



# Oregon

Kate Brown., Governor

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**To: The Honorable Fred Girod, Co-Chair  
The Honorable Paul Holvey, Co-Chair  
Joint Committee on Ways and Means  
Subcommittee on Capital Construction**



**Senate Bill 5505**

**Erica Kleiner, Deputy Director for Administration  
Oregon Department of Fish and Wildlife**

The department appreciates the opportunity to provide written testimony on Senate Bill 5505. Senate Bill 5505 provides for the issuance of general obligation bonds, revenue bonds, certificates of participation, and other financing agreements. In ODFW's case, the bill provides for the issuance of general obligation bonds in the amount of \$10,175,000 to address deferred maintenance at its facilities.

Several of ODFW's facilities have fallen into varying states of disrepair and are in need of investments to ensure the facilities are able to meet department goals. The most critical need exists at the department's Clackamas Complex property, which it has held deed to since 1948. The property is used for the conservation of wildlife and fish species, and currently houses several mission-critical ODFW programs, including the Columbia River Program, Fish Identification, Marine Mammal Program, and staff from the West Region and North Willamette Watershed District Offices. Several of the complex buildