and imposes a rent to occupying programs. The revenue generated by this rental rate is deposited into a **FOCIA** account that can be used for recurring operational costs, as well as current and future maintenance needs. Not only does the **FOCIA** program support long-term strategic capital planning efforts, it also enables the utilization of all funding sources, and this revenue can carry over through biennia while accruing interest. Currently the **FOCIA** program is optional within the districts, however, there has been a steady increase in participation since its inception in 2018, with a total of **8** districts out of **13** to date. An increase of two additional districts from the prior reporting year.

The Facilities Program is also managing three current capital projects. The first being the relocation of the Toledo Unit Office in the West Oregon District. This project is in the process of acquiring land to begin building. The second capital project is the replacement of the North Cascades District office lost to the Labor Day wildfire in 2020. A comprehensive master planning effort to determine district needs has been completed to help guide the district in the rebuilding effort. The third capital project is the replacement of the Klamath Lake District Fire Cache facility lost due to accidental fire. The district is also undergoing a master planning effort to facilitate a holistic view of its campus prior to investing in the replacement of just the affected facility. Finally, ODF is preparing to submit a 23-25 capital construction Policy Option Package for the funding to restore the 83-year-old State Foresters Office Building located on the Salem Campus HQ facility, a project that has received CPAB numerous times over the last two decades but falling short via legislative approval.

In addition, the Facilities Program is very committed to sustainable facilities through its Strategic Energy Management, with active engagement in maximizing building operations and use. This includes the recent installation of two charging stations at the Salem Campus HQ facility, a first for ODF statewide, and the on-going upgrade of inefficient lighting at many facilities statewide.

ODF appreciates CPAB's review and consideration of its 23-25 submitted capital plan.

PORTFOLIO STATS

- Total Structures → **381**
- Total Area → **818,301 sq. ft.**
- Total Current Replacement Value (CRV) → **\$247M**
 - CRV for bldgs. valued at > \$1M = **\$164M** (36 total)
 - CRV for bldgs. valued at < \$1M = **\$83M** (345 total)
- Leased facilities (>10K SF) → **None**

BUILDING CONDITION METRIC STATS

$$\text{Facility Condition Index (FCI)} \rightarrow \frac{\text{Deferred Maintenance} + \text{Capital Improvement}}{\text{Current Replacement Value (CRV)}} \rightarrow \mathbf{10.8\%}$$

10-YEAR MAINTENANCE PRIORITY PROJECTIONS

- Need for bldgs. valued at CRV > \$1M = **\$24.1M**
- Need for bldgs. valued at CRV < \$1M = **\$36.6M**

STRATEGIC PLANNING

- Facilities Program onboarding of a strategic capital planning tool → In-Process
- Adding more districts to the facilities data network via the Facilities Operations and Capital Investment Account.

STRATEGIC FACILITIES OPERATIONS

On-going administration of the facilities rental rate that is deposited annually into a participating district's specific facilities investment fund to facilitate the funding of:

- Recurring facilities operating and recurring maintenance needs.
- Continuous reduction of the backlog of deferred maintenance.
- Future capital renewal and replacement projects.

A total of 8/13 districts are participating since the inception of the Facilities Operation and Capital Investment Account (FOCIA) in 2018.

DEFERRED MAINTENANCE REDUCTION INVESTMENT

- Current deferred maintenance reduction investment plan → **\$4.8M**
- Projected 23/25 biennium backlog reduction investment, pending legislative approval → **\$5.0M** (est.)

SUSTAINABLE FACILITIES

- Salem Campus HQ EV Charging Station Infrastructure → Completed
- Strategic Energy Mgmt.
 - Active engagement in maximizing sustainable building operations → Ongoing
 - Efficient lighting upgrade projects statewide → Ongoing



Oregon Dept. of Forestry

2023-25 Agency Facility Plan

Capital Projects Advisory Board

June 10, 2022



Agency Mission



To serve the people of Oregon by protecting, managing, and promoting stewardship of Oregon's forests to enhance environmental, economic, and community sustainability.





Business Need: Fire Protection



06/10/2022



ODF 23-25 Agency Facility Plan - Capital Projects Advisory Board



Business Need: State Forests



Keeping state forestlands healthy, intact, and working

06/10/2022

ODF 23-25 Agency Facility Plan - Capital Projects Advisory Board



Business Need: Private Forests



Keeping private forestlands healthy, intact, and working



Business Need: Urban Forestry





Business Need: Funding Type



The Oregon Department of Forestry's (ODF) programs are funded through a network of:

- Public sources.
- Private sources, including:
 - ✓ Timber sale revenues on state lands.
 - ✓ Harvest taxes paid by all timber harvesters in Oregon.
 - ✓ Fire protection assessments paid by private forest landowners.
- Other revenue sources include:
 - ✓ Seed cooperative assessments paid by cooperators.
 - ✓ Camping fees on state forest lands.
 - ✓ A portion of all-terrain vehicle license fees.
 - ✓ Federal funds for fire protection services on federal lands.
 - ✓ General Fund support for parts of the Fire, Private Forests, Agency Administration divisions and State Forests for land purchase.
 - ✓ Federal grants.



Portfolio Stats (FY22)



PORTFOLIO

Total Structures → **381**
Total Area → **818,301 sq. ft.**

CRV

Total Current Replacement Value (CRV) → **\$247M**
Bldgs. > \$1M = \$164M (36 total)
Bldgs. < \$1M = \$83M (345 total)

FCI

Facility Condition Index (FCI) → **10.8%**
0 – 5% = **Good**
5 – 10% = **Fair**
> 10% = **Poor**

10-YEAR MAINTENANCE PRIORITY PROJECTIONS

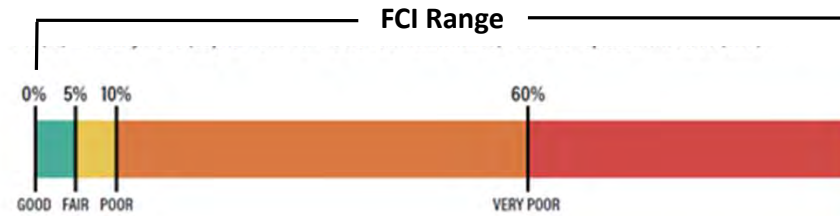
Need for bldgs. valued at CRV > \$1M = **\$24.1M**
Need for bldgs. valued at CRV < \$1M = **\$36.6M**



Portfolio Stats (FY22)



FACILITY CONDITION INDEX (FCI)



CURRENT

AS PLANNED

PROJECTED

10.8%

12.9%

27.1%

2022

2023-25

2035

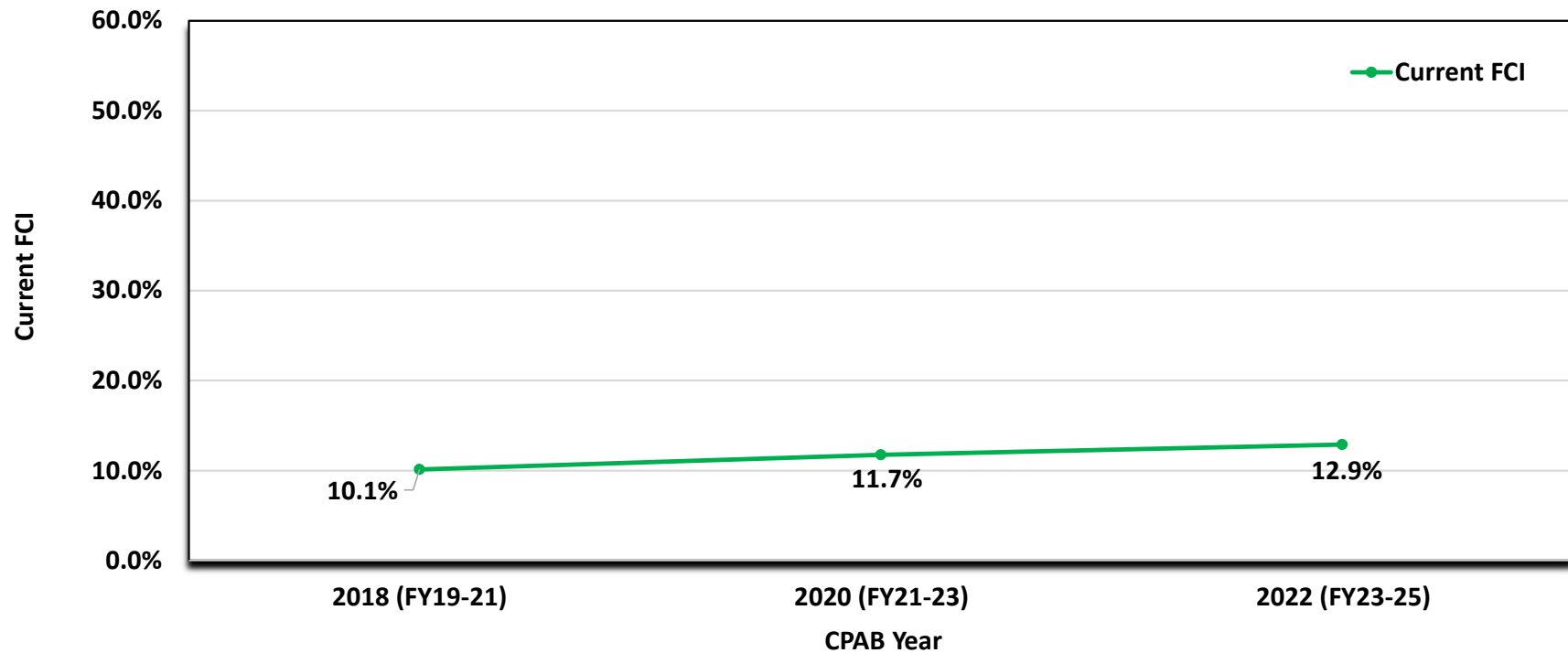
Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%



Portfolio Stats: FCI Trend



Portfolio Facility Condition Index (FCI)

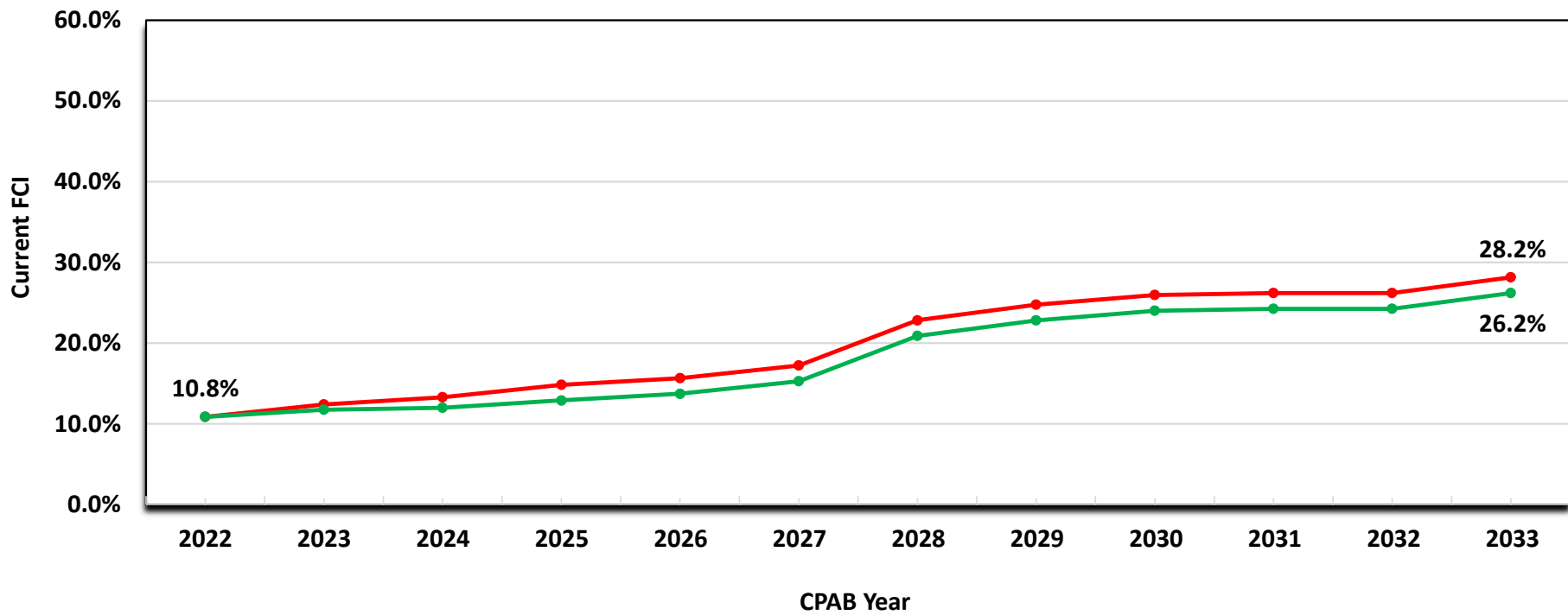




Portfolio Stats: FCI Trend (10-Yr)



Portfolio Facility Condition Index (FCI) 10-yr



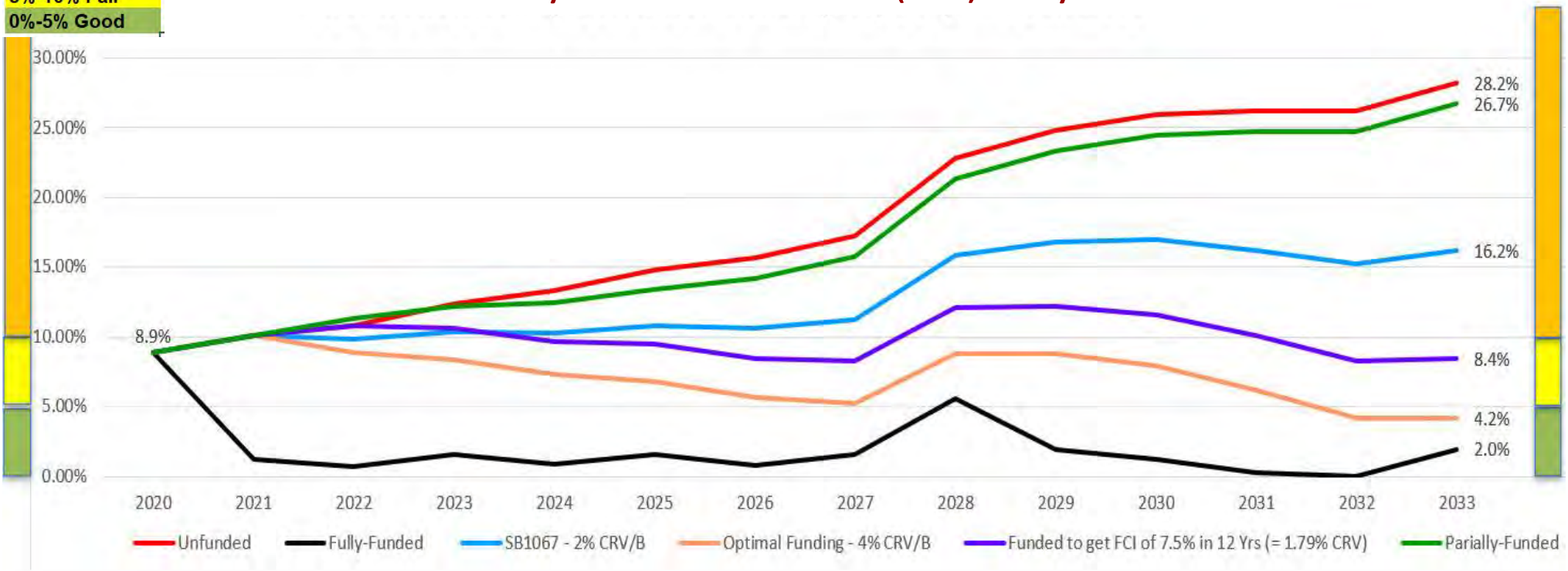


Portfolio Stats: FCI Trend (10-Yr)



Portfolio Facility Condition Index (FCI) 10-yr - Scenarios

>60% Very Poor
 10-60% Poor
 5%-10% Fair
 0%-5% Good





Portfolio Stats (FY22)



Space Utilization

Space Utilization = Usable Square Footage(SF)/ Position Count (Seat) (or agency-specific metric)

ODF FIELD OFFICES

PERMANENT FTE → **308**
SF/SEAT

PERMANENT FTE
+ Seasonals → **232**
SF/SEAT



ODF SALEM HQs

139 ← PERMANENT FTE
SF/SEAT

134 ← PERMANENT FTE
+ Seasonals
SF/SEAT



Planning Factors

- Aging Facilities
- Strategic Location
- Urban Encroachment
- Programming Deficiencies

Portfolio Management

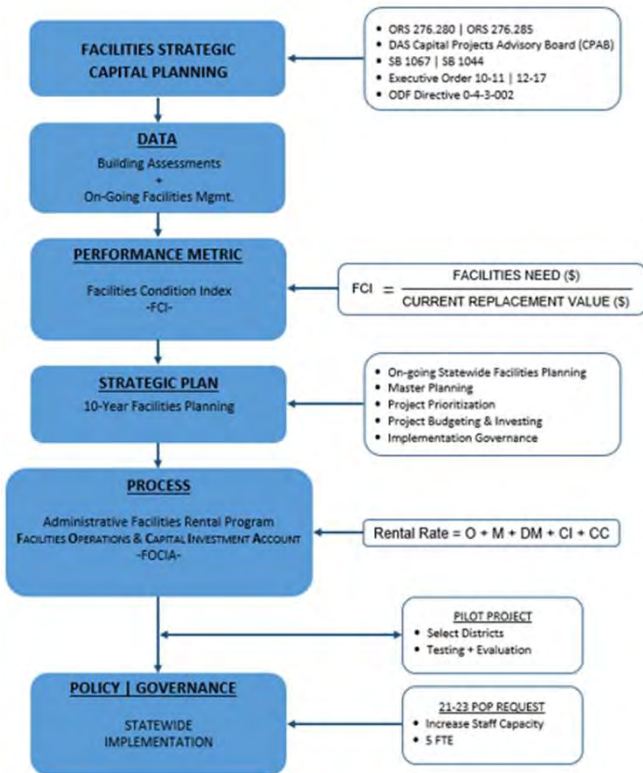
- Back in 2018 the Facilities Program evaluated the current condition of our statewide facilities portfolio to not only establish a condition benchmark and strategic objective, but to also establish an investment strategy to achieve this objective. This included:
 - The evaluation of the **ISSUE**
 - Establishing a **SOLUTION**
 - We also investigated the **AUTHORITY** to help support the plan, and to also develop process sideboards.
 - To market the **BENEFITS** statewide...
 - ...and finally...to establish **NEXT STEPS** via a pilot project concept.



Facility Strategies | Planning Factors

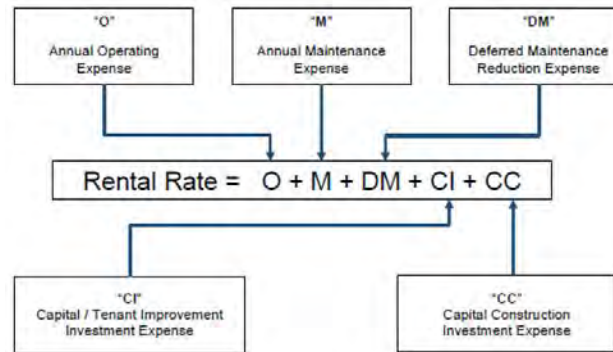


Plan



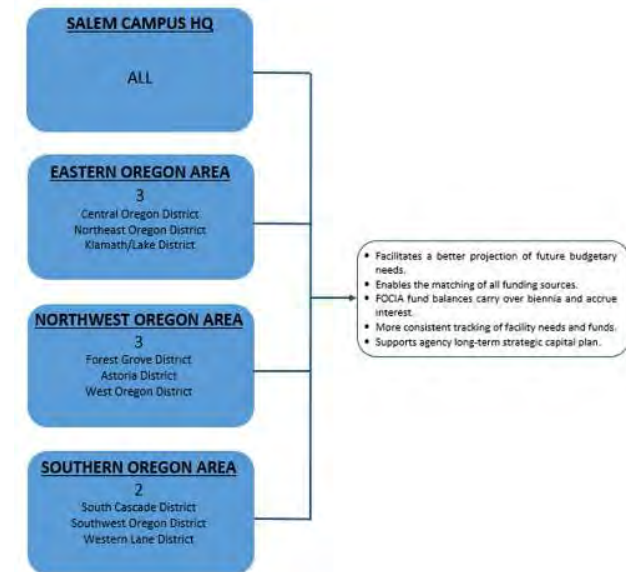
06/10/2022

Tool



ODF 23-25 Agency Facility Plan - Capital Projects Advisory Board

Adoption



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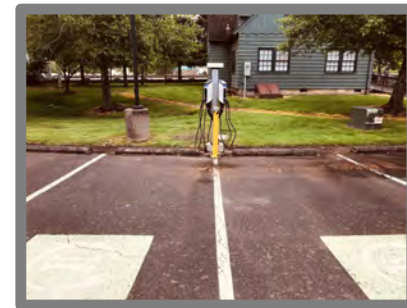
Sustainable Facilities



- Strategic Energy Management (SEM)
 - ✓ System Upgrades
 - ✓ Encouraging Occupant Engagement



- Risk/Climate Change Mitigation
 - ✓ EV Charging Station Network Development

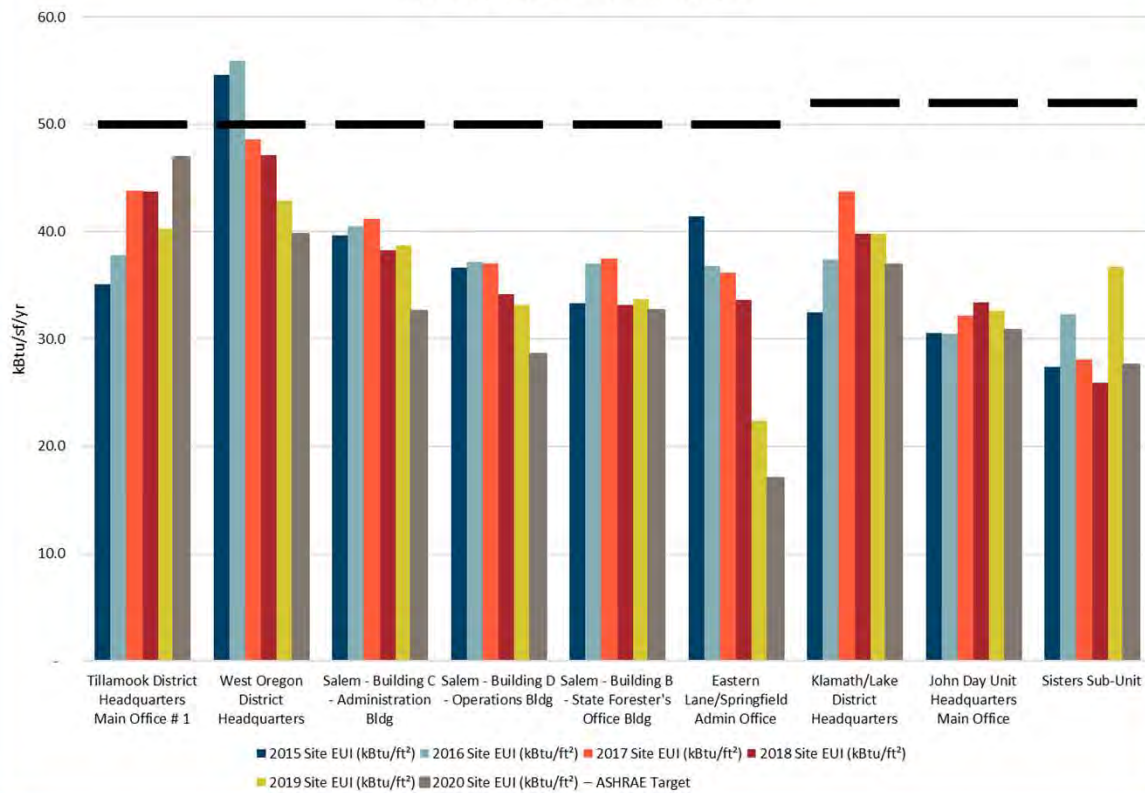




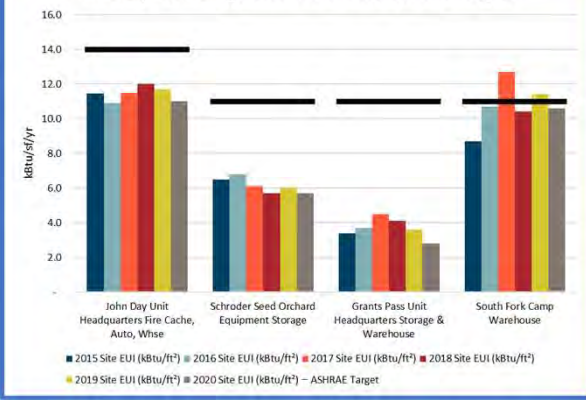
Sustainable Facilities



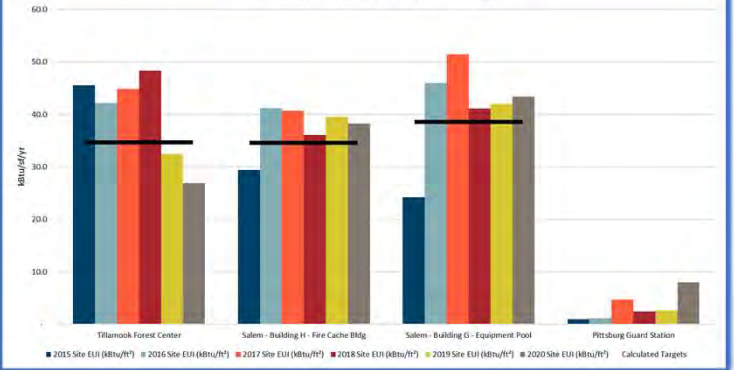
Forestry Offices EUJ and Targets



Forestry Non-refrigerated Warehouse EUJ and Targets



Forestry Mixed Use Properties EUJ and Targets





Facility Plan Summary



AGENCY PLAN SUMMARY	DM/LIFE SAFETY (PRIORITY 1)	CAPITAL RENEWAL (PRIORITY 2)	CAPITAL RENEWAL (PRIORITY 3)	SEISMIC/RISK (PRIORITY 4)	MODERNIZATION (NET PRIORITY 5)	TOTAL
DM/CR	\$1.3M	\$4.7M	\$0	\$0	\$0	\$6.0M
Resilience/Risk	\$0	\$0	\$0	\$0	\$0	\$0
Modernization	\$0	\$0	\$0	\$0	\$19.6M	\$19.6M
Total	\$1.3M	\$4.7M	\$0	\$0	\$19.6M	\$25.6M



Major Project Summary



PROJECT NAME	TOTAL COST	DM/CR	RESILIENCE	MODERNIZATION	PHASE
State Forester's Office Building (SFOB)	\$13M - \$17M	\$1.4M	\$0	\$15.6M	I and II
North Cascade District – Santiam Unit Office Administration Building	\$2.5M	\$0	\$0	\$2.5M	I and II
Klamath-Lake District – Fire Cache Warehouse, Equipment Storage	\$1.5M	\$0	\$0	\$1.5M	I and II



Capital Project #1



State Forester's Office Building Restoration



06/10/2022

ODF 23-25 Agency Facility Plan - Capital Projects Advisory Board

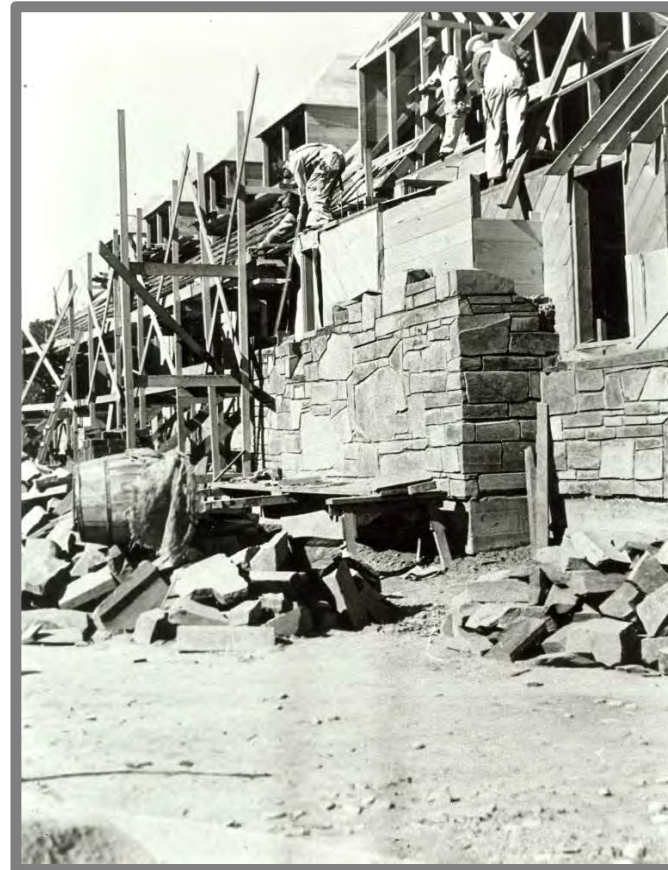
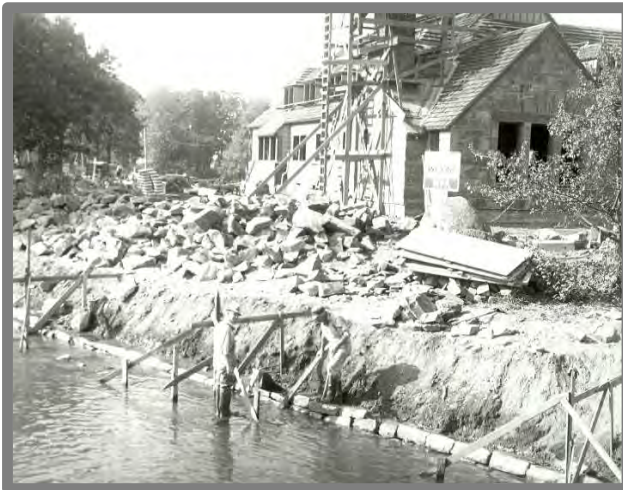
21



Capital Project #1



**Constructed
1936 - 1938**



**Prior CPAB
Accepted
Requests
2006
2008
2010
2012
2014
2016**

**2020 (COVID)
2022 (NEW)**



Capital Project #1



Restoration Scope

- Seismic Improvements.
- Masonry repointing.
- Reroofing.
- Window restoration.
- Accessibility improvements including installation of an elevator.
- Restoration of interior woodwork.
- Restrooms, office space, and basement restoration and functional improvements.
- Restoration of the Old Board Room ceiling which was damaged during an earlier remodel.
- New hot water biomass boiler and hydronic piping system.
- New chilled water-cooling system.
- New ventilation air system.
- New fire sprinkler system, new plumbing system, upgrade of electrical service and distribution system, upgrade of voice and data system, upgrade of fire alarm system, and upgrade and restoration of interior lighting.



Capital Project #2



North Cascade District – Santiam Unit Office Administration Building

**Destroyed in the 2020
Labor Fire**





Capital Project #2



Project Scope

- Description: replacement of the administration building destroyed in the 2020 Labor Day Fire.
- Purpose/Need: administration.
- Planning Phase: master planning phase has been completed. The study incorporated a district wide view of the programming needs to maximize investment opportunities.
- Estimated Cost: \$2.5M
- Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings and approval.



Capital Project #3



Klamath/Lake District – Klamath Unit Office Fire Cache Bldg.

**Destroyed
by Fire
2021**



06/10/2022

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Capital Project #3



Project Scope

- Description: replacement of the Fire Cache Facility destroyed by fire in 2021.
- Purpose/Need: fire cache supply storage.
- Planning Phase: master planning phase in process.
- Estimated Cost: \$1.5M
- Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings and approval.



SB 1067 (Deferred Maintenance)



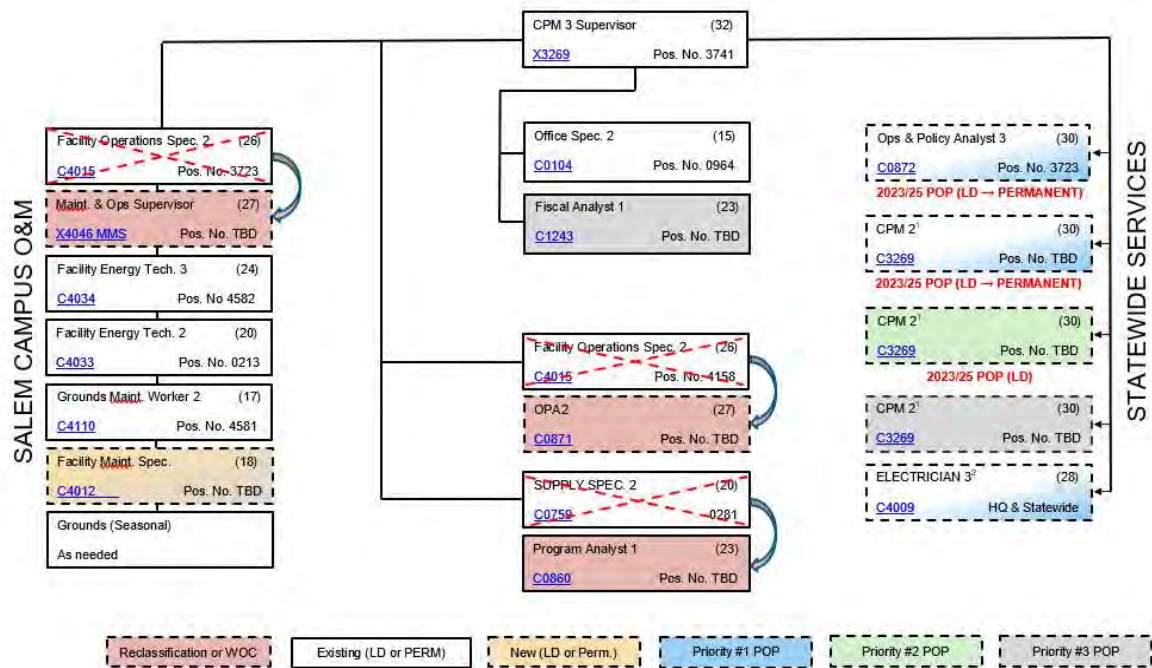
2% CRV = \$5M



Facilities Staffing Capacity: FTE POP



FACILITIES CAPITAL MANAGEMENT PROGRAM (2023/25 Legislative POP Concept)



¹ Designated to serve the field and Salem HQ for major maintenance and larger capital renewal projects.

² Needed for statewide energy efficiency upgrades and other CI / maintenance projects.



Planning For The Future

- Dynamic Facilities Portfolio Mgmt. (continuous).
- ODF Salem Campus and Operations HQs Master Plan Study (hybrid work model).
- Building Owners and Managers (BOMA) standard to be applied statewide.
- Continuation of the development of the over-arching Facilities Capital Plan.
- Sustainable facilities effort statewide (continuous).
- Implement Seismic/National Hazard Remediation Statewide (Priority 4).
- Update and/or complete assessments for the remaining portfolio.



Conclusion





Q&A



THANK YOU

Detailed Financial Statement												
Period: 2023-01-01 to 2023-12-31												
Accounting Period: 2023-01-01 to 2023-12-31												
Company: ABC Corporation												
Currency: USD												
Reporting Unit: US Dollars												
Prepared by: Finance Department												
Reviewed by: CFO												
Approved by: Board of Directors												
Effective Date: 2023-12-31												
Version: 1.0												
Page: 1 of 1												
[Detailed financial data table with multiple columns and rows, including various financial metrics and account balances.]												

Facility Plan - Maintenance Priority 5
2023-25 Biennium

Agency Name Oregon Department of Forestry

Current Maintenance Priority 5' for Owned Assets Over \$1M CRV

IPlan Data (Incl Soft Costs)							Agency Input										
Campus	Building ID	Building Name	Construction Year	Gross Square Footage	Current (Calculated) Replacement Value³	Modernization Estimate	DM OFFSET Priority 1	CR OFFSET Priority 2	CR OFFSET Priority 3	Seismic/Risk OFFSET Priority 4	Net Modernization	Notes/Description	2021-23 LAB Approved	2023-25 Requested Budget	Remaining Need (Estimated) = Columns G-I-J		
A	B	C	D	E	F	G						H	I	J	K		
ODF - HQ State St. Campus	1806	Administration Building - Building C	2001	18,730	\$ 10,595,659	\$ -	\$ -	\$ 161,677	\$ 1,207,914	\$ -	\$ -		0	\$ 461,806	\$ -		
ODF - Astoria District HQ	1192	Main Office (#2)	1954	27,411	\$ 1,256,052	\$ -	\$ 10,989	\$ 616,131	\$ 889,403	\$ -	\$ -		0	\$ -	\$ -		
ODF - Coos Forest Prot. Association HQ	5394	Warehouse Pump and Saw Shop	1937	6,160	\$ 1,075,121	\$ -	\$ -	\$ 199,174	\$ 717,233	\$ -	\$ -		0	\$ -	\$ 205,466		
ODF - Coos Forest Prot. Association HQ	5384	Crewhouse	1942	3,840	\$ 1,301,369	\$ -	\$ -	\$ 170,415	\$ 325,179	\$ -	\$ -		0	\$ -	\$ 122,617		
ODF - John Day Unit HQ	1426	Admin Building, Main Office	2011	5,236	\$ 2,804,941	\$ -	\$ 5,229	\$ 29,268	\$ 330,500	\$ -	\$ -		0	\$ 832	\$ 1,374		
ODF - Northeast Oregon District HQ	5266	Main Office Northeast OR HQ	1956	6,480	\$ 1,466,805	\$ -	\$ -	\$ 144,390	\$ 599,842	\$ -	\$ -		0	\$ 1,756	\$ 19,546		
ODF - Wallowa Unit HQ	4476	Site Systems - Wallowa Unit HQ	0	-	\$ 1,662,873	\$ -	\$ -	\$ 15,524	\$ 36,714	\$ -	\$ -		0	\$ -	\$ 17,109		
ODF - Northeast Oregon District HQ	5263	Site Systems - Northeast Oregon District HQ	0	-	\$ 2,175,311	\$ -	\$ -	\$ 103,080	\$ 12,572	\$ -	\$ -		0	\$ -	\$ -		
ODF - Klamath / Lake District HQ	2455	Site Systems - Klamath / Lake District HQ	0	-	\$ 4,102,883	\$ -	\$ -	\$ 2,401	\$ 192,674	\$ -	\$ -		0	\$ -	\$ 1,693		
ODF - Klamath / Lake District HQ	2452	Main Office Klamath HQ	1972	6,346	\$ 2,150,648	\$ -	\$ -	\$ 537,151	\$ 235,228	\$ -	\$ -		0	\$ 43,740	\$ -		
ODF - North Cascade District HQ	5035	Main Office North Cascade HQ	1967	-	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	Replace Main Office destroyed by wildfire in September 2020	\$ 6,722	\$ -	\$ 2,493,278		
ODF - Western Lane District HQ	3880	Equipment Storage and Shop Building (#6)	1937	3,195	\$ 1,150,954	\$ -	\$ -	\$ -	\$ 55,197	\$ -	\$ -		0	\$ -	\$ -		
ODF - Tillamook Forest Center	1583	Tillamook Interpretive Forest Center	2006	13,500	\$ 28,044,840	\$ -	\$ 144,313	\$ 200,112	\$ 1,148,895	\$ -	\$ -		0	\$ -	\$ -		
ODF - HQ State St. Campus	1799	Forest History Center - Building A	1937	3,542	\$ 1,089,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		0	\$ -	\$ -		
ODF - Forest Grove District HQ	3516	Main Office (#1) Forest Grove HQ	1949	8,936	\$ 2,933,069	\$ -	\$ -	\$ 699,929	\$ 96,310	\$ -	\$ -		0	\$ 12,947	\$ 10,832		
ODF - Coos District HQ	4665	Main Office (#1) Coos HQ	1956	13,414	\$ 2,372,106	\$ -	\$ 22,999	\$ 704,513	\$ 906,566	\$ -	\$ -		0	\$ -	\$ 5,299		
ODF - Tillamook District HQ	2066	Pole Building - Parking and Storage (#15)	2005	3,191	\$ 1,205,788	\$ -	\$ 15,843	\$ 1,594	\$ 1,827	\$ -	\$ -		0	\$ -	\$ 1,827		
ODF - Bandon 4 Mile Guard Station	4520	Site Systems - Bandon 4 Mile Guard Station	1945	-	\$ 1,271,894	\$ -	\$ -	\$ -	\$ 52,125	\$ -	\$ -		0	\$ -	\$ 5,191		
ODF - Tillamook District HQ	2064	Old Main Office (#2)	1958	6,284	\$ 2,640,348	\$ -	\$ 50,633	\$ 68,721	\$ 371,033	\$ -	\$ -		0	\$ 4,481	\$ 58,529		
ODF - Tillamook District HQ	2069	Main Office # 1	2003	13,081	\$ 12,270,848	\$ -	\$ 76,913	\$ 102,071	\$ 3,587,944	\$ -	\$ -		0	\$ 333,649	\$ -		
ODF - Sisters Sub-Unit	4615	Main Office and Administration	2011	5,581	\$ 2,116,804	\$ -	\$ -	\$ -	\$ 484,466	\$ -	\$ -		0	\$ 1,871	\$ 15,937		
ODF - HQ State St. Campus	1802	Operations Building - Building D	2004	34,278	\$ 18,876,080	\$ -	\$ 268,558	\$ 518,086	\$ 2,082,960	\$ -	\$ -		0	\$ 20,827	\$ 1,186,649		
ODF - Southwest Oregon District HQ	3496	Residence (#4)	1941	3,000	\$ 1,110,231	\$ -	\$ -	\$ 11,790	\$ 1,654	\$ -	\$ -		0	\$ 7,247	\$ -		
ODF - HQ State St. Campus	1805	Facilities - Building F	2001	4,233	\$ 1,745,811	\$ -	\$ 4,438	\$ 62,960	\$ 140,727	\$ -	\$ -		0	\$ 65,052	\$ 10,727		
ODF - Pendleton Unit HQ	4711	Site Systems - Pendleton Unit HQ	0	-	\$ 1,443,018	\$ -	\$ -	\$ 359,266	\$ 142,662	\$ -	\$ -		0	\$ 10,152	\$ 4,733		
ODF - HQ Lee St. Campus	3997	Equipment Pool - Building G	2001	18,060	\$ 4,318,149	\$ -	\$ -	\$ 51,955	\$ 867,790	\$ -	\$ -		0	\$ 40,781	\$ 515,503		
ODF - HQ State St. Campus	1810	State Forester's Office Building - Building B	1938	11,230	\$ 7,237,082	\$ 17,000,000	\$ 1,604	\$ 310,908	\$ 889,878	\$ -	\$ 15,797,610	Whole building renovation including seismic upgrade, repair foundation water infiltration, etc.	\$ 70,931	\$ 294,992	\$ 16,634,076		
ODF - HQ Lee St. Campus	3995	Fire Cache Building H	2001	15,000	\$ 3,223,328	\$ -	\$ -	\$ 151,247	\$ 539,121	\$ -	\$ -		0	\$ 28,520	\$ 435,731		
ODF - HQ State St. Campus	1807	Services Building - Building E	2006	21,514	\$ 5,911,425	\$ -	\$ -	\$ 342,013	\$ 651,385	\$ -	\$ -		0	\$ 5,143	\$ 42,300		
ODF - John Day Unit HQ	1427	Fire Cache, Auto Shop, Warehouse	2011	6,274	\$ 1,498,955	\$ -	\$ 6,601	\$ 34,261	\$ 1,169,867	\$ -	\$ -		0	\$ 1,710	\$ 1,374		
ODF - Tillamook District HQ	2070	Warehouse # 2	2003	2,600	\$ 1,256,401	\$ -	\$ 26,168	\$ 34,199	\$ 347,359	\$ -	\$ -		0	\$ 22,521	\$ -		
ODF - Southwest Oregon District HQ	3502	Warehouse and Radio Shop Building (#8)	1954	5,250	\$ 1,521,229	\$ -	\$ -	\$ 68,146	\$ -	\$ -	\$ -		0	\$ 36,732	\$ -		
ODF - Douglas Forest Prot. Assoc. HQ	3169	Site Systems - Douglas Forest Prot. Assoc. HQ	1936	-	\$ 9,693,857	\$ -	\$ 25,725	\$ 19,966	\$ 45,605	\$ -	\$ -		0	\$ 3,587	\$ -		
ODF - Forest Grove District HQ	3522	Site Systems - Forest Grove District HQ	0	-	\$ 2,684,771	\$ -	\$ -	\$ 659,829	\$ 58,835	\$ -	\$ -		0	\$ -	\$ 8,206		
ODF - Southwest Oregon District HQ	3493	Equipment Storage Building (#14)	1971	6,200	\$ 1,071,596	\$ -	\$ -	\$ 31,254	\$ -	\$ -	\$ -		0	\$ 16,846	\$ -		
ODF - West Oregon District HQ	1030	Main Office and Conference Addition (#1)	1961	8,100	\$ 2,745,075	\$ -	\$ -	\$ 125,741	\$ 712,159	\$ -	\$ -		0	\$ 14,219	\$ 35,550		
ODF - Southwest Oregon District HQ	3506	Auto Shop (#15)	1972	4,125	\$ 1,195,252	\$ -	\$ 2,744	\$ 181,505	\$ 9,453	\$ -	\$ -		0	\$ 104,409	\$ -		
ODF - Florence Unit HQ	5976	Office, Warehouse & Equipment Storage	2002	3,050	\$ 1,033,639	\$ -	\$ -	\$ 8,747	\$ 183,115	\$ -	\$ -		0	\$ 7,800	\$ 1,163		
ODF - Forest Grove District HQ	3507	Fire Warehouse (#7)	1937	4,000	\$ 1,016,694	\$ -	\$ -	\$ 375,573	\$ 28,505	\$ -	\$ -		0	\$ 2,219	\$ 27,854		
ODF - The Dalles Unit HQ	3342	Main Office Dalles Unit HQ	1961	4,236	\$ 1,390,385	\$ -	\$ -	\$ 99,477	\$ 69,520	\$ -	\$ -		0	\$ 27,458	\$ 1,231		
ODF - Southwest Oregon District HQ	3499	Main Office Building (#2)	1965	4,800	\$ 1,626,711	\$ -	\$ -	\$ 146,776	\$ 7,152	\$ -	\$ -		0	\$ 82,970	\$ -		
ODF - Southwest Oregon District HQ	3500	Crewhouse Building (#7)	1934	4,340	\$ 1,206,071	\$ -	\$ -	\$ 15,237	\$ 40,607	\$ -	\$ -		0	\$ 30,101	\$ -		
ODF - Grants Pass Unit HQ	6129	Main Office Grants Pass HQ	1979	8,820	\$ 2,989,081	\$ -	\$ -	\$ 379,381	\$ 36,055	\$ -	\$ -		0	\$ 223,927	\$ -		
ODF - Fossil Unit HQ	5528	Main Office Fossil Unit HQ	1960	3,084	\$ 1,045,161	\$ -	\$ -	\$ 73,214	\$ 172,599	\$ -	\$ -		0	\$ -	\$ 31,791		
ODF - Grants Pass Unit HQ	6130	Site Systems - Grants Pass Unit HQ	0	-	\$ 4,239,086	\$ -	\$ -	\$ 5,699	\$ 823	\$ -	\$ -		0	\$ 3,516	\$ -		
ODF - Klamath / Lake District HQ	2458	Fire Cache Warehouse, Equipment Storage	1946	-	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	Replace Fire Cache Warehouse destroyed by fire in July 2021	\$ 1,063	\$ -	\$ 1,498,937		
ODF - Toledo Unit HQ	4806	Main Office (#1) Toledo HQ + 6 other bldgs	1937-1979	12,613	\$ 1,441,270	\$ -	\$ -	\$ 189,933	\$ 1,579,161	\$ -	\$ -	Replace Toledo Unit HQ including Main Office (#1) + 6 other bldgs due to land movement	\$ 32,777	\$ 38,482	\$ -		
Subtotal Over \$1M CRV				329,734	\$ 165,208,271	\$ 21,000,000	\$ 662,758	\$ 8,013,315	\$ 21,028,616	\$ -	\$ 19,797,610		\$ 1,728,315	\$ 3,101,704	\$ 20,626,291		

Definitions

Priority Five: Modernization	1	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Facility Plan - Facilities Planning Narrative 1/18/2010
2010 Narrative

Agency Name Oregon Department of Forestry

What are the key drivers for your agency's facilities, and how do you measure specificity/need?

ODF is a mission to be more present in Oregon by protecting, managing, and promoting the stewardship of Oregon's forests in an ever-changing landscape, and conserving biodiversity. One of the main drivers of the Department's facilities needs is the increasing regulatory demands from the Wild and Scenic Rivers Act, Wild and Scenic Rivers Act, and the National Forest Management Act. The agency's facilities program is designed to support the agency's mission, growing larger and larger, by providing a framework for how to best use the agency's resources.

One of the main areas (Eastern Oregon, Northern Oregon, and Eastern Oregon) are comprised of a vast amount of forest land that is in need of protection. Each of these areas requires a different approach to managing the forest land. The agency's facilities program is designed to support the agency's mission, growing larger and larger, by providing a framework for how to best use the agency's resources.

For example, ODF's Salem Campus, which consists of ODF's largest facilities, completed a 5- and 10-year capital planning process that includes a comprehensive strategic plan, a 5- and 10-year capital plan, and a 5- and 10-year operational plan. The plan includes a comprehensive strategic plan, a 5- and 10-year capital plan, and a 5- and 10-year operational plan. The plan includes a comprehensive strategic plan, a 5- and 10-year capital plan, and a 5- and 10-year operational plan.

What are the key facility-related challenges over the next 10 years? Please answer in order of priority.

1. The Department's current facilities portfolio is comprised of 361 individual structures that support a variety of program activities that span the state of Oregon. The Department's current facilities portfolio is comprised of 361 individual structures that support a variety of program activities that span the state of Oregon. The Department's current facilities portfolio is comprised of 361 individual structures that support a variety of program activities that span the state of Oregon.

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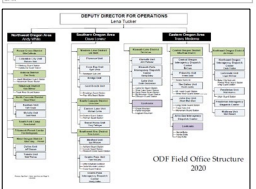
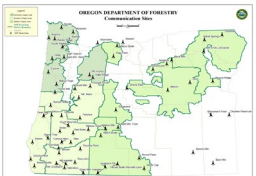
What do you need to meet these challenges?

The Department currently manages 361 structures located at various field offices throughout the state. These structures consist of a wide range of office space, storage, and other facilities. The Department currently manages 361 structures located at various field offices throughout the state. These structures consist of a wide range of office space, storage, and other facilities.

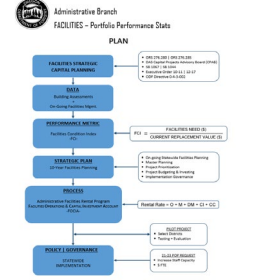
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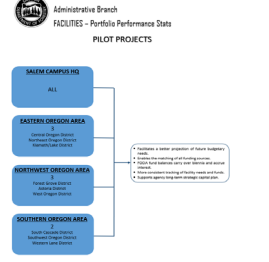
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FACILITIES CAPITAL PLANNING GOVERNANCE PLAN DEVELOPMENT

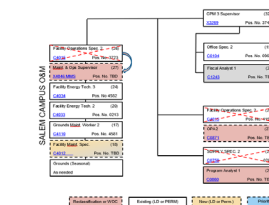


FACILITIES OPERATIONS AND CAPITAL INVESTMENT ACCOUNT PARTICIPATION (DENTAL RATE)



2010 POLICY PACKAGE (DPR) REQUEST: PROGRAMS CAPACITY INCREASE

FACILITIES CAPITAL MANAGEMENT PROGRAM
 (2010-2015 Legislative PDP Concept)



*Required to verify the Red and Blue PDPs for major maintenance and major capital renewal projects.
 **Required to advance energy efficiency capital and other PDP maintenance projects.

Agency Name Oregon Department of Forestry

Table A: Owned Assets Over \$1M CRV		FY 2022 DATA	
Total Number of Facilities Over \$1M	37		
Current Replacement Value \$ (CRV)	\$ 138,563,842	Source	4 FCA Risk or FCA
Total Gross Square Feet (GSF)	317,121		
Office/Administrative Usable Square Feet (USF)	107,821	Estimate/Actual	5 34% % USF/GSF
Occupants Position Count (PC)	1004	Office/Admin USF/PC	6 See image to right of table
		or Agency Measure	7 N/A

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	338
CRV	\$ 79,946,173
Total Gross Square Feet (GSF)	501,180

Table C: Leased Facilities			
Total Rented SF	8 0		
Total 2021-23 Biennial Lease Cost	\$ -		
Additional 2021-23 Costs for Lease Properties (O&M)	9 0		
Office/Administrative Usable Square Feet (USF)	2 0	Estimate/Actual	5 N/A % USF/GSF
Occupants Position Count (PC)	3 0	Office/Admin USF/PC	6 N/A

Definitions	
CRV	1 Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)
USF	2 Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
Occupant Position Count (PC)	3 Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4 Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5 Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6 Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in #7, "Agency Measure".
Agency Measure	7 If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8 Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
O&M	9 Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Updated numbers from ODF Admin (TS) on 5/5/22

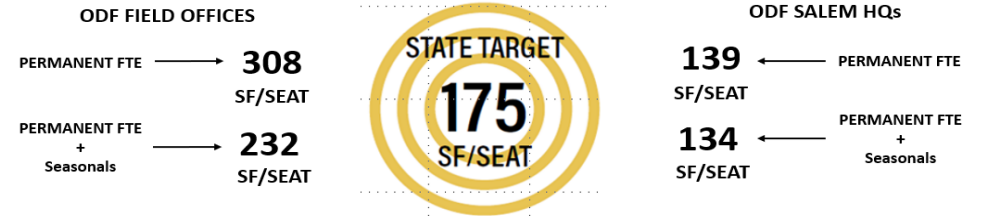
ODF Notes: 2021-23 Legislatively Adopted	FTE		
	Permanent	Seasonal	Total
Salem Headquarters Campus/3-Acres	152.28	0	152.28
Administrative Branch	7.37	0	7.37
Equipment Pool	48.16	7.38	55.54
Fire Protection	41.39	1.50	42.89
Private Forests	41.04	0.83	41.87
State Forests	32.00	1.38	33.38
Federal Forest Restoration			
Central Oregon District - Prineville HQ	26.25	15.90	42.15
Central Oregon District - Fossil Unit	5.00	5.91	10.91
Central Oregon District - The Dalles Unit	6.74	5.77	12.51
Central Oregon District - John Day Unit	12.00	12.30	24.30
Central Oregon District - Sisters Sub-Unit	2.00	6.43	8.43
Forest Grove District HQ	53.88	7.83	61.71
Astoria	34.00	5.88	39.88
Columbia City	7.00	3.80	10.80
South Fork	17.99	0.83	18.82
Klamath/Lake District HQ - Klamath Unit	20.00	17.82	37.82
Klamath/Lake District HQ - Lakeview Unit	8.00	6.47	14.47
North Cascade District HQ - Santiam Unit	14.50	3.03	17.53
North Cascade District HQ - Molalla Unit	10.00	5.92	15.92
Northeast Oregon District HQ - LaGrande Unit	15.25	11.84	27.09
Northeast Oregon District HQ - Baker City Unit	3.00	6.44	9.44
Northeast Oregon District HQ - Pendleton Unit	6.00	5.82	11.82
Northeast Oregon District HQ - Wallowa Unit	7.00	10.23	17.23
Southwest Oregon District - Grants Pass Unit	16.01	15.98	31.99
Southwest Oregon District HQ - Roseburg	9.00	0.00	9.00
Southwest Oregon District HQ - Medford Unit	23.00	29.89	52.89
Tillamook District HQ	40.00	5.12	45.12
Tillamook Forest Center	10.45	0.87	11.32
West Oregon District HQ - Philomath Unit	13.49	5.26	18.75
West Oregon District HQ - Dallas Unit	5.00	3.94	8.94
West Oregon District HQ - Toledo Unit	5.00	2.91	7.91
Seed Orchard	7.00	0.91	7.91
Western Lane District HQ - Veneta	23.67	11.32	34.99
Western Lane District - COOS Unit	10.75	0.00	10.75
South Cascade District HQ - Sweet Home	9.00	8.26	17.26
South cascade District HQ - Springfield	14.00	18.67	32.67
Total 2019-21 FTE	757.22	246.44	1003.66

↑ Non-Fire Season ↑ Fire Season & Other Seasonal Employment

FIELD	308	232
SALEM HQ	139	135
SALEM AREA	132087	

SPACE UTILIZATION

Space Utilization = Usable Square Footage(SF)/ Position Count (Seat) (or agency-specific metric)



Facility Plan - Facility O&M/DM Report 107B16b
2023-25 Biennium

Agency Name Oregon Department of Forestry

Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance

1	2019-21 Actual	2021-23 LAB	2023-25 Budgeted	2025-27 Budgeted
	\$ 1,089,401.00	\$ 3,389,247.00	\$ 3,389,247.00	\$ 3,528,206.13
	\$ 2,028,147.00	\$ 3,574,205.00	\$ 3,574,205.00	\$ 3,720,747.41
	\$ 3,117,548.00	\$ 6,963,452.00	\$ 6,963,452.00	\$ 7,248,953.53
	3.77	8.42	8.42	8.77

Total O&M SF 827,029 Include only the SF for which your agency provides O&M funding.

2	General Fund	Lottery Fund	Other Funds	Federal Funds
	0.00%	0.00%	99.96%	0.04%

Deferred Maintenance Funding In Current Budget Model

Total Short and Long Term Deferred Maintenance Plan for Facilities

	2023-25 Biennium	Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)
	Current Costs 2021	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)
3			
4,5,6	\$ 26,736,859	\$ 69,460,724	\$ 3,063,222
7	\$ -	\$ -	\$ 6,260,229
8			
	\$ 26,736,859	\$ 69,460,724	\$ 3,063,222
9	10.8%	28.1%	9.6%

SB 1067 Guidance Below
If your allocation is <= 2%, replace with your value

(minus DM funding in current budget model)

Assets CRV	\$ 246,755,026	Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
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Process/Software for routine maintenance (O&M)	Replaced outdated ACCESS database with the iPlan™ platform (new software TBD by DAS)	Provide narrative
Process/Software for deferred maintenance/renewal	iPlan™ (new software TBD by DAS)	Provide narrative
Process for funding facilities maintenance	Policy Option Packages (POPs)	Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
O&M Estimated Fund Split Percentage %	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067: SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Priority Five: Modernization	8	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Facility Condition Index	9	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Note: Complete a separate form for each project

Agency	Oregon Department of Forestry	Cost Estimate		Schedule		Est. Completion
		\$13-\$17M	May-22	Start Date	End Date	
Project Name	State Forester's Office Building Restoration	GSF	# Stories	Land Use/Zoning Satisfied	Y	N
Address / Location	2800 State St., Salem, OR 97310	11,230	3 Incl. basement			
Funding Sources: Show the distribution of dollars by funding source for the full project cost		General Funds	Lottery	Other	Federal	
		\$ 8,888,400	N/A	\$ 8,411,600	N/A	

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

The State Forester's Office Building, constructed under the auspices of the WPA and opened for use in 1938, represents the best design and highest degree of historical integrity among the facilities constructed by the Department. The State Forester's Office Building and adjacent stone walls and walkways were placed on the National Register of Historic Places in 1982. The Department has completed several studies and condition assessments, culminating in an updated Historic Preservation Plan for the restoration of the State Forester's Office Building.

The Historic Preservation Plan for the restoration of the State Forester's Office Building. The Historic Preservation Plan was prepared by Architectural Resources Group, Inc., the historic preservation architectural firm for the State Hospital and the Capitol Building projects. As part of the planning process, the Department presented the project to the City of Salem Community Development and Building Department, to the Historic Landmarks Commission and to the Oregon Department of Energy.

The architectural scope of the project includes: masonry repointing; seismic improvements; reroofing; window restoration; accessibility improvements including installation of an elevator; restoration of interior woodwork; restroom, copy room and basement restoration and functional improvements; and the restoration of the Old Board Room ceiling which was damaged during an earlier remodel. The mechanical, plumbing, and electrical scope of the project includes: new hot water biomass boiler and hydronic piping system; new chilled water cooling system; new ventilation air system; new fire sprinkler system; new plumbing system; upgrade of electrical service and distribution system; upgrade of voice and data system; upgrade of fire alarm system; and upgrade and restoration of interior lighting.

The project has been reviewed and accepted by CPAB in 2006, 2008, 2010, 2012, and 2014.

Project Scope and Alternates Considered

The scope of this project includes the replacement and renovation of the building's mechanical, plumbing, and electrical systems, and the restoration of interior and exterior architectural components along with the rehabilitation of the adjacent sidewalks, walls, and the grand chimney. It is important to note that the vast majority of the proposed work at the basement level is unrelated to the conversion to office space and is being performed to improve the building's (1) structural stability, (2) water-tightness, (3) accessibility and (4) MEP performance.

Seismic work in the basement will include:

- A connection will be added to transfer lateral forces from the wood shear walls into the basement concrete walls because there is a lack of connection between the wood shear walls and the concrete basement perimeter walls.
- In addition to the basement perimeter concrete shear walls, the new lateral-force-resisting system will utilize the existing concrete vault walls at both the first floor and basement levels. Currently, the first floor vault walls are not continuous to the foundation. The strengthening scheme proposed to extend these walls down to the foundation. Connections will be made from the diaphragms to the walls to utilize these concrete walls as shear walls.
- Since there is an elevator planned for the restoration, two of the elevator core walls will be reinforced concrete shear walls and can be utilized to resist lateral loads from all diaphragms.
- A new stud wall will be inserted to brace the hollow clay tile walls for out-of-plane loading. There is one known location where a hollow clay tile is a load-bearing wall. In this location, a new stud wall will be added to provide secondary gravity support of the floor joists to prevent a collapse of the first floor in the event of an earthquake.
- The existing large chimney represents a significant falling hazard during a seismic event. This chimney is located adjacent to the State Forester's Office and is an important feature of this historic building. The strengthening scheme involves the careful removal of the stonework and supporting structure from the exterior face of the entire chimney height, providing access to the interior of the chimney to construct full height, reinforced concrete strengthening elements. A new footing will be constructed at the basement level inside the existing building accompanied by an anchor below grade outside the building footprint. A strut ties the anchor to the new concrete chimney shear walls near the ground floor level.

Water-proofing work will include:

- Excavate around the entire building foundation and install new damp-proofing, drainage mat, gravel, insulation and new foundation drains that will tie into existing storm lines.
- Replace existing 5" slab with new concrete slab over compacted soil and water-proofing.

Accessibility improvements:

- Per meeting with the building officials at the outset of the project, it was confirmed that 25 percent of the project budget has to go to go towards eliminating accessibility barriers. In addition to improvements that allow better access to the building from the parking lot, an elevator was added to the project for universal access to the conference room on the second floor. By installing the elevator this also allows universal access to the basement level, where currently the non-accessible kitchen is located. The new kitchen would be slightly enlarged and made accessible.

MEP improvements:

- Currently the Basement level is used for storage of archival materials and as a meeting space. The rooms are currently not heated. The preservation plan would call for heating and cooling these spaces which would make the basement level more conducive as an archival storage and meeting space.

The added benefit to the above mentioned work (all of which is required for seismic, accessibility and building maintenance reasons) is that with minimal upgrades to the finishes, the already existing office spaces can once again be used as they were historically.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.			
	\$	% Project Cost	\$/GSF
DIRECT CONSTRUCTION COSTS			
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
6 Architectural, Engineering Consultants			
7 Other Design and PM Costs			
8 Restoration/Setting Stone Costs			
9 TOTAL SOFT COSTS			
10 TOTAL PROJECT CONTINGENCY			
11 OWNER'S PROJECT CONTINGENCY			
TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) Architectural Resources Group, Inc.			

Hard Construction costs:	
Direct Construction Costs (see Appendix A6_R1 for detail):	\$5,358,889
Market Volatility 5.00%:	\$287,944
Estimating Contingency 15.00%:	\$844,025
Index to Construction Start 19.87%:	\$1,285,872
General Conditions / Insurance / Bond 12.50%:	\$669,591
General Contractor O/H & Profit 4.75%:	\$414,500
Total Hard Construction Cost:	\$9,140,822
Soft Costs:	
Funding Expenses:	\$54,844
Professional Services:	\$1,736,756
Construction Contingency:	\$731,265
Other Construction:	\$54,845
Tele/Data & Furnishings:	\$274,225
Good Faith Survey:	\$10,000
3 % for Art:	\$91,408
1.5% Green Energy:	\$137,112
Owner Expenses:	\$621,576

State Forester's Office Building Historic Preservation Plan - Amended June 2022

AMENDED JUNE 2022



Total Soft Costs (see Appendix A6_R1 for detail):	\$3,712,031
Total Project Costs:	\$12,852,853

Note: Complete a separate form for each project

Agency	Oregon Department of Forestry		Schedule		
Project Name	North Cascade District Santiam Unit Office Bldg. Replacement Project	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
		\$2.5M	May-22	TBD	TBD
Address /Location	22965 N Fork Rd SE, Lyons OR 97358	GSF	# Stories	Land Use/Zoning Satisfied	
		8,728	2 incl. basement	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
\$	1,989,250	N/A	\$ 510,750	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

Description: during the 2020 Labor Days fires, the Oregon Department of Forestry (ODF) experienced catastrophic damage to the administrative building on the North Cascade District (NCD) Santiam.

Purpose/Need: administration.

Planning Phase: master planning phase has been completed. The study incorporated a district wide view of the programming needs to maximize investment opportunities.

Estimated Cost: \$2.5M

Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings.

Project Scope and Alternates Considered

During the 2020 Labor Days fires, the Oregon Department of Forestry (ODF) experienced catastrophic damage to the administrative building on the North Cascade District (NCD) Santiam Unit Office. The Department used this tragedy as an opportunity to broadly evaluate the physical plan supporting the NCD. The NCD currently has two unit offices to support the staff, the Clackamas-Marion Forest Protective Association (CMFFPA), cooperators, and the communities, one in Molalla and one in Lyons. Each unit office includes a campus of small buildings of varying age and condition. Prior to this study, these facilities were evaluated by Faithful + Gould, who produced the 2017 Facilities Condition Assessment (FCA). To augment the FCA, ODF engaged Henselberry Eddy Architects to perform a district-wide program and master plan. The primary goal of the plan has been to establish the physical space needs and other facilities improvements necessary for efficient and effective district operations. A secondary goal has been to evaluate whether the district is best served by two independent unit offices or a single combined unit office at another strategically located site.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 OWNER'S PROJECT CONTINGENCY			
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TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
	\$2.5M (Est.)		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) DAS Insurance + ODF Internal

Project Image/Illustration (optional)



Note: Complete a separate form for each project

Agency	Oregon Department of Forestry		Schedule		
Project Name	Klamath Lake Fire Cache Bldg, Replacement Project	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
		\$1.5M	May-22	TBD	TBD
Address /Location	3200 Delap Rd, Klamath Falls OR 97601	GSF	# Stories	Land Use/Zoning Satisfied	
		3,674	2	Y	N
Funding Source/s: Show the distribution of dollars by funding source for the full project cost.		General Funds	Lottery	Other	Federal
		\$ 1,155,000	N/A	\$ 345,000	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
Description: replacement of the Fire Cache Facility destroyed by fire in 2021.
Purpose/Need: fire cache supply storage.
Planning Phase: master planning phase in process.
Estimated Cost: \$1.5M
Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings.

Project Scope and Alternates Considered
The department is currently undertaking a master plan study to determine programming needs and to evaluate opportunities prior to the reconstruction of the fire cache facility. This facility, along with all KLD campus facilities, were evaluated by Faithful & Gould, who produced the 2017 Facilities Condition Assessment (FCA). To augment the FCA, ODF is soliciting A&E services to perform a district-wide program and master plan. The primary goal of the plan has been to establish the physical space needs and other facilities improvements necessary for efficient and effective district operations.
Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 OWNER'S PROJECT CONTINGENCY			
---------------------------------------	--	--	--

TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
	\$1.5M Est.		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) DAS Insurance + ODF Internal

Project Image/Illustration (optional)



**Facility Plan - 10 Year Space Needs Summary Report
2023-25 Biennium**

Agency Name Oregon Department of Forestry

Note: List each project/lease or disposal separately.

Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count ¹	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2023-25		NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2025-27										
2027-29										
2029-31										
2031-33										

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A
2023-25	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2025-27									
2027-29									

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A
2023-25	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2025-27									
2027-29									

Planned Disposal of Owned Facility

Biennium	Facility Name	Description
2023-25	Toledo Unit Office	Toledo Unit Office
2025-27		
2027-29		

Definitions

Occupant Position Count (PC)	1	Estimated Position Count assigned to (home location) each building or lease as applicable
RSF	2	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
USF	3	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
O&M	4	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial



Oregon

Kate Brown, Governor

Department of Fish and Wildlife

Administrative Services Division

4034 Fairview Industrial Drive SE

Salem, OR 97302

(503) 947-6152

FAX (503) 947-6042

odfw.com

May 27, 2022

Daniel Christensen, AICP
Senior Planner
Capital Finance and Planning
Chief Financial Office
State of Oregon, Department of Administrative Services



RE: 2023-2025 CPAB MEMO
AGENCY FACILITY PLAN

Dear Mr. Christensen

The Department of Fish and Wildlife has made great strides in facility stewardship and planning for the 2021-23 biennium including the following:

- Development of a formal, documented strategic maintenance program, including key elements such as
- Implementation procedures, Facility assessment approach, Key performance metrics, and Monitoring and reporting
- Adopted the use of a Computerized Asset Management System. Conduct facility assessments at over 65 field stations, validate data, and upload it into the system.
- A committee works to prioritize bond-funded facility upgrades and acts as the Capital Planning steering committee, with policy direction from an Executive Governance Committee.

Projects

- A new facility has been constructed to replace the previous Trask Hatchery Hatchhouse.
- Domestic waterline replacement at Elk River.
- Replaced the fish trap facility at Cedar Creek Hatchery.
- Replaced the pumping station at Clackamas Hatchery with a gravity pipeline.

The last two years have brought many challenges and opportunities for our agency and we have responded by effectively managing environmental changes and leading into uncharted territory for our corporate culture. A few examples of the changes this agency has experienced in the 21-23 biennium include:

- Increased construction material prices and availability: our projects are costing a lot more, so less overall work can be completed
- Limited contractor and subcontractor availability to bid on projects: we have had failed bids because companies are not responding to our project postings
- 2020 Wildfires resulted in severe impacts to several fish hatchery facilities and the loss of many millions of dollars worth of constructed real property at multiple field station locations.
- The national health crisis that has lasted over two years required reduced/restricted access for the public to the natural resource areas managed by the agency. An unexpected benefit has been an increase in fishing and hunting licenses that may have been indirectly related to this same pandemic event.

Facilities Strategic Plans for 2023-35

- Construction of the remaining capital construction projects required to finish the John Day District office including an 8,000 s.f. storage facility.
- A significant backlog of deferred maintenance will be addressed at the NW Regional Headquarters field station (Clackamas). Maintenance work will be completed on approximately 10 facilities at this site.
- Construction of a new fisheries hatch house will be constructed at the Klamath Hatchery site. This will replace the fish hatchery facility destroyed in the 2020 Wildfire. At the Rock Creek Hatchery field station; two residences and a fish hatch house will be constructed to replace those structures lost in the 2020 wildfires.

2021-2023 Capital Projects

NW Region Headquarters Research Building#13. This facility has become inoperative and a new two-story administrative building will be constructed at an alternate location on the field station site. The estimated cost for construction, including soft costs, is \$2,900,000

John Day District Office (Pendleton) – The facilities for this field station are becoming increasingly inadequate to meet the program needs of the agency and the location has become undesirable. The existing site, including land parcels, will eventually be sold. The agency now has an excepted offer to purchase 9+ acres of land near Pendleton and plans are underway to construct new facilities to replace the existing field station. The estimated cost for phase 1 is \$2,100,000. This will pay for the land, infrastructure, and construction of a new administrative building. The remaining construction of facilities at this site is planned for the 23-25 biennium.



Oregon Fish & Wildlife

2023-25 Agency Facility Plan

Capital Projects Advisory Board

June 10, 2022



2 AGENCY OVERVIEW

AGENCY MISSION

To protect and enhance Oregon's fish and wildlife and their habitats for use and enjoyment by present and future generations.



OREGON DEPARTMENT OF FISH AND WILDLIFE

Mission:
To protect and enhance Oregon's fish and wildlife and their habitats for use and enjoyment by present and future generations.

Vision:
ODFW is the recognized steward of Oregon's fish & wildlife resources with diversified funding that supports our mission

Agency Goals





3

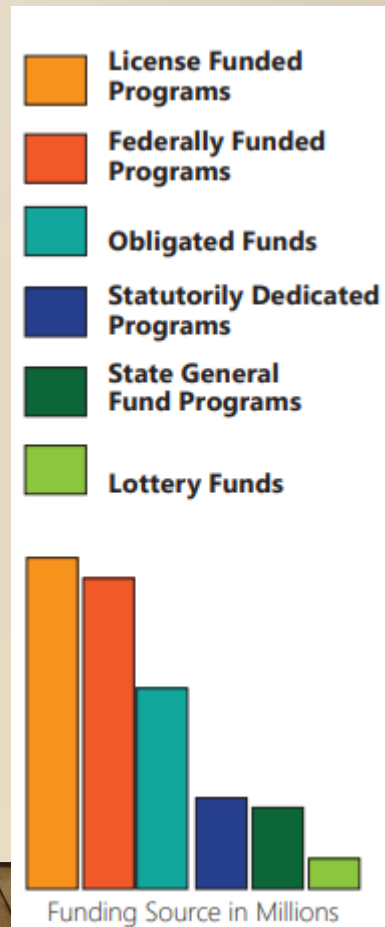
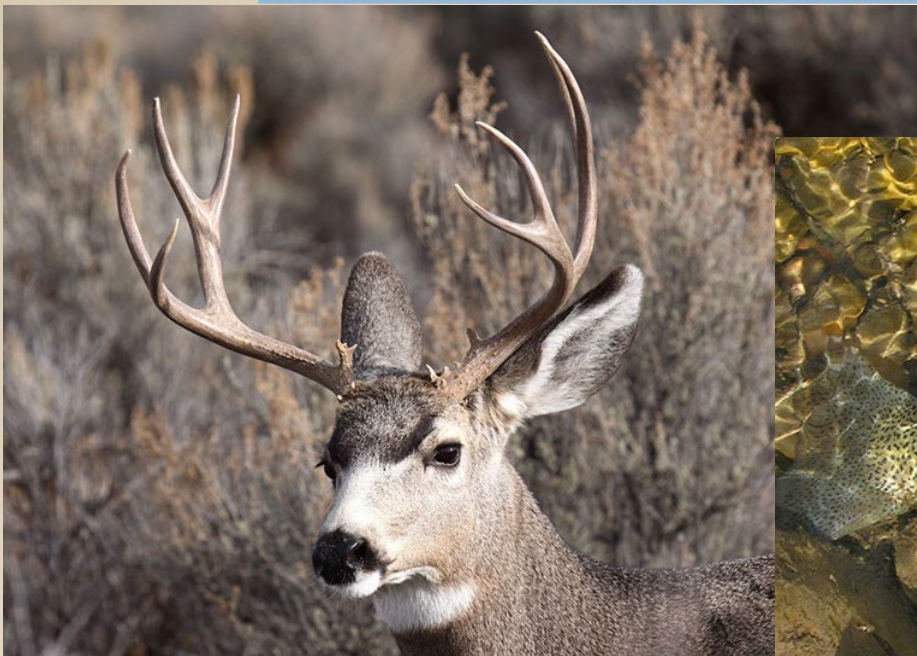
CONSERVATION





4

HUNTING & FISHING LICENSE SALES (HARVEST)

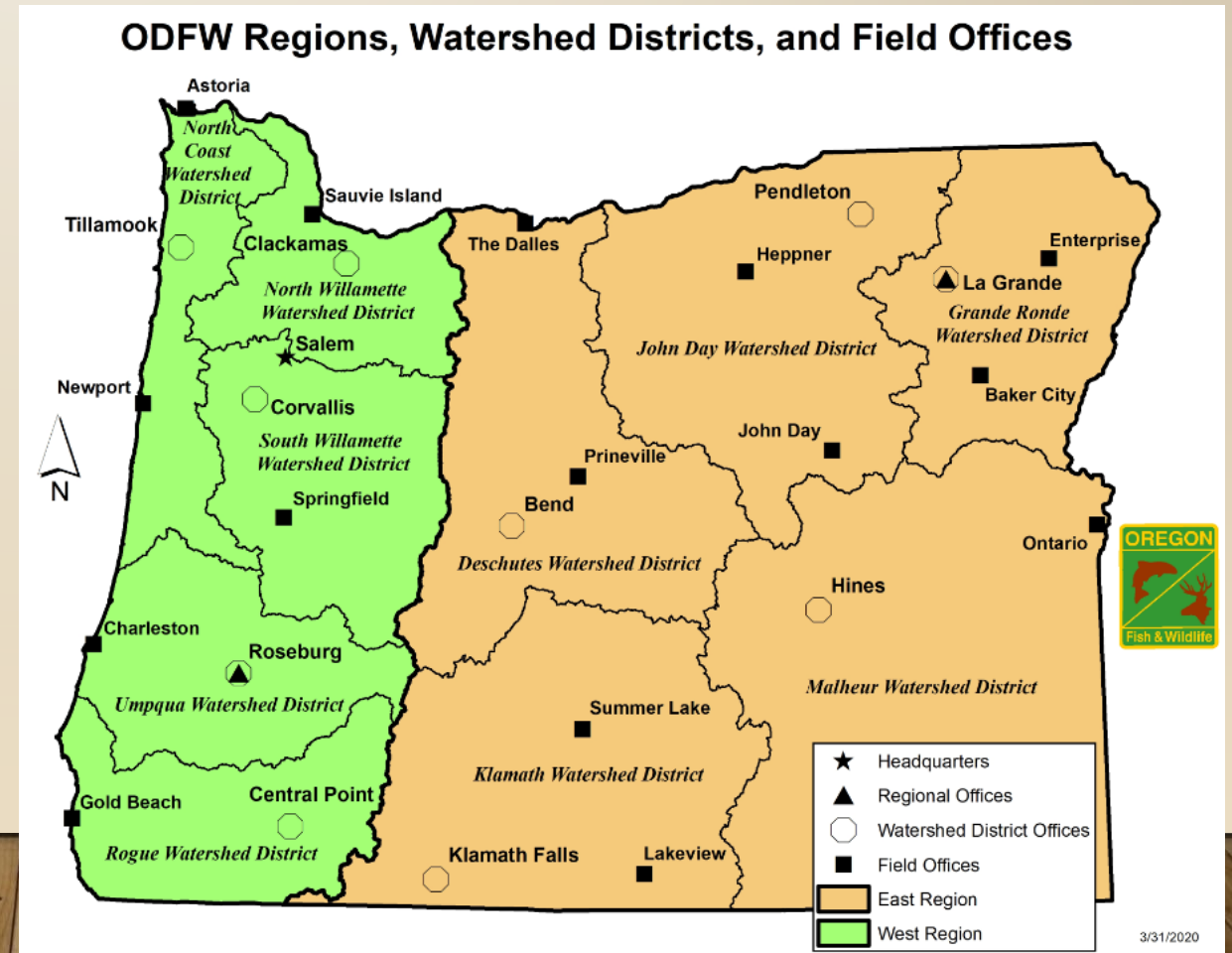




AGENCY OVERVIEW

- Total Facilities 628
- Total Gross Square Footage (GSF) 1,354,532
- Total Major Facilities¹ 48
- Total Major Facilities GSF 504,909
- Current Replacement Value (CRV) \$199,378,347
- Total Major Facilities CRV \$141,089,644
- 2021 Facility Condition Index (FCI)* 13.06%
- 2030 Facility Condition Index (Unfunded) 37.9%
- Operation + Maintenance Cost GSF \$7.03

¹CRV > \$1M





6 CURRENT PROJECTS

2021-23

Replace NW Region Headquarters Research Building - \$2,900,000

Replace bldg. #13 with newly constructed 2-story administrative office bldg.

Relocate John Day District Office (Pendleton) Phase 1 - \$2,100,000

- Purchase Land & Infrastructure development
- Design/Build New Administrative Office



7 NW REGION HQ RESEARCH BUILDING

ODFW has received LAB-approved funding for the 2021-23 biennium to construct a new two-story administration building on 9+ acres just outside of Pendleton to replace the current Pendleton field station.

Deferred Maintenance

- The expense required for needed repairs, maintenance, and modernization has led to the decision to invest in the construction of a new replacement facility at an alternate location on the field station campus.

Benefits of a New Facility

- A better investment of resources to offset the backlog of deferred maintenance of the research building and other facilities at the campus as well.
- A modern building will meet program needs today and into the future while providing a safe and efficient space for staff to perform program administrative support.



Existing



Proposed
2-story

Const. Type



8

PROPOSED PROJECTS

Phase II – Development of the John Day District Field Station - \$1,170,000

- 8,000 s.f. storage facility

Deferred Maintenance (NW Region Headquarters) - \$3,795,000

- Bldg. #4 NWWWD Fish District
- Bldg. #12 OSCRP
- Bldg. #5 OSCRP
- Bldg. #15 NWWWD Wildlife & Hydro
- Bldg. #1, 7,8,9,14,10,11 Garages and Storage
- Bldg. #6 OSCRP
- Bldg. #2 Admin
- Bldg. #17 Fish ID Tag Lab
- Bldg. #16 OSCRP & Fish ID

Total - \$4,965,000

2023-25



9 NW REGION HQ FIELD STATION

Deferred Maintenance of 15 separate buildings will be the focus for capital renewal for field station facilities at this site. Average building age is over 90 years old.

Northwest Region HQ Utility Building 1 @ Caretakers Home	1911
Northwest Region HQ Office Old Residence Building #2	1911
Northwest Region HQ Storage (Columbia Region HQ)	1911
Northwest Region HQ Tag Lab Fish Identification Building	1960
Northwest Region HQ Shop Building #9	1911
Northwest Region HQ Spring House	1930
Northwest Region HQ Nutrition/Pathology Building #16	1967
Northwest Region HQ Library Building #12	1911
Northwest Region HQ Carpenter Shop #11	1911
Northwest Region HQ Oil House #10	1911
Northwest Region HQ Shop Building #9	1911
Northwest Region HQ Office Building (Annex) #6	1911
Northwest Region HQ Office Building #5	1911
Northwest Region HQ Boat Shed	1983
Northwest Region HQ Garage	?





10 JOHN DAY DISTRICT OFFICE – PHASE I

Relocation of Field Station and construction of new facilities on 9+ acres of land.

Deficiencies

- The existing facility has significant maintenance needs that, if corrected, would not provide an adequate space capacity required to meet the current and long-term program needs
- The location of the facility is less than ideal to provide public services. This field station is surrounded by poorly maintained properties with rising crime rates that over time have led to a decrease in safety and an increase in vandalism and theft.
- Existing property has an elevated risk of flooding



Existing



Proposed
Dist. Office



JOHN DAY DISTRICT OFFICE – PHASE I

Relocation of Field Station and construction of new facilities on 9+ acres of land.



Location: Tax lots 2002, 201, 100 in Umatilla County
Address: SW 37th St, Pendleton, OR 97801



Proposed
Dist. Office



Proposed Construction Site

JOHN DAY DISTRICT OFFICE – PHASE 2



Construction of new 8,000 s.f.
Storage Building to replace
existing facilities



Existing Storage Buildings

JOHN DAY DISTRICT OFFICE – PHASE 2

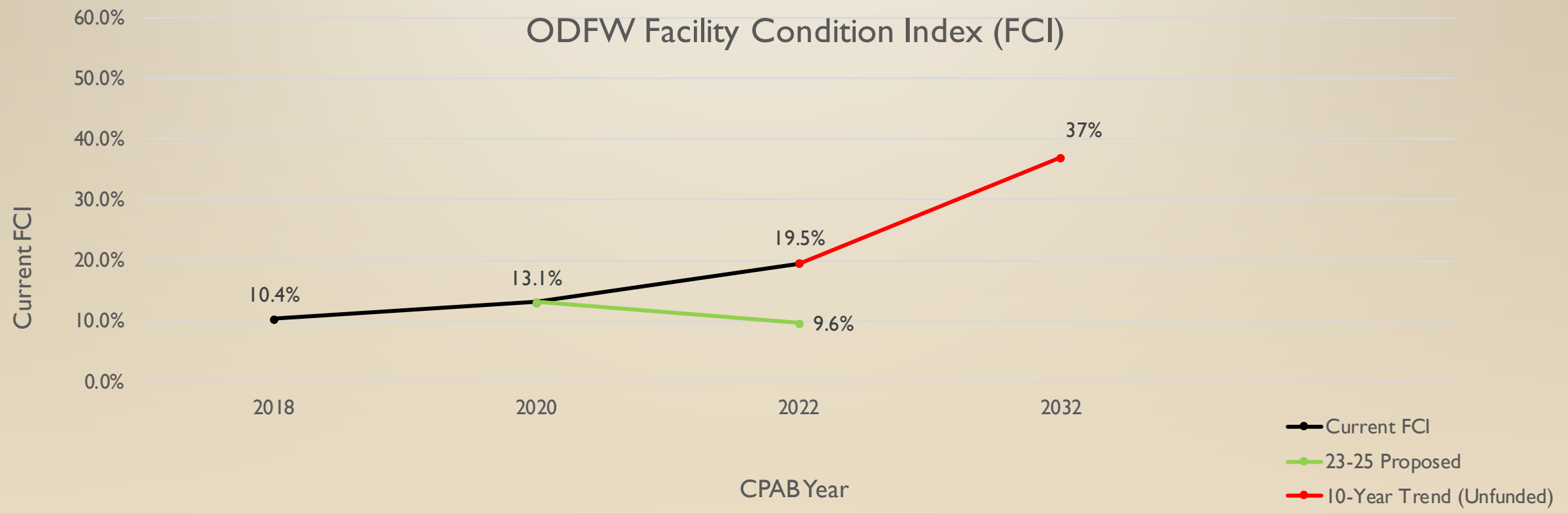
Benefits of a New Storage Facility

- A better investment of resources to offset the backlog of deferred maintenance for multiple smaller storage building and other facilities at the current campus.
- Modern facilities will meet program needs today and into the future while providing better public access and a safe and efficient space for staff to perform program support duties. Protecting and security the equipment, supplies and tools will increase asset life cycles and decrease in cost of ownership.



Proposed Construction Type

FACILITY CONDITION



FACILITY PLAN SUMMARY



Agency Plan Summary	DM/Life Safet (Priority 1)	Capital Renewal (Priority 2)	Capital Renewal (Priority 3)	Seismic/Risk (Priority 4)	Modernization (Net Priority 5)	Total
DM/CR	\$2,021,950	\$583,423	\$1,189,627	\$0	\$0	\$3,795,000
Resilience/Risk	\$0	\$0	\$0	\$0	\$0	\$0
Modernization	\$0	\$0	\$0	\$0	\$1,170,000	\$1,170,000
Total	\$2,021,950	\$583,423	\$1,189,627	\$0	\$1,170,000	\$4,965,000

MAJOR PROJECT SUMMARY



PROJECT NAME	TOTAL COST	DM/CR	RESILIENCE	MODERNIZATION	PHASE
NW Region Field Station – DM for 15+ Facilities	\$3,795,000	\$3,795,000	\$0	\$0	Planning/Design
John Day D.O. -Phase 2	\$1,170,000	\$0	\$0	\$1,170,000	Planning/Design

Table with 10 columns and multiple rows. The header row includes: ID, Name, Address, Phone, Email, Birthdate, Gender, Nationality, Religion, and Marital Status. The table contains numerous rows of data, with a yellow highlight on the bottom row.

Table with 10 columns and multiple rows. The header row includes: ID, Name, Address, Phone, Email, Birthdate, Gender, Nationality, Religion, and Marital Status. The table contains numerous rows of data, with a red highlight on a section of rows near the bottom and a yellow highlight on the very bottom row.

Agency Name Oregon Department of Fish and Wildlife

Current Maintenance Priority 5 for Owned Assets Over \$1M CRV

iPlan Data (Incl Soft Costs)						Agency Input									
Campus	Building ID	Building Name	Construction Year	Gross Square Footage	Current (Calculated) Replacement Value	Modernization Estimate	Priority 1 - Currently Critical (Life Safety, DM, Code Compliance)*	Priority 2 - Potentially Critical (Near Term Capital Renewal, Energy, Functionality)*	Priority 3 - Not Yet Critical (Mid-term)*	Priority 4 - Seismic + Natural Hazard Remediation (if applicable)*	Net Modernization Estimate	Notes/Description	2021-23 LAB Approved	2023-25 Requested Budget	Remaining Need (Estimated) - Columns G-J
A	B	C	D	E	F	G						H	N	O	P
ODFW - John Day Screen Shop	1792	Screen Fabrication Shop	1994	2,153,654	\$0						\$0		\$0	\$0	\$0
ODFW - Bend Deschutes Watershed District Office	5431	Office/Warehouse Building	1958	2,250,307	\$1,337						\$0		\$0	\$0	\$0
ODFW - Hines District Office	3236	Region Office	1955	2,818,331	\$2,744						\$0		\$0	\$0	\$0
ODFW - EE Wilson Wildlife Area	6090	Machine Shed	1950	1,711,096	\$0						\$0		\$0	\$0	\$0
ODFW - Bend Deschutes Watershed District Office	5430	Watershed Office & Shop	1958	2,250,307	\$0						\$0		\$0	\$0	\$0
ODFW - EE Wilson Wildlife Area	6092	Maintenance Shop Shop	1942	2,684,073	\$52,414						\$0		\$0	\$0	\$0
ODFW - The Dalles Screen Shop	4628	The Dalles Screen Shop	2000	2,914,578	\$6,806						\$0		\$0	\$0	\$0
ODFW - John Day Screen Shop	1794	Metal Fab Shop/Main Office Building	1994	4,189,864	\$16,471						\$0		\$0	\$0	\$0
ODFW - NW Region HQ	2334	Northwest Region HQ Nutrition/Pathology Building	1967	1,031,874	\$0						\$0		\$0	\$0	\$0
ODFW - John Day Screen Shop	1790	Site Systems - John Day Screen Shop	1900	1,641,153	\$0						\$0		\$0	\$0	\$0
ODFW - South Willamette Watershed District Office	1750	South Willamette Watershed District Office	1942	2,170,802	\$9,139						\$0		\$0	\$0	\$0
ODFW - Bonneville Hatchery	2159	Captive Broodstock Bldg	1998	3,402,537	\$0						\$0		\$0	\$0	\$0
ODFW - East Region HQ	1679	Watershed Office	1957	1,864,353	\$0						\$0		\$0	\$0	\$0
ODFW - Klaskanine Hatchery	2133	Klaskanine Hatchery Building	0	1,747,187	\$2,744						\$0		\$0	\$0	\$0
ODFW - Oak Springs Hatchery	3300	Incubation Building	1997	1,691,035	\$0						\$0		\$0	\$0	\$0
ODFW - Oregon Hatchery Research Center	3388	Oregon Hatchery Research Center	2005	5,412,924	\$0						\$0		\$0	\$0	\$0
ODFW - McKenzie Hatchery	2254	Hatchery Building	1975	2,167,092	\$3,192						\$0		\$0	\$0	\$0
ODFW - The Dalles Screen Shop	2158	Screen Fabrication Shop 2	2001	1,933,193	\$0						\$0		\$0	\$0	\$0
ODFW - John Day Screen Shop	2161	Screen Fabrication Shop 2	1994	1,270,868	\$0						\$0		\$0	\$0	\$0
ODFW - Bonneville Hatchery	2155	Mechanical	1976	1,492,846	\$0						\$0		\$0	\$0	\$0
ODFW - SW Region Headquarters HQ	2163	Region Office	1952	1,348,056	\$0						\$0		\$0	\$0	\$0
ODFW - Sandy Hatchery	4199	Site Systems - Sandy Hatchery	1951	5,978,774	\$0						\$0		\$0	\$0	\$0
ODFW - Sandy Hatchery	4195	Sandy Hatchery Hatchery Building	1952	1,253,767	\$1,793						\$0		\$0	\$0	\$0
ODFW - NW Region HQ	2337	Northwest Region HQ Office Old Residence Buidn	1911	1,020,083	\$592						\$0		\$0	\$0	\$0
ODFW - McKenzie Hatchery	2251	Service Building	1975	2,169,158	\$1,417						\$0		\$0	\$0	\$0
ODFW - NW Region HQ	2335	Northwest Region HQ Storage (Columbia Region H	1911	1,762,270	\$0						\$0		\$0	\$0	\$0
ODFW - Sauvie Island WLA	2977	Site Systems - Sauvie Island Wildlife Area	1940	3,043,327	\$0						\$0		\$0	\$0	\$0
ODFW - NW Region HQ	2329	Site Systems - NW Region HQ	1911	1,694,491	\$0						\$0		\$0	\$0	\$0
ODFW - Big Creek Hatchery	4294	Big Creek Hatchery Building	1952	1,910,166	\$0						\$0		\$0	\$0	\$0
ODFW - Rock Creek Hatchery	2804	Hatchery Building	1948	0	0						0		0	0	0
ODFW - EE Wilson Wildlife Area	6082	Pheasant Brooding Building	1981	2,466,908	\$0						\$0		\$0	\$0	\$0
ODFW - East Region HQ	1678	East Region HQ - 01	1957	1,864,353	\$0						\$0		\$0	\$0	\$0
ODFW - Big Creek Hatchery	4289	ODFW - Big Creek Hatchery - Site Systems	1952	1,250,765	\$0						\$0		\$0	\$0	\$0
ODFW - SW Region Headquarters HQ	1351	Site Systems - SW Region Headquarters	1952	17,272,011	\$6,259						\$0		\$0	\$0	\$0
ODFW - Sauvie Island WLA	2960	Residence	1941	1,642,786	\$0						\$0		\$0	\$0	\$0
ODFW - Marion Forks Hatchery	2885	Marion Forks Hatchery - Hatchery Building	1951	3,402,537	\$0						\$0		\$0	\$0	\$0
ODFW - ODFW Headquarters	2478	Salem Headquarters	2013	25,451,096	\$0						\$0		\$0	\$0	\$0
ODFW - Klamath Hatchery	3783	Hatchery Building	1937	0	0						0		0	0	0
ODFW - Gnat Creek Hatchery	4816	Hatchery Building	1952	2,586,067	\$0						\$0		\$0	\$0	\$0
ODFW - Cascade Hatchery	1015	Hatchery Building	1958	2,270,769	\$0						\$0		\$0	\$0	\$0
ODFW - Bonneville Hatchery	3486	Hatchery Bldg & Incubation Facility	1909	1,146,221	\$0						\$0		\$0	\$0	\$0
ODFW - Cole Rivers Hatchery	3485	Hatchery Bldg	1972	1,026,204	\$0						\$0		\$0	\$0	\$0
ODFW - Cascade Hatchery	1018	Building	1958	2,270,769	\$0						\$0		\$0	\$0	\$0
ODFW - East Region HQ	1680	East Region HQ - 02	1957	1,864,353	\$390						\$0		\$0	\$0	\$0
ODFW - SW Region Headquarters HQ	1350	SW Region Headquarters HQ Building	1952	4,022,721	\$0						\$0		\$0	\$0	\$0
ODFW - Irigon Hatchery	3482	Irigon Hatchery Bldg 2	1991	1,194,615	\$0						\$0		\$0	\$0	\$0
ODFW - Marine Resources Program	4799	Office	1970	4,036,915	\$12,222						\$0		\$0	\$0	\$0
ODFW - Marine Resources Program	4798	Marine Resources Program - Newport	0	2,033,389	\$0						\$0		\$0	\$0	\$0
ODFW - John Day District Office	4751	District Office	0	4,020	\$1,747,090	\$2,100,000	\$290,000	\$730,000	\$280,000	\$360,000	\$440,000		\$0	\$0	\$0
ODFW - Irigon Hatchery	3483	Irigon Hatchery Bldg	1985	11,952	\$1,570,965						\$0		\$0	\$0	\$0
ODFW - NW Region HQ	2330	NW Region HQ Research Building 13	1983	1,988	\$326,758	\$2,900,000	\$500,000	\$1,300,000	\$250,000	\$850,000	\$2,900,000		\$0	\$0	\$2,900,000
ODFW - John Day District Office	4747	Fuel Shed	1989	880	\$144,421	\$100,000					\$0		\$0	\$0	\$0
ODFW - John Day District Office	4752	John Day District Office Barn/Storage Building	1961	403	\$44,386	\$100,000					\$0		\$0	\$0	\$0
ODFW - John Day District Office	4750	Site Systems - John Day District Office	1960	-	\$48,612	\$100,000					\$0		\$0	\$0	\$0
ODFW - John Day District Office	4749	Shop/Office Building	1960	8,000	\$989,615	\$1,200,000					\$0		\$0	\$0	\$0
ODFW - John Day District Office	4748	John Day Field Office Storage Shed	1961	3,157	\$534,950	\$0					\$0		\$0	\$0	\$0
Subtotal Over \$1M CRV				142,811,045	\$5,524,308	\$6,500,000					\$1,290,000		\$0	\$0	\$0

Facility destroyed by wildfire, agency will replace with funding from Insurance & FEMA*

Facility destroyed by wildfire, agency will replace with funding from Insurance & FEMA*

Definitions		
Priority Five: Modernization	1	From the Budget Instructions, Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Facility Plan - Facilities Planning Narrative 107BF02
2023-25 Biennium

Agency Name Oregon Department of Fish and Wildlife

ODFW's mission is "to protect and enhance Oregon's fish and wildlife and their habitats for use and enjoyment by present and future generations." Restoring the facility integrity of these assets is key to the agency's responsibility to manage natural resources for the use and enjoyment of the general public of Oregon. These projects all help accomplish the agency's primary mission.

The key drivers for facility needs are driven by two key factors:

- a) Appropriate space to rear fish to meet production goals for the agency.
- b) Appropriate office/storage/shop space to support the activities of our staff to conduct the business for the agency. Fish rearing space follows current fish propagation methodologies for poundage of fish per cubic foot of water depending upon the fish size and temperature of the water being delivered to the ponds/raceway. Program space is determined by multiple factors that contribute to the overall space needs of the agency staff. Factors that contribute to the total space needed by the agency include the number of offices required for each program, total space needed to store equipment, storage spaces for data/samples/animal processing, vehicle storage, and public service areas.
- c) Degradation of facilities that compromise their structural integrity or core function will compromise the agency mission goal, produce higher operating expenses, and lower resource efficiencies.

2. What are the key facility-related challenges over the next 10-years? (Please answer in order of priority)

- a) Increased construction costs due to material shortages,
- b) Lack of funds to target large Capital projects
- c) Determining facility conditions and deferred maintenance (DM) requirements using traditional methods has been a significant challenge and major expense.
- d) Adequate staff resources to design or contract the design effort to repair or replace facilities.

3. What do you need to meet these challenges?

- A long-term facilities strategic plan that aligns with the agency mission through forecasting funding needs and proactive facility maintenance programs.
- Adequate funding streams to allow for timely repair or replacement of high facilities. A continuing challenge for the agency is a consistent funding source to perform the necessary repairs or replacements of those facilities. The agency also needs adequate staff to either design the repairs/replacements or to oversee consultants performing the design work.

In collaboration with DAS, ODFW has invested significant effort over the last biennium to chart a plan to complete condition assessments of all of its facilities. ODFW has made significant progress in determining a cost-effective method to complete assessments agency-wide. ODFW is working to incorporate this new approach into a long-term facilities management plan, which will include a deferred maintenance schedule and capital planning tools. This will enable ODFW to forecast a more accurate picture of the priority funding needed to support deferred maintenance needs and plan for them accordingly.

The two primary strategies used to make progress towards resolving the outstanding maintenance issues include:

- 1) Structures that do not require replacement will be repaired to meet current standards of construction and maximize their value to the associated field stations.
- 2) For other structures with large backlogs of DM and significant modernization requirements to meet current and future program needs, such facilities will be demolished and replaced with new structures that meet current program needs and building code requirements.

Facility Plan - Facility Summary Report 107BF16a
2023-25 Biennium

Agency Name Oregon Department of Fish and Wildlife

Table A: Owned Assets Over \$1M CRV		FY 2022 DATA			
Total Number of Facilities Over \$1M		48			
Current Replacement Value \$ (CRV)	1	\$146,098,689	Source	4	FCA Risk or FCA
Total Gross Square Feet (GSF)		504,909			
Office/Administrative Usable Square Feet (USF)	2	100,982	Estimate/Actual	5	20% % USF/GSF
Occupants Position Count (PC)	3	928	Office/Admin USF/PC	6	109
			or Agency Measure	7	

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	580
CRV	1
Total Gross Square Feet (GSF)	849,623

2020 Wildfires destroyed 7 facilities

Table C: Leased Facilities					
Total Rentable SF	8	62,490			
Total 2021-2023 Biennial Lease Cost		585,836			
Additional 2019-2021 Costs for Lease Properties (O&M)	9	Included above			
Office/Administrative Usable Square Feet (USF)	2	30,571	Estimate/Actual	5	49% % USF/GSF
Occupants Position Count (PC)	3	436	Office/Admin USF/PC	6	70

Definitions

CRV	1	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)
USF	2	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
Occupant Position Count (PC)	3	Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4	Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5	Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6	Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in #7, "Agency Measure".
Agency Measure	7	If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
O&M	9	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Agency Name Oregon Department of Fish and Wildlife

Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance

Personal Services (PS) Operations and Maintenance
Services and Supplies (S&S) Operations and Maintenance
Utilities not included in PS and S&S above
Total O&M
O&M \$/SF

1	2019-21 Actual	2021-23 LAB	2023-25 Budgeted	2025-27 Projected
	\$1,346,203	\$1,536,200	\$1,656,750	\$1,789,290
	\$4,498,393	\$4,691,824	\$5,021,220	\$5,232,111
	\$3,163,409	\$3,299,436	\$3,438,013	\$3,582,410
	\$9,008,005	\$9,527,460	\$10,115,983	\$10,603,811
	6.65	7.03	7.47	\$7.83

Total O&M SF 1,354,532 Include only the SF for which your agency provides O&M funding.

O&M Estimated Fund Split Percentage %

2	General Fund	Lottery Fund	Other Funds	Federal Funds
	18%	0%	29%	53%

Deferred Maintenance Funding In Current Budget Model

Total Short and Long Term Deferred Maintenance Plan for Facilities

Priorities 1-3 - Currently, Potentially and Not Yet Critical
Priority 4 - Seismic & Natural Hazard
Priority 5 - Modernization
Total Priority Need
Facility Condition Index (Priority 1-3 Needs/CRV)

3	2023-25 Biennium		Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)
4,5,6	Current Costs 2021	Ten Year Projection	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)
7	\$24,053,947	\$80,499,602	\$5,000,000	\$10,000,000
8	\$0	\$0		
9		40.375%	9.557%	35.360%

SB 1067 Guidance Below
If your allocation is <- 2%, replace with your value

(minus DM funding in current budget model)

Assets CRV \$199,378,347 Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Process/Software for routine maintenance (O&M)
Process/Software for deferred maintenance/renewal
Process for funding facilities maintenance

ODFW facility managers are responsible for monitoring the condition of facilities. When the manager notices a maintenance issue, they arrange for repair out of their facility budget. If the repair is extensive, they work with Headquarters to move forward with an open bid opportunity and find funds to cover the cost.
iPlan: FCAs completed in 2017.
Maintenance funds come from several sources: General Fund (POPs), Lottery Fund, Federal Funds, Donations, and Mitigation dollars. As projects are identified, HQ develops a strategy to gather the funds to perform the repair. The agency is currently working on an ongoing general fund budget request to establish a consistent source of funds to perform facility repair.

Provide narrative
Provide narrative
Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
O&M Estimated Fund Split Percentage %	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067; SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Priority Five: Modernization	8	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Facility Condition Index	9	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Note: Complete a separate form for each project

Agency	Oregon Department of Fish and Wildlife		Schedule		
Project Name	North Willamette Watershed District Office Building 13 Office Replacement	Cost Estimate 2,900,000	Cost Est. Date Feb-22	Start Date Sep-22	Est. Completion Sep-23
Address /Location		GSF 4100	# Stories 2	Land Use/Zoning Satisfied Y N	

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
			X	

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
The North Willamette Watershed District Office has numerous buildings that make up the campus. One of those buildings is titled Building 13. This building has had ongoing issues with water intrusion through leaky windows and the roof. The purpose of this project is to replace that building with a new multistory building. The original building was single story, however the agency is contemplating adding a full second story to allow for work space while other building replacements throughout the campus.

Project Scope and Alternates Considered
The project scope is to demolish the existing office building and replace it with a new two story building that meets current building code. The agency has considered options of repairing the existing building and renting portable office space to be setup next to the building

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements	72500		
7 Architectural, Engineering Consultants	50000		
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 OWNER'S PROJECT CONTINGENCY			
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TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
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Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

Note: Complete a separate form for each project

Agency	Oregon Department of Fish and Wildlife		Schedule		
Project Name	Klamath Hatchery Hatchhouse Replacement	Cost Estimate 5,500,000	Cost Est. Date Oct-21	Start Date May-23	Est. Completion May-25
Address /Location	9050	GSF	# Stories 2	Land Use/Zoning Satisfied Y N	

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
			X	X

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
The hatchhouse at Klamath Hatchery was lost during the 2020 fires. This structure is critical to the life cycle development of hatchery raised fish as it is the where the fish eggs are hatched and taken to the life stage to be housed in the exterior raceways. This project will replae the old hatchhouse with a similar sized structure that meets current building codes and allow for utilization of current propagation equipment and techniques. The previous hatchhouse was constructed prior to building codes being in existence.

Project Scope and Alternates Considered
The project scope is to replace the lost hatchhouse. No alternatives were considered in this instance because insurance and FEMA funding should cover the costs for replacement.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements	137500		
7 Architectural, Engineering Consultants	100000		
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 OWNER'S PROJECT CONTINGENCY			
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TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
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Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

Note: Complete a separate form for each project

Agency	Oregon Department of Fish and Wildlife		Schedule		
Project Name	John Day Watershed District Office (Pendleton)	Cost Estimate 2,100,000	Cost Est. Date Feb-22	Start Date Sep-22	Est. Completion Sep-24
Address /Location		GSF	# Stories	Land Use/Zoning Satisfied	
				Y	N

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
			X	X

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
The Pendleton Office has outgrown its piece of property that houses the various office and storage buildings for the agency. The long and skinny shape of the property does not allow for adequate development for the needed growth and the office location is not adequate to conduct agency business.

Project Scope and Alternates Considered
The project scope is to move the office to a new location. This will require land purchase, potentially site development for utilities, and construction of a new office and site systems. The agency has considered options of repairing the existing building, and rebuilding on site.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements	52500		
7 Architectural, Engineering Consultants	100000		
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 **OWNER'S PROJECT CONTINGENCY**

TOTAL PROJECT COST	\$	% Project Cost	\$/GSF

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

**Facility Plan - 10 Year Space Needs Summary Report
2023-25 Biennium**

Agency Name Oregon Department of Fish and Wildlife

Note: List each project/lease or disposal separately.

Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count ¹	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2023-25										
2025-27										
2027-29										
2029-31										
2031-33										

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

Planned Disposal of Owned Facility

Biennium	Facility Name	Description

Definitions

Occupant Position Count (PC)	1	Estimated Position Count assigned to (home location) each building or lease as applicable
RSF	2	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
USF	3	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
O&M	4	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial



Oregon

Kate Brown, Governor

Parks and Recreation Department

Mountain Region Office

62976 O.B. Riley Rd.

Bend, OR 97703-9001

(541) 388-6212

<https://stateparks.oregon.gov>

28 May 2022

To: Capital Projects Advisory Board

From: Oregon Parks and Recreation Department

Subject: 2023-25 Agency Plan Submission

The Oregon Parks and Recreation Department has focused on recovery during the 2021-23 biennium. The effects of the COVID-19 Pandemic and 2020 fires led to the 2020 economic downturn, forty-seven staff going on rotation to other state agencies, and an extreme shortage of seasonal and volunteer staff that the agency relies on to help maintain the properties and facilities in OPRD care. The staff on rotation that were available have returned to OPRD in 2021; and the remaining open positions are being filled to rebuild the Engineering and Project Management Department. The agency is also focused on filling the seasonal and volunteer positions to prepare for our peak visitation season.

The changes that OPRD experienced over this period was the return of main funding that led to the ability to build staffing levels back up. OPRD is still in recovery and continuing to back fill permanent and seasonal positions to pre-pandemic levels. The deficit in staffing during the pandemic has impacted the agency's ability to plan and implement major projects; as well as address regular cleaning, preventive maintenance, and small project work throughout the state. This has led to a backlog on facility repairs throughout the state.

During the 2023-25 biennium OPRD has several large projects planned during the 2023-25 biennium to update the infrastructures that support our main operations of providing bathroom/shower facilities for visitors as well as electrical and sewer hookups. We will also be restoring 1-2 historical facilities and adding additional restroom/shower facilities while expanding overnight opportunities. The infusion of General Obligation funds will be a big part in accomplishing this. The goals are to update some of the aging infrastructure that is unable to meet visitation demand.

A summary of the major projects planned in the 2023-25 biennium are:

Fort Stevens Rehabilitation: Electrical, water, and wastewater system upgrades for four campground loops. Upgrade the wastewater lift stations. Replace a 1955 shower/restroom, upgrade other restrooms, and replace the restroom at the Peter Iredale day-use area. \$6-8M

Cape Lookout Rehabilitation: Relocate A & B loops to higher ground, which includes new roads, new infrastructure and restroom/shower facilities. Remove facilities that are being lost to ocean erosion. \$8-10M

Beverly Beach Rehabilitation: Upgrade outdated electrical systems throughout the campground. \$1-2M

Nehalem Bay Upgrade: Parkwide Upgrade and Yurt Loop: Upgrade existing utilities in three loops. Add a new cabin loop, tent sites, and new campground restrooms within the campground. Add seasonal staff housing, upgrades to several day-use facilities. \$5-8M

Portland Women's Forum Parking Expansion and Restroom: Build a new restroom building and expand parking at the Portland Women's Forum. Initial design work is complete for both a restroom and 100-space parking lot that meets National Scenic Area requirements. \$2-4M

Smith Rock Congestion, Access, & Visitor Center: Build a new visitor center and restroom, as well as complete electrical upgrades, and make parking/traffic improvements to meet current and future visitor needs. Work to include some trail improvements. \$4-6M

Silver Falls North Side Expansion: Begin the north gateway development that includes a campground with restroom/shower facilities, a visitor center, and a new North Canyon trailhead and parking lot. Infrastructure improvements such as water, electrical, and sewer systems, as well as relocation of the current RV dump station. \$8-10M

Champoeg Camping Expansion: Add a new camping loop, riverside cabins, and restroom/shower building, as well as possible upgrades to the current drain field or develop an additional drain field and possible electrical and water systems upgrades. \$3-5M

Milo McIver Camping Expansion: Add a second loop with restroom/shower facilities to the campground. Upgrade the park sewer and water systems. The current water system provides water to both the park and the Oregon Department of Fish and Wildlife fish hatchery within the park. Electrical and water system upgrade, additional loop, cabins, new restroom/shower. \$3-5M

Kam Wah Chuch Interpretive Center and Collections Building: Expand the park by acquiring city park property and construct new facilities to house a visitor/interpretive center and collections materials. Visitor and collections building, parking. \$3-5M

Fort Stevens Guardhouse Restoration: Repair the roof structure and replace the slate roof, repoint the bricks, restore windows and doors, as well as complete exterior access improvements, utilities and landscape improvements to stop water leaks in the basement, and upgrade water, sewer and electrical connections. \$1-3M

These projects are in various development and Master Planning stages and some are expected to include Facility Improvement Project funding due to the rising costs of material and labor we are experiencing. OPRD is also proposing additional projects with Policy Option Package funding to expand on the agency plan to further update property infrastructure. Those projects include:

- Restroom Replacements: \$8M
- Paving Reconstruction: \$5M
- Historic Restoration: \$7M

OPRD is looking forward to the opportunity to update its systems that support the facilities, some of its facilities, and provide new visitor centers to well loved properties throughout the state.



Lori Friesen | Project Standards and Tracking | Senior Project Manager

Oregon Parks and Recreation Department
Central Parks Services



CPAB Presentation 2022

2023-2025 Plan D R A F T

State Parks in recovery

and preparing for the next 100 years





OPRD mission

To provide and protect outstanding natural, scenic, cultural, historic, and recreational sites for the enjoyment and education of present and future generations.



Recovery

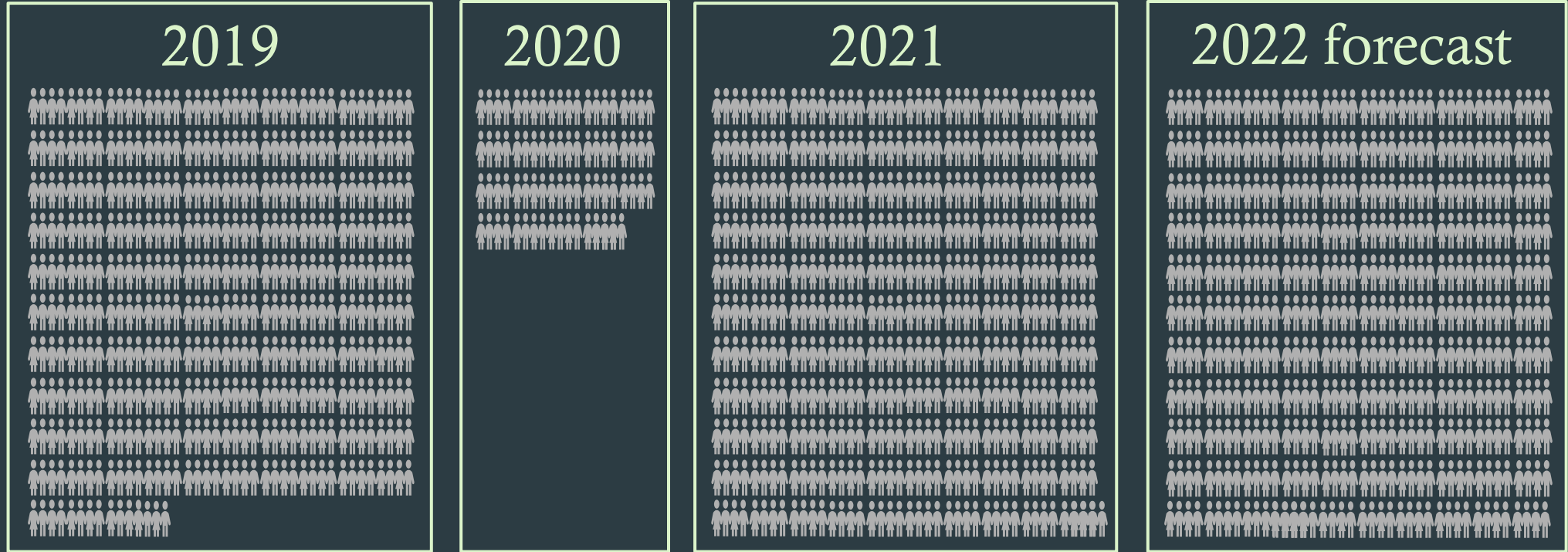
Permanent staffing

- 25 of the 47 permanent staff returned
 - 5 refilled
- 2 of the 3 LD staff returned
- 23 vacant positions froze





Seasonal staffing

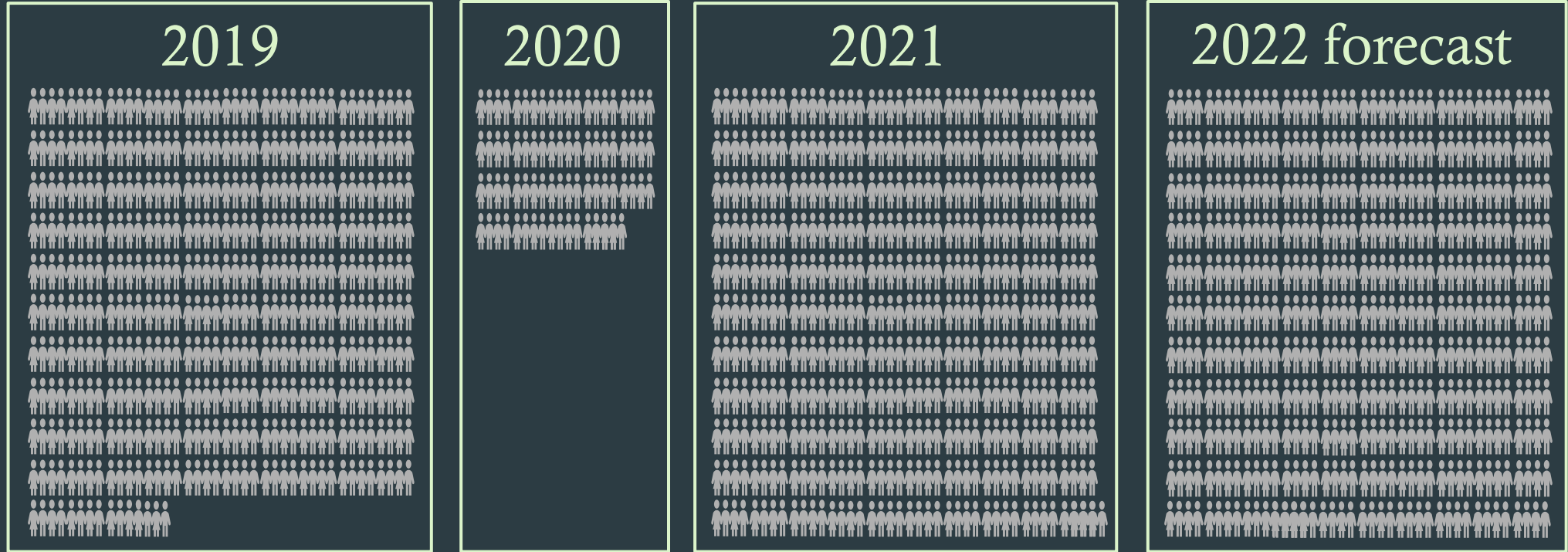


Visitors

Overnight:	2.95M	1.93M	3.03M
Day use:	49.9M	43.9M	53.7M



Seasonal staffing



Visitors

Overnight:

2.95M

1.93M

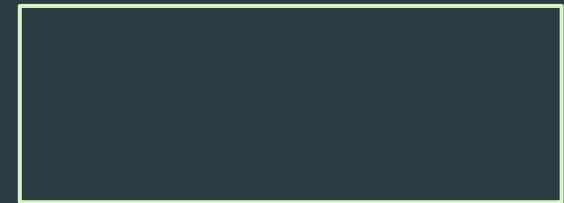
3.03M

Day use:

49.9M

43.9M

53.7M



State Parks are open

Day Use

Camping



State Parks are open

Day Use

Camping







Challenges ahead

- Competitive pay from outside sector
- Staff housing
- Extreme weather events
 - Rising ocean levels and drought
 - Fire
 - Get pics from Craig on Enahkonnie trail

Project priorities

- ▶ Backlog
- ▶ Camping Expansion



- Life / Safety
- Legally Liable
- Other Funding Sources
- Near Completion
- Commitments (can't easily be undone)
- Protects Significant Investment

Project priorities

- ▶ Backlog
- ▶ Camping Expansion



- GO Bond funding
- Improving accessibility
- Updating decaying infrastructure
- Protects Significant Investment



GO Bond & POP Projects



Project Categories and Identification

- **Parkwide & Efficiency Projects**
 - Parkwide Rehabilitation
 - Operational Improvements & Efficiencies
- **Enhancement & Expansion Projects**
 - Camping & Cabin Expansions
 - Visitor Facilities
- **Historic Restoration**
 - 1 – 2 Iconic Projects





Fort Stevens State Park – Parkwide Rehabilitation: \$6 – 8 Million



- Upgrade water and electric in L & M Loops
- Connect sewer in L, M, N & O Loops to lift station that was installed in 2004 but connections never made
- Replace 1955 restroom – C loop
- Replace and relocate Peter Iredale RR – pictured on left

Rehabilitation: Cape Lookout State Park

\$8 – 10 Million



Cape Lookout State Park Rehabilitation: \$8 – 10 Million

- Relocate A & B Loops away from foredune
- New Entrance
- Infrastructure
 - ▶ Roads, trails
 - ▶ Water, sewer, electric
- Other improvements



Beverly Beach State Park – Parkwide Rehabilitation: \$1 – 2 Million

- Proposed Project Includes:
- Upgrade Electrical System

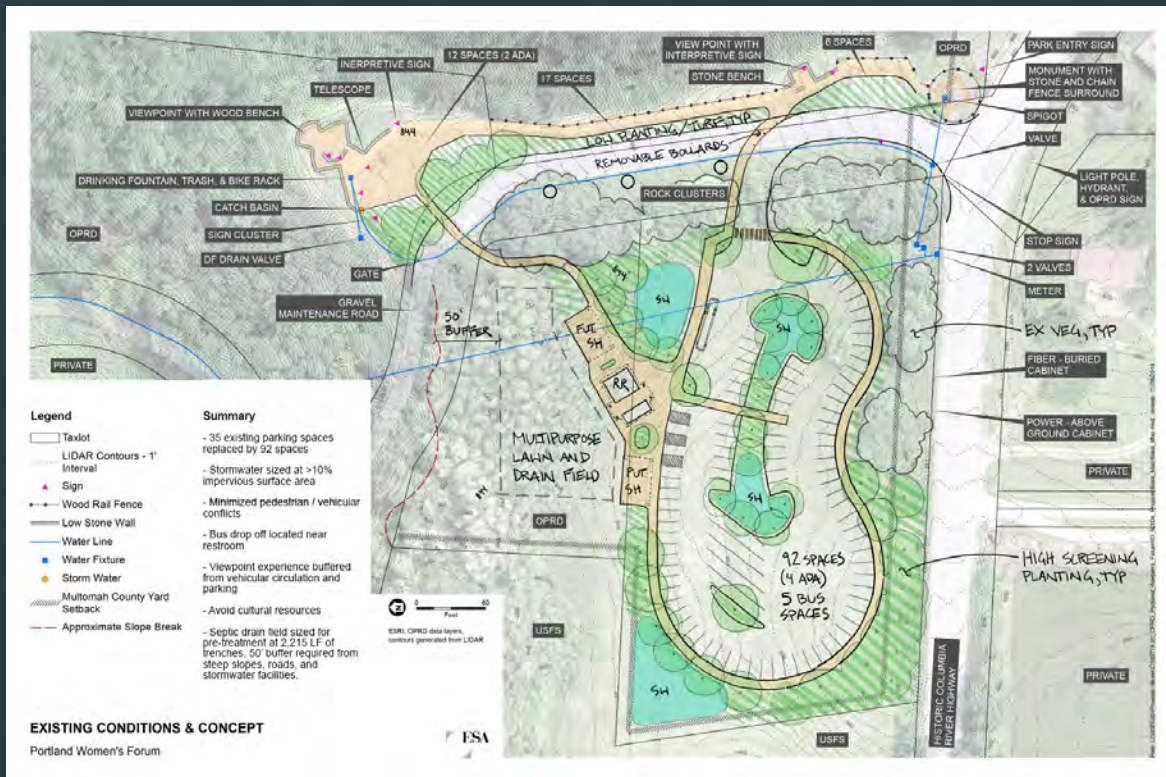




Nehalem Bay State Park – Parkwide Upgrade: \$5 – 8 Million

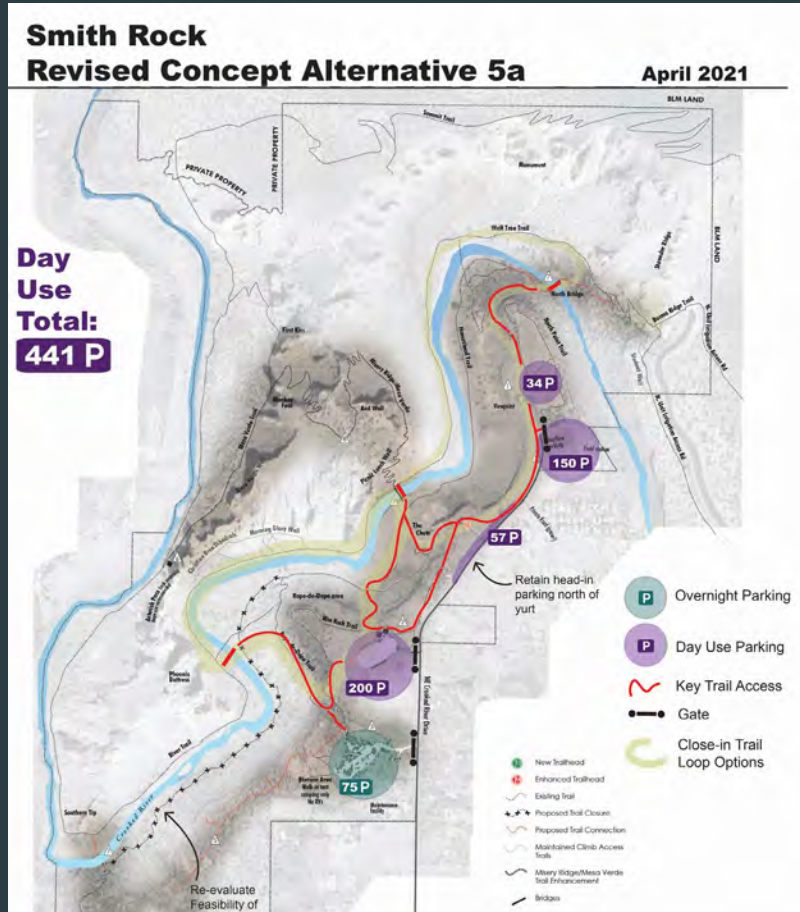


Portland Women's Forum – Parking Expansion and Restroom: \$2 – 4 Million





Smith Rock State Park – Congestion, Access & Visitor Center: \$4 – 6 Million





Smith Rock State Park – Congestion, Access & Visitor Center





Silver Falls State Park – North Side Expansion: \$8 – 10 Million

Development Concepts: North Falls Day Use Area



Silver Falls State Park - DRAFT Design Development Concept

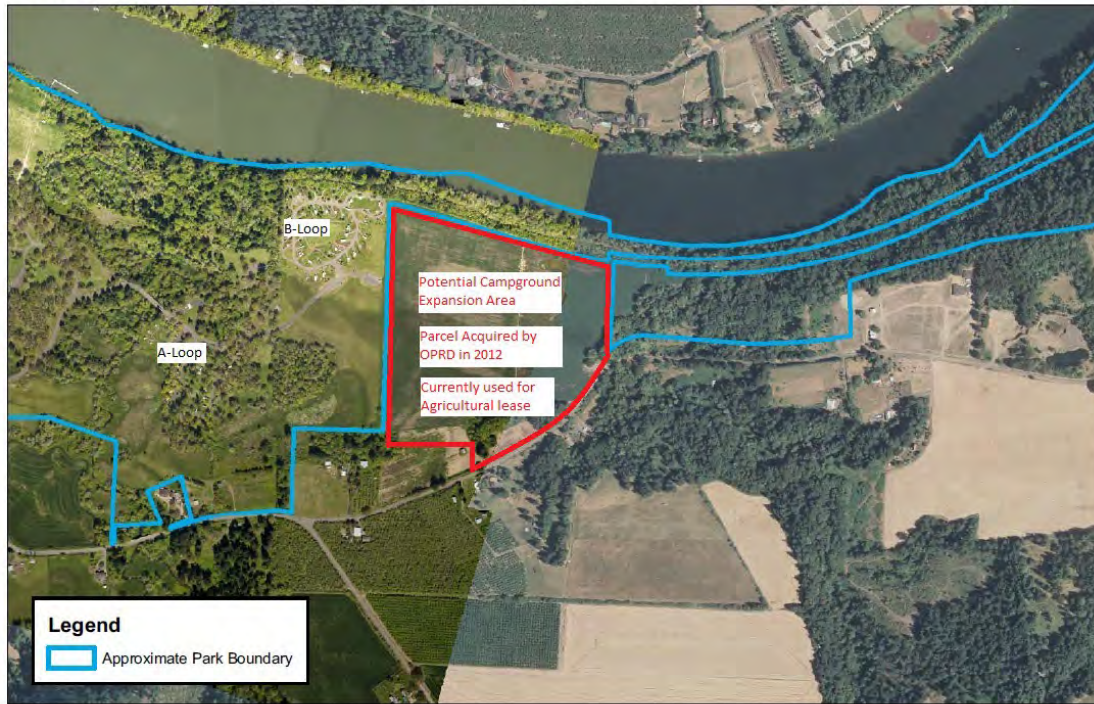




Champoeg State Heritage Area Camping Expansion: \$3 to 5 Million

CHAMPOEG STATE HERITAGE AREA
CENTRAL

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Oregon Lambert Projection
Datum NAD 83

0 465 930 Feet

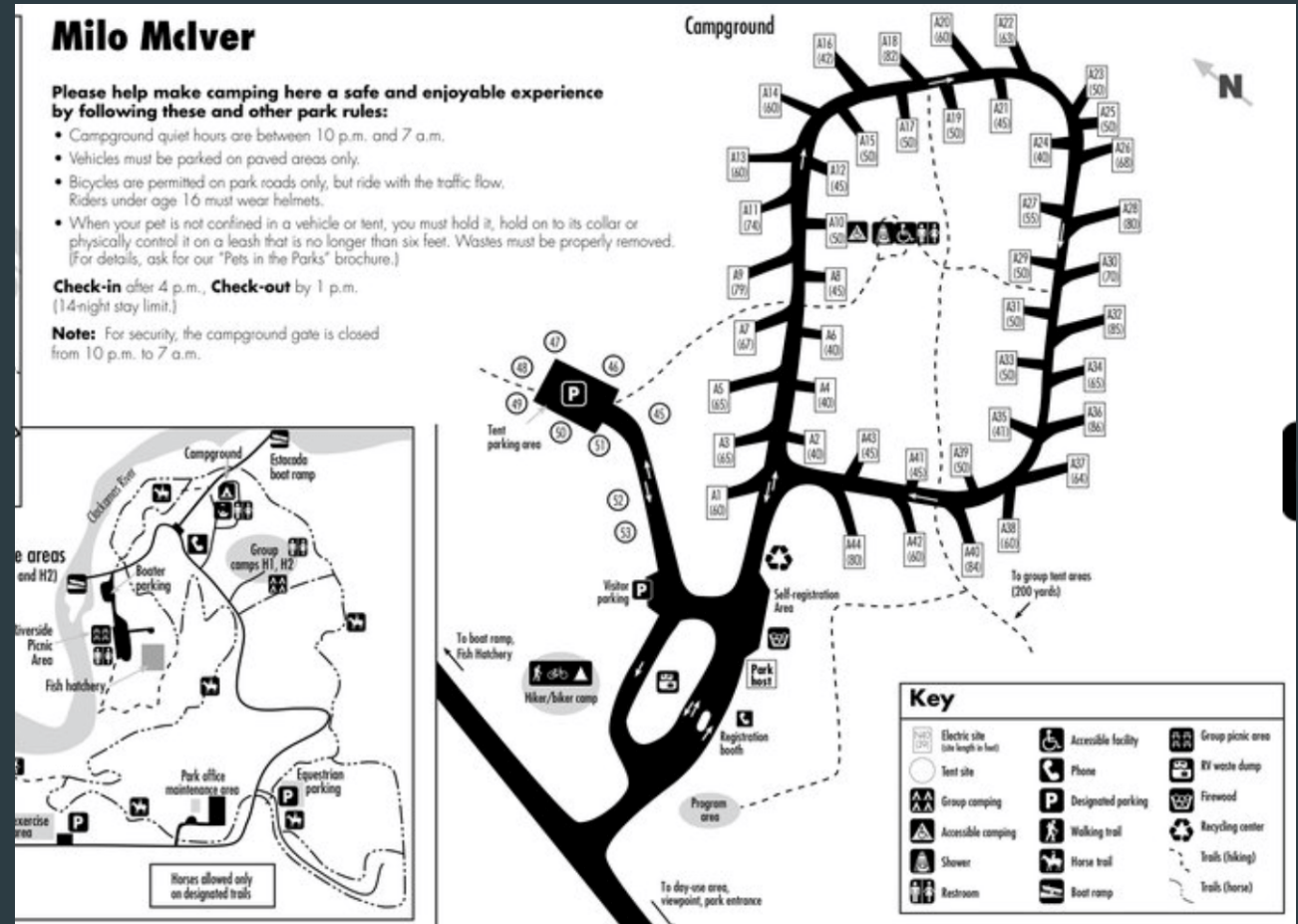
bc 12/11/2007
lparks/parkinfo.mxd

- Camping Expansion including Cabins & Restroom/Shower
- Parkwide electrical Main upgrade

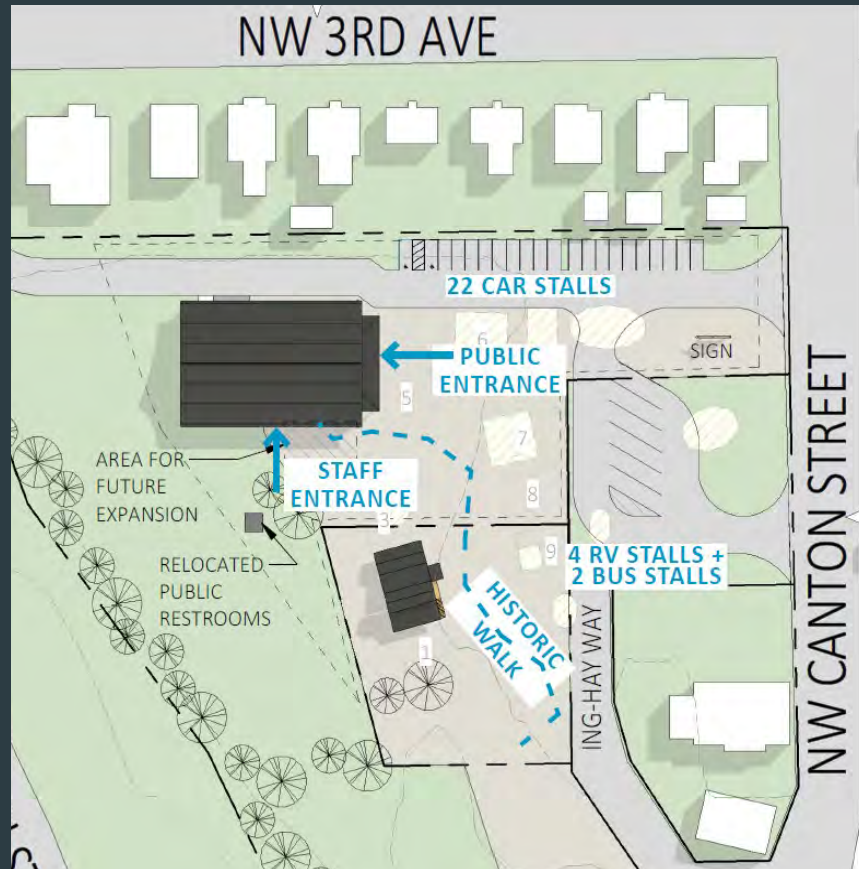


Milo McIver State Park – Camping Expansion: \$3 – 5 Million

- Camping Expansion including Cabins & Restroom/Shower
- Replace aging water-system infrastructure



Kam Wah Chung State Heritage Area – Interpretive Center & Collections Building: \$3 – 5 Million



Fort Stevens State Park – Guardhouse Restoration: \$1 – 3 Million





POLICY OPTION PACKAGES

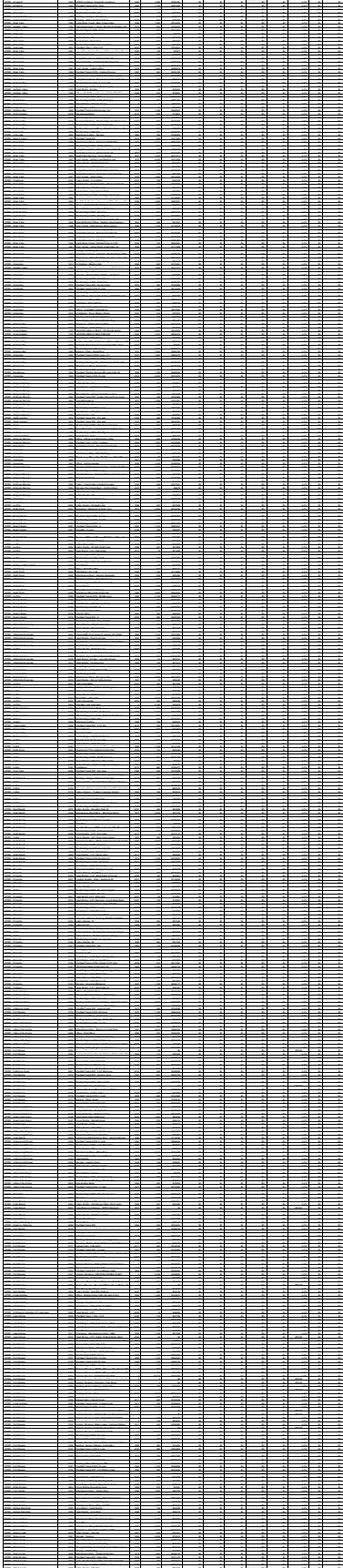
- \$8M Restroom Replacements
- \$5M Paving Reconstruction
- \$7M Historic Projects

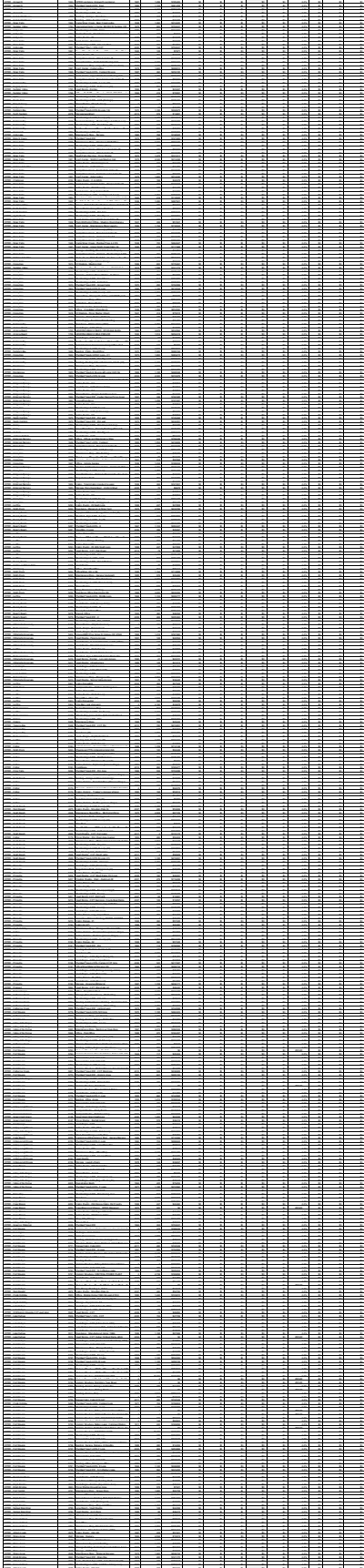
Proposed

Table 1: Summary of data

Year	Q1	Q2	Q3	Q4	Annual Total	Change (%)
2010	100	100	100	100	400	0
2011	105	105	105	105	420	5
2012	110	110	110	110	440	5
2013	115	115	115	115	460	5
2014	120	120	120	120	480	5
2015	125	125	125	125	500	5
2016	130	130	130	130	520	5
2017	135	135	135	135	540	5
2018	140	140	140	140	560	5
2019	145	145	145	145	580	5
2020	150	150	150	150	600	5
2021	155	155	155	155	620	5
2022	160	160	160	160	640	5
2023	165	165	165	165	660	5
2024	170	170	170	170	680	5
2025	175	175	175	175	700	5
2026	180	180	180	180	720	5
2027	185	185	185	185	740	5
2028	190	190	190	190	760	5
2029	195	195	195	195	780	5
2030	200	200	200	200	800	5

Year	Q1	Q2	Q3	Q4	Annual Total	Change (%)
2010	100	100	100	100	400	0
2011	105	105	105	105	420	5
2012	110	110	110	110	440	5
2013	115	115	115	115	460	5
2014	120	120	120	120	480	5
2015	125	125	125	125	500	5
2016	130	130	130	130	520	5
2017	135	135	135	135	540	5
2018	140	140	140	140	560	5
2019	145	145	145	145	580	5
2020	150	150	150	150	600	5
2021	155	155	155	155	620	5
2022	160	160	160	160	640	5
2023	165	165	165	165	660	5
2024	170	170	170	170	680	5
2025	175	175	175	175	700	5
2026	180	180	180	180	720	5
2027	185	185	185	185	740	5
2028	190	190	190	190	760	5
2029	195	195	195	195	780	5
2030	200	200	200	200	800	5





Facility Plan - Maintenance Priority 5
2023-25 Biennium

Agency Name Oregon Parks and Recreation Department

Current Maintenance Priority 5¹ for Owned Assets Over \$1M CRV

iPlan Data (Incl Soft Costs)						Agency Input				
Campus	Building ID	Building Name	Construction Year ²	Gross Square Footage	Current (Calculated) Replacement Value ³	Modernization Estimate	Notes/Description	2021-23 LAB Approved	2023-25 Requested Budget	Remaining Need (Estimated) = Columns G-I-J
A	B	C	D	E	F	G	H	I	J	K
OPRD - Yaquina Bay	5351	Yaquina Bay Lighthouse - OPRD Owned	1871	2,825	\$2,612,002	\$0		\$0	\$0	\$0
OPRD - Fort Stevens	5731	Historic, Structure, Old Fort Stevens, Battery Russ	0	2,400	\$2,265,222	\$0		\$0	\$0	\$0
OPRD - Cape Meares	5543	Cape Meares Lighthouse - OPRD Managed	1889	495	\$3,841,338	\$0		\$0	\$0	\$0
OPRD - Wolf Creek Inn	3197	Hotel - WOLF CREEK INN - Hotel & Restaurant	1883	11,094	\$4,160,918	\$0		\$0	\$0	\$0
OPRD - Silver Falls	1935	Residence - Desantis Property Large white house	1990	8,997	\$1,721,142	\$0		\$0	\$0	\$0
OPRD - Silver Falls	1934	Conf. Center - Big Leaf Dining Hall	1940	4,627	\$5,517,438	\$0		\$0	\$0	\$0
OPRD - Thompon's Mill	995	Thompson's Mills	1862	23,326	\$7,485,637	\$0		\$0	\$0	\$0
OPRD - Coquille	3893	Coquille River Lighthouse - OPRD Managed	1896	1,231	\$3,274,438	\$0		\$0	\$0	\$0
OPRD - Tryon Creek	3871	Nature Center - Interpretive Building	1975	4,395	\$1,258,302	\$0		\$0	\$0	\$0
OPRD - Depot Bay	3193	Depoe Bay Whale Watching Center	1956	3,332	\$2,074,481	\$0		\$0	\$0	\$0
OPRD - Fort Stevens	5740	Building, Historic, Guardhouse (Stockade)	1911	4,722	\$2,831,527	\$0		\$0	\$0	\$0
OPRD - Cape Blanco	6053	House - Hughes House SA (Historic)	1898	3,238	\$1,056,039	\$0		\$0	\$0	\$0
OPRD - Champoeg	3160	Infrastructure - Structure - Visitor Center	1976	7,852	\$2,012,595	\$0		\$0	\$0	\$0
OPRD - Crown Point	2872	Vista House	1918	3,925	\$7,328,667	\$0		\$0	\$0	\$0
OPRD - Fort Stevens	5719	Building, Ranger Station	1999	1,741	\$3,503,489	\$0		\$0	\$0	\$0
OPRD - Silver Falls	1994	South Falls Day Use - South Falls Lodge	1940	5,920	\$2,365,495	\$0		\$0	\$0	\$0
OPRD - Fort Stevens	5717	Building, Service, Warehouse/shop at Service Area	1930	2,592	\$1,315,053	\$0		\$0	\$0	\$0
OPRD - Rooster Rock	2504	Rooster Rock Main Office	2002	3,128	\$1,163,672	\$0		\$0	\$0	\$0
OPRD - Silver Falls	2053	Camp Silver Creek - Dining Hall	1938	2,657	\$1,963,012	\$0		\$0	\$0	\$0
OPRD - Heceta Head	4029	Heceta Head Lighthouse - OPRD Owned	1892	1,252	\$5,002,210	\$0		\$0	\$0	\$0
OPRD - Crissey Field	1601	Crissey Field - Welcome Center/Visitor Center 144	2008	4,400	\$4,415,799	\$0		\$0	\$0	\$0
OPRD - Honeyman	1628	Cleawox - Lodge/Concession	1938	3,827	\$5,643,249	\$0		\$0	\$0	\$0
Subtotal Over \$1M CRV				107,976	\$72,811,724	\$0		\$0	\$0	\$0

Definitions

Priority Five: Modernization	1	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management <i>or</i> Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Facility Plan - Facilities Planning Narrative 107BF02

2023-25 Biennium

Agency Name Oregon Parks and Recreation Department

1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand? Staffing to manage and address backlog and keep up w/increasing visitors, updating facilities touniversal access.

A) Park Visitation - Increasing visitation numbers due to longer summer seasons and population growth leads to the need for increasing levels of preventive maintenance, while also taxing our aging infrastructure. The utilities that support park facilities struggle to keep up with the increasing demand and many are at the end of their life.

B) Increases in staffing levels to keep up with the continual increase in visitation demands, preventive maintenance, and aging infrastructure.

C) Increases in space are not generally needed as this increase in visitation must be managed within the capacity of existing infrastructure and staffing levels, because expanding the infrastructure is either space-of budget-limited.

2. What are the key facility-related challenges over the next 10-years? (Please answer in order of priority)

A) Aging infrastructure - Key infrastructure, such as utilities and restroom facilities, that have far exceeded their useful lifespan.

B) Many of the facilities owned and managed by OPRD were inherited and built prior to ADA standards. The agency has developed an ADA Transition Plan in efforts to update facilities. The efforts go beyond that to also improve Universal Access when and where we can.

C) Emerging maintenance - As the maintenance backlog is brought down, emerging maintenance is increasing and quickly exceeding backlog costs.

D) As maintenance demands increase due to the condition of park infrastructure and increasing visitation, this also increases the need for additional staffing to maintain the facilities. The 2020 economic downturn related to the COVID-10 pandemic led to a staffing shortage without much of a decline in visitors to the parks and rest areas the agency maintains. We are now working on getting levels back to pre-pandemic numbers. Staffing and the availability housing for seasonal personnel will be a challenge moving forward.

D) The 2020 economic downturn related to the COVID-19 pandemic resulting in a staffing deficient and many areas throughout the department. With the return of OPRD's major funding source, Lottery Funds, the agency has begun to bring staff back from rotations and rebuild the Engineering and Project Management section along with others within the department.

3. What do you need to meet these challenge

A) A return to a level that allows OPRD to adequately reach staffing levels, preventative maintenance activities, and maintenance backlog projects to accommodate visitor demand.

B) Adequate funding above pre-pandemic levels is essential for meeting the emergent maintenance needs - just because OPRD has made significant progress in reducing the maintenance backlog, the aging facility issue is not yet fully cured. With the additional infusion of General Obligation funds OPRD will have the funding to address some of its aging infrastructure that support its facilities.

C) The staffing succession wave has reduced the skill level of current staff; as new employees replace long term staff, an increased emphasis on training is needed as to ensure the skills needed to care for facilities at a level sufficient for successful preventative maintenance.

Facility Plan - Facility Summary Report 107BF16a
2023-25 Biennium

Agency Name Oregon Parks and Recreation Department

Table A: Owned Assets Over \$1M CRV		FY 2022 DATA			
Total Number of Facilities Over \$1M			22		
Current Replacement Value \$ (CRV)	1	\$69,863,485		Source	4 Risk Risk or FCA
Total Gross Square Feet (GSF)		107,976			
Office/Administrative Usable Square Feet (USF)	2	1,000		<i>Estimate/Actual</i>	5 0.93% % USF/GSF
Occupants Position Count (PC)	3	15		Office/Admin USF/PC	6 66.67
				or Agency Measure	7

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	1101
CRV	1 161281172.8
Total Gross Square Feet (GSF)	859035

Table C: Leased Facilities			
Total Rented SF	8 3,000		
Total 2021-23 Biennial Lease Cost		\$48,000	
Additional 2021-23 Costs for Lease Properties (O&M)	9 NA		
Office/Administrative Usable Square Feet (USF)	2 3,000		<i>Estimate/Actual</i> 5
Occupants Position Count (PC)	3 12		Office/Admin USF/PC 6
			% USF/GSF

Definitions

CRV	1	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)
USF	2	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
Occupant Position Count (PC)	3	Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4	Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5	Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6	Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in #7, "Agency Measure".
Agency Measure	7	If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
O&M	9	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Agency Name Oregon Parks and Recreation Department

Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance

1	2019-21 Actual	2021-23 LAB	2023-25 Budgeted	2025-27 Budgeted
Personal Services (PS) Operations and Maintenance	\$70,708,741.00	\$95,190,201.00	\$97,412,644.00	\$101,131,569.00
Services and Supplies (S&S) Operations and Maintenance	\$25,292,084.00	\$25,549,976.00	\$25,549,976.00	\$29,286,837.00
Utilities not included in PS and S&S above	\$5,649,442.00	\$546,143.00	\$546,439.00	\$6,162,693.00
Total O&M	\$101,650,267.00	\$121,286,320.00	\$123,509,059.00	\$136,581,099.00
O&M \$/SF	#REF!	#REF!		

Total O&M SF #REF! Include only the SF for which your agency provides O&M funding.

O&M Estimated Fund Split Percentage %	2	General Fund	Lottery Fund	Other Funds	Federal Funds
			47.43	50.59	1.98

Deferred Maintenance Funding In Current Budget Model

Total Short and Long Term Deferred Maintenance Plan for Facilities

	2023-25 Biennium	Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)
	Current Costs 2021	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)
3			
4,5,6			
7	\$0		
8			
9	#DIV/0!	#DIV/0!	#DIV/0!

SB 1067 Guidance Below
If your allocation is <= 2%, replace with your value

(minus DM funding in current budget model)

Assets CRV Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Process/Software for routine maintenance (O&M)	Oregon Parks and Recreation Information System (OPRIS). Maintenance Software	Provide narrative
Process/Software for deferred maintenance/renewal	Oregon Parks and Recreation Information System (OPRIS). Maintenance Software	Provide narrative
Process for funding facilities maintenance	Field Investment Fund, Preventive Maintenance Fund, and Operations Funding	Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
O&M Estimated Fund Split Percentage %	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067: SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Priority Five: Modernization	8	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Facility Condition Index	9	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Note: Complete a separate form for each project

Agency	Oregon Parks and Recreation Department		Schedule		
Project Name	None	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
Address /Location		GSF	# Stories	Land Use/Zoning Satisfied	
				Y	N

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

Project Scope and Alternates Considered

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 **OWNER'S PROJECT CONTINGENCY**

TOTAL PROJECT COST	\$	% Project Cost	\$/GSF

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

Facility Plan - 10 Year Space Needs Summary Report
2023-25 Biennium

Agency Name Oregon Parks and Recreation Department

Note: List each project/lease or disposal separately.

Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count ¹	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2023-25		Silver Falls - DeSantis Property Fort Stevens - Guard House Restoration KWC Interpretive Center	Finish interior for visitor contact services Repair and restore historical Guard House New interpretive center and historical collections building							
2025-27		Silver Falls - DeSantis Property Smith Rock - Visitor Center	Finish interior for visitor contact services New visitor center							
2027-29		FT Stevens Blockade ADA Access	Provide ADA access							
2029-31										
2031-33										

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated) A	USF ³ B	Position Count ¹ C	Biennial \$ Rent/RSF ² D	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment E	Total Cost/Biennium (D+E) * A

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated) A	USF ³ B	Position Count ¹ C	Biennial \$ Rent/RSF ² D	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment E	Total Cost/Biennium (D+E) * A

Planned Disposal of Owned Facility

Biennium	Facility Name	Description

Definitions

Occupant Position Count (PC)	1	Estimated Position Count assigned to (home location) each building or lease as applicable
RSF	2	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
USF	3	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
O&M	4	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial



5/25/2022

RE: CPAB Memo

The project approved by the board in the last biennium to design and construct an emergency water supply system to provide a backup water supply for the hospital is in the engineering phase. An RFP was solicited for the engineering and AEI engineering was the successful bidder. AEI engineering developed the preliminary project study and was involved with the original construction of the hospital. Engineering is anticipated to be complete by late summer and an ITB for construction will follow with final completion anticipated by Spring 2023. OSH major deferred maintenance projects underway this biennium include replacing the hospitals main backflow system, security camera replacements, demolishing an unused and uninhabitable building and sidewalk and parking lot improvements on our Pendleton campus

The Oregon State Hospital (OSH) Salem and Junction City campuses have a robust preventative maintenance program and adequate budgetary funding for routine preventative maintenance (PM).

OSH utilizes a computerized maintenance management system, and all asset PMs are routinely performed by in-house trades staff or contractors.

OSH has had to focus on staff and patient safety throughout the Covid 19 pandemic and the impacts that were brought about by the pandemic, OSH made significant changes in the infection control measures throughout the pandemic including creating covid positive units for patients who tested positive for covid 19 and units for persons under investigation (PUI) units and converting air pressure relationships to contain viral spread on Covid positive and PUI units. OSH invested in self-screening stations to screen staff daily and various infection control improvements throughout the facilities. To date OSH has not had a patient death related to Covid 19.

OSH is not submitting for any major construction/acquisition projects for the 2023-25 biennium.

Sincerely,
Jerry Frampton
Director of Facility Operations.





Oregon State Hospital/2023-25 Facilities Plan

Capital Projects Advisory Board

June 10, 2022

Salem Campus



Junction City Campus



Agency Overview



- Mission

We are a psychiatric hospital that inspires hope, promotes safety and supports recovery for all.

Our mission is to provide therapeutic, evidence-based, patient-centered treatment focusing on recovery and community reintegration all in a safe environment.

With two campuses, one in Salem and one in Junction City, Oregon State Hospital serves more than 1,400 people per year and employs more than 2,000 staff. Oregon State Hospital operates under the direction of the Oregon Health Authority. The superintendent is Dolly Matteucci. The Salem campus has the capacity to serve up to 620 people at a time, and the Junction Campus can serve up to 174.

Pendleton Cottage is a residential care facility in Pendleton, Oregon and has 16 beds

- Portfolio Size Gross SF 1,120,033 CRV over \$1M \$524,195,531
- Funding Type 95% GF, 5% OF



Planning Factors

- Current/Future Demand

Salem Campus			
Asset	Qty	Est. Cost	Total
Patient room ligature resistant desks	590	\$800	\$472,000
Patient room ligature resistant wardrobe	590	\$700	\$413,000
Patient room ligature resistant nightstand	590	\$400	\$236,000
Patient room ligature resistant shelving unit	590	\$500	\$295,000
PLC system replacement		3,000,000	\$3,000,000
Security cameras (Incremental replacement)	200	\$1200	\$240,000
Lighting Control	TBD		
Trash Compactors	3	\$80,000	\$240,000
Smithco Leaf sweeper	1	\$35,000	\$35,000
Commercial Mowers	2	\$40,000	\$80,000
Kubota Tractor with Loader	1	\$35,000	\$35,000
Kubota RTV900 Replacements	3	\$20,000	\$60,000
Turf Vacuum	1	\$15,000	\$15,000
Dump Trailer	1	\$12,000	\$12,000
Chipper	1	\$30,000	\$30,000
Backhoe	1	\$100,000	\$100,000
Total			\$5,263,000
Junction City Campus			
Asset	Qty	Est. Cost	Total
Security Camera's (Incremental replacement)	200	\$1200	\$240,000
TBD			
Total			\$240,000



Facility Condition

- OSH has not undergone a Facility Condition Assessment by an outside source. The Salem campus was constructed in 2011 and the Junction City campus was constructed in 2014- Both are newer facilities.
- Both campuses will bring in a consultant to perform an FCI assessment in the 2023-35 biennium.

Major Construction/Acquisition

- The project approved by the board in the last biennium to design and construct an emergency water supply system to provide a backup water supply for the hospital is in the engineering phase, An RFP was solicited for the engineering and AEI engineering was the successful bidder. AEI engineering developed the preliminary project study and was involved with the original construction of the hospital. Engineering is anticipated to be complete by late summer and an ITB for construction will follow with final completion anticipated by Spring 2023. OSH major deferred maintenance projects underway this biennium include replacing the hospitals main backflow system, security camera replacements, demolishing an unused and uninhabitable building and sidewalk and parking lot improvements on our Pendleton campus. No major projects are projected for 2023-25

Facility Plan - Maintenance Priority 1-4
2023-25 Biennium

Agency Name Oregon Health Authority/Oregon State Hospital

Current Maintenance Priority 1-4 for Owned Assets Over \$1M CRV*

Campus	iPlan Data (Incl Soft Costs)											Agency Input	
	Building ID	Building Name	Construction Year*	Gross Square Footage	Current Replacement Value*	Priority 1 - Currently Critical (Life Safety, DM, Compliance)*	Priority 2 - Critical (Near Term Capital Renewal, Functionality)*	Priority 3 - Not Yet Critical (Mid-Term)	Priority 4 - Seismic + Natural Hazard Remediation (if applicable)	Leave Blank	Total (G+H+I+J)	Current ECF less Seismic Nat Haz (G+H)/J	2023-25 LAB Approved
OSH - Pendleton Cottage	2781	EOTC - Building C-16 Bed Residence	0	5,838	\$1,867,016	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Junction City	3383	JC Cottage 3	2014	3,272	\$1,233,946	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Junction City	3382	JC Main Building	2014	220,000	\$136,486,701	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	309443	Motor Pool - S05	1999	4,800	\$1,782,279	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3592	Cottage 02	1909	4,609	\$1,993,046	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Junction City	3381	JC Cottage 1	2014	3,272	\$1,389,483	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Junction City	3380	JC Cottage 2	2014	3,272	\$1,636,307	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2785	EOTC - Building E 32-bed residence (E)	0	11,413	\$1,630,748	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3584	Cottage 08	1945	2,160	\$1,148,852	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3599	Physical Plant - Building 63	1929	33,592	\$3,891,839	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3588	Cottage 01	1901	3,300	\$2,034,521	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3602	Cottage 07	1942	2,000	\$1,128,469	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3606	Cottage 06	1941	2,900	\$1,734,527	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3609	Salem Campus Main Building	2011	812,398	\$363,112,672	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3610	Cottage 05	1940	2,500	\$1,779,140	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2778	EOTC - Building D-16 bed Residence	0	4,707	\$1,444,987	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
Subtotal Over \$1M CRV				1,129,033	\$24,194,531	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
				1,179,400	\$36,081,063	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0

Maintenance Priority 1-4 for Owned Assets Under \$1M CRV (Optional) - This is not required for the budget submission or CPAB Report. Agencies may choose to complete.

Campus	iPlan Data (Incl Soft Costs)											Agency Input	
	Building ID	Building Name	Construction Year*	Gross Square Footage	Current Replacement Value*	Priority 1 - Currently Critical (Life Safety, DM, Compliance)*	Priority 2 - Critical (Near Term Capital Renewal, Functionality)*	Priority 3 - Not Yet Critical (Mid-Term)	Priority 4 - Seismic + Natural Hazard Remediation (if applicable)	Leave Blank	Total (G+H+I+J)	Current ECF less Seismic Nat Haz (G+H)/J	2023-25 LAB Approved
OSH - Pendleton Cottage	2779	EOTC - Garage 112 garage (N)	0	575	\$10,882	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2778	EOTC - Building B 10- bed residence (D)	0	5,090	\$838,789	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2782	EOTC - Garage 108 (H)	0	528	\$11,197	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2783	EOTC - 990	0	0	\$33,212	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2784	EOTC - Building 106 garage Maintenance shop	0	264	\$12,761	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2777	EOTC - Building P generator building	0	1,572	\$35,647	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2776	EOTC - Building A 10-bed residence (C)	0	3,234	\$628,345	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2774	EOTC - 950	0	0	\$362,445	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2780	EOTC - FVBuilding 8 House 108	0	0	\$196,018	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3597	Cottage 14	1951	2,180	\$418,533	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3615	Cottage 16	1941	2,000	\$423,139	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3614	Cottage 03	1958	3,000	\$284,501	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3612	Cottage 23	1928	2,840	\$417,963	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3611	Building 93 - Cremins	1896	2,300	\$682,923	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3605	Cottage 17	1952	2,200	\$486,065	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3604	Cottage 15	1952	2,300	\$454,494	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3601	Cottage 11	1951	2,300	\$445,487	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3599	Cottage 18	1954	1,825	\$442,069	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3598	Cottage 13	1951	2,300	\$427,005	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3595	Cottage 22	0	3,010	\$445,493	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3596	Cottage 10	1946	2,000	\$431,386	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3595	Cottage 21	1958	2,300	\$457,592	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3594	Cottage 20	1956	2,300	\$465,076	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3593	Cottage 12	1951	2,000	\$427,296	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3591	Cottage 04	0	2,500	\$416,193	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Pendleton Cottage	2773	EOTC - Building MP multi purpose (L)	0	6,169	\$771,168	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3587	Cottage 19	1958	2,300	\$461,777	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
OSH - Salem	3600	Cottage 09	1946	2,300	\$416,075	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0
Subtotal Under \$1M CRV				59,367	10,886,533	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0

Definitions

Current Maintenance Priority 1-4	1	Current costs for all facility maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also include significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Facility Condition Index	8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage).

Facility Plan - Maintenance Priority 1-4
2023-25 Biennium

Agency Name Oregon Health Authority/Oregon State Hospital

10 Year Maintenance Priority 1-4 for Owned Assets Over \$1M CRV

Campus	A	Building ID	B	Building Name	C	Plan Data (Incl Soft Costs)										Agency Input			
						D	E	F	G	H	I	J	K	L	M	N	O		
OSH - Pendleton Cottage		2781	EOTC - Building C-16 Bed Residence	0	5,838	\$1,857,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Junction City		3383	JC Cottage 3	2014	3,272	\$1,233,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Junction City		3382	JC Main Building	2014	220,000	\$136,486,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		309443	Motor Pool - S05	1999	4,800	\$1,782,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3592	Cottage 02	1909	4,609	\$1,993,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Junction City		3381	JC Cottage 1	2014	3,272	\$1,389,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Junction City		3380	JC Cottage 2	2014	3,272	\$1,536,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2785	EOTC - Building E 32-bed residence (E)	0	11,413	\$1,630,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3584	Cottage 08	1945	2,160	\$1,148,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3599	Physical Plant - Building 63	1929	33,592	\$3,891,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3588	Cottage 01	1901	3,300	\$2,034,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3602	Cottage 07	1942	2,000	\$1,128,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3606	Cottage 06	1941	2,900	\$1,734,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3609	Salem Campus Main Building	2011	812,398	\$363,112,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Salem		3810	Cottage 05	1940	2,500	\$1,779,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2775	EOTC - Building D-16 Bed Residence	0	4,707	\$1,444,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
Subtotal Over \$1M CRV						1,120,033	\$524,194,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0
						1,179,400	\$535,081,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	\$0

Maintenance Priority 1-4 for Owned Assets Under \$1M CRV (Optional) - This is not required for the budget submission or CPAB Report. Agencies may choose to complete

Campus	A	Building ID	B	Building Name	C	Plan Data (Incl Soft Costs)										Agency Input			
						D	E	F	G	H	I	J	K	L	M	N	O		
OSH - Pendleton Cottage		2779	EOTC - Garage 112 garage (N)	0	575	\$10,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2778	EOTC - Building B 10-bed residence (D)	0	5,090	\$838,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2782	EOTC - Garage 108 (I)	0	528	\$11,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2783	EOTC - 990	0	0	\$33,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2784	EOTC - Building 106 garage Maintenance shop	0	264	\$12,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2777	EOTC - Building P generator building	0	1,572	\$35,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2776	EOTC - Building A 10-bed residence (C)	0	3,234	\$628,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2774	EOTC - 950	0	0	\$362,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2780	EOTC - FY/Building 8 House 108	0	0	\$199,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3597	Cottage 14	1951	2,160	\$418,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3615	Cottage 16	1941	2,000	\$423,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3614	Cottage 03	1958	3,000	\$284,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3612	Cottage 23	1928	2,840	\$417,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3611	Building 93 - Cremains	1998	2,300	\$682,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3605	Cottage 17	1952	2,200	\$466,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3604	Cottage 15	1952	2,300	\$454,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3601	Cottage 11	1951	2,300	\$445,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3589	Cottage 18	1954	1,625	\$442,069	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3598	Cottage 13	1951	2,300	\$427,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3585	Cottage 22	0	3,010	\$445,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3596	Cottage 10	1946	2,000	\$431,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3595	Cottage 21	1958	2,300	\$457,592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3594	Cottage 20	1956	2,300	\$465,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3593	Cottage 12	1951	2,000	\$427,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3591	Cottage 04	0	2,500	\$416,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Pendleton Cottage		2773	EOTC - Building MP multi purpose (L)	0	6,169	\$771,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3587	Cottage 19	1958	2,300	\$461,777	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
OSH - Salem		3600	Cottage 09	1946	2,300	\$415,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0
Subtotal Under \$1M CRV						99,367	\$10,886,633	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0

Definitions		
Current Maintenance Priority 1-4	1	Current costs for all facility maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instruction: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instruction: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Facility Condition Index	8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Facility Plan - Maintenance Priority 5
2023-25 Biennium

Agency Name

Oregon Health Authority/Oregon State Hospital

Current Maintenance Priority 5¹ for Owned Assets Over \$1M CRV

iPlan Data (Incl Soft Costs)						Agency Input				
Campus	Building ID	Building Name	Construction Year ²	Gross Square Footage	Current (Calculated) Replacement Value ³	Modernization Estimate	Notes/Description	2021-23 LAB Approved	2023-25 Requested Budget	Remaining Need (Estimated) = Columns G-I-J
A	B	C	D	E	F	G	H	I	J	K
OSH - Pendleton Cottage	2781	EOTC - Building C-16 Bed Residence	0	5,838	\$1,867,016	\$0		\$0	\$0	\$0
OSH - Junction City	3383	JC Cottage 3	2014	3,272	\$1,233,946	\$0		\$0	\$0	\$0
OSH - Junction City	3382	JC Main Building	2014	220,000	\$136,486,701	\$0		\$0	\$0	\$0
OSH - Salem	309443	Motor Pool - S05	1999	4,800	\$1,782,279	\$0		\$0	\$0	\$0
OSH - Salem	3592	Cottage 02	1909	4,609	\$1,993,046	\$0		\$0	\$0	\$0
OSH - Junction City	3381	JC Cottage 1	2014	3,272	\$1,389,483	\$0		\$0	\$0	\$0
OSH - Junction City	3380	JC Cottage 2	2014	3,272	\$1,536,307	\$0		\$0	\$0	\$0
OSH - Pendleton Cottage	2785	EOTC - Building E 32-bed residence (E)	0	11,413	\$1,630,748	\$0		\$0	\$0	\$0
OSH - Salem	3584	Cottage 08	1945	2,160	\$1,148,852	\$0		\$0	\$0	\$0
OSH - Salem	3599	Physical Plant - Building 63	1929	33,592	\$3,891,839	\$0		\$0	\$0	\$0
OSH - Salem	3588	Cottage 01	1901	3,300	\$2,034,521	\$0		\$0	\$0	\$0
OSH - Salem	3602	Cottage 07	1942	2,000	\$1,128,469	\$0		\$0	\$0	\$0
OSH - Salem	3606	Cottage 06	1941	2,900	\$1,734,527	\$0		\$0	\$0	\$0
OSH - Salem	3609	Salem Campus Main Building	2011	812,398	\$363,112,672	\$0		\$0	\$0	\$0
OSH - Salem	3610	Cottage 05	1940	2,500	\$1,779,140	\$0		\$0	\$0	\$0
OSH - Pendleton Cottage	2775	EOTC - Building D-16 bed Residence	0	4,707	\$1,444,987	\$0		\$0	\$0	\$0
Subtotal Over \$1M CRV				1,120,033	\$524,194,531	\$0		\$0	\$0	\$0

Definitions

Priority Five: Modernization	1	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or <i>Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)</i>

Facility Plan - Facilities Planning Narrative 107BF02

2023-25 Biennium

Agency Name Oregon Health Authority/Oregon State Hospital

1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand?

Oregon State Hospital is subject to standards determined by the Centers for Medicaid and Medicare Services (CMS) and reviewed and accredited through the Joint Commission on Accreditation of Healthcare Organizations (JCAHO). In addition to standard repair and maintenance of buildings and equipment, the hospital may be required to meet more stringent facilities requirements as determined by those governing bodies. These will be related to patient and staff safety, such as anti-ligature efforts.

The occupancy of the hospital is primarily determined by the judicial system. Periodic legislative changes will impact the types and quantities of patients to be admitted to OSH. Depending on the changes in law, this can drive an increase or decrease to the facility demand, partially determined by the level of care required for new patient admissions and the associated adaptation of existing hospital space.

Space requirements are therefore fluid. The measurement of space is done through monitoring of legislative and regulatory requirements, with associated increases or decreases to staffing dependent on shifting requirements and the needs of the patients.

2. What are the key facility-related challenges over the next 10-years? (Please answer in order of priority)

Construction or renovation to ensure efficient hospital utilization and sustainability.

Lifecycle replacement of high value equipment and assets.

Responding to regulatory changes requiring facility improvements.

Ensuring that a 5- and 10-year equipment replacement cycle is maintained.

Funding to develop life cycle costing, and budget for life cycles in advance of equipment breakdown.

Ensure upgrades are made to equipment to extend life cycles.

Above standard wear and tear of a facility partially occupied by persons not invested in long term facility care.

3. What do you need to meet these challenge

Receive budgetary funding adequate to meet these challenges.

Ensure that related technology resources are adequate and available.

Update and maintain associated maintenance software.

Agency Name Oregon Health Authority/Oregon State Hospital

Table A: Owned Assets Over \$1M CRV		FY 2022 DATA	
Total Number of Facilities Over \$1M		16	
Current Replacement Value \$ (CRV)	1	\$524,194,531	Source 4 Risk Risk or FCA
Total Gross Square Feet (GSF)		1,120,033	
Office/Administrative Usable Square Feet (USF)	2	675,451	Estimate/Actual 5 73% % USF/GSF
Occupants Position Count (PC)	3	1,751	Office/Admin USF/PC 6
			or Agency Measure 7 JCAHO

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	28
CRV	\$10,886,533
Total Gross Square Feet (GSF)	59,367

OSHA is regulated by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO or Joint Commission). OSHA is a 24/7 facility with three shifts. We calculate 2/3 of total position count for space occupied by a person during their shift.

Table C: Leased Facilities			
Total Rented SF	8	0	
Total 2021-23 Biennial Lease Cost		\$0	
Additional 2021-23 Costs for Lease Properties (O&M)	9	0	
Office/Administrative Usable Square Feet (USF)	2	0	Estimate/Actual 5 % USF/GSF
Occupants Position Count (PC)	3	0	Office/Admin USF/PC 6

Definitions

CRV	1	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)
USF	2	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
Occupant Position Count (PC)	3	Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4	Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5	Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6	Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in #7, "Agency Measure".
Agency Measure	7	If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
O&M	9	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Agency Name Oregon Health Authority/Oregon State Hospital

Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance

1	2019-21 Actual	2021-23 LAB	2023-25 Estimated	2025-27 Estimated
Personal Services (PS) Operations and Maintenance	\$13,243,046.00	\$14,122,501.00	\$15,817,201.00	\$17,715,265.00
Services and Supplies (S&S) Operations and Maintenance	\$7,601,507.00	\$7,649,466.00	\$7,970,744.00	\$8,305,515.00
Utilities not included in PS and S&S above				
Total O&M	\$20,844,553.00	\$21,771,967.00	\$23,787,945.00	\$26,020,780.00
O&M \$/SF	18.61	19.44		

Total O&M SF 1,120,033 Include only the SF for which your agency provides O&M funding.

2	General Fund	Lottery Fund	Other Funds	Federal Funds
O&M Estimated Fund Split Percentage %	95%		5%	

Deferred Maintenance Funding In Current Budget Model

Total Short and Long Term Deferred Maintenance Plan for Facilities

3	2023-25 Biennium		Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)
	Current Costs 2021	Ten Year Projection	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)
4,5,6	\$17,326,312	\$15,355,356	\$10,343,356	\$10,225,091
7	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0
	\$17,326,312	\$15,355,356	\$10,343,356	\$10,225,091
9	3.238%	2.670%	1.305%	0.959%

SB 1067 Guidance Below
If your allocation is <= 2%, replace with your value

(minus DM funding in current budget model)

Assets CRV \$535,081,063 Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Process/Software for routine maintenance (O&M)	zLink Maintenance Software	Provide narrative
Process/Software for deferred maintenance/renewal	zLink Maintenance Software	Provide narrative
Process for funding facilities maintenance	Contained within the Oregon State Hospital Budget	Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
O&M Estimated Fund Split Percentage %	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067: SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Priority Five: Modernization	8	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Facility Condition Index	9	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Note: Complete a separate form for each project

Agency	Oregon Health Authority/Oregon State Hospital		Schedule	
Project Name	None	Cost Estimate	Cost Est. Date	Start Date
		\$ 1,775,000		Est. Completion
Address /Location	2600 Center St NE, Salem, OR 97301	GSF	# Stories	Land Use/Zoning Satisfied
				Y N
Funding Source/s: Show the distribution of dollars by funding source for the full project cost.		General Funds	Lottery	Other
		100		

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
The hospital has identified an administrative and program staff space shortage and have had to move staff and programs to the cottages on campus and have identified future space needs requiring additional staff space. taff space shortage and have had to move staff and programs to the cottages on campus and have identified future space needs requiring additional staff space.

Project Scope and Alternates Considered
OSH Commissioned SRG architects to perform a feasibility study and budget proposal to infill an existing space within the secure perimeter that would add 2700 square feet of office space that would accommodate 32 staff and include a conference room, copy room, and unisex toilet room.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 1,775,000		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 1,775,000		

INDIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 **OWNER'S PROJECT CONTINGENCY**

TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
	\$ 1,775,000		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

Project Image/Illustration (optional)

**Facility Plan - 10 Year Space Needs Summary Report
2023-25 Biennium**

Agency Name Oregon Health Authority/Oregon State Hospital

Note: List each project/lease or disposal separately.

Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count ¹	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2023-25		Office Renovation	Renovation to increase office space	861,858	2,121	100				\$ 1,775,000
2025-27										
2027-29										
2029-31										
2031-33										

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

Planned Disposal of Owned Facility

Biennium	Facility Name	Description

Definitions

Occupant Position Count (PC)	1	Estimated Position Count assigned to (home location) each building or lease as applicable
RSF	2	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
USF	3	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
O&M	4	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial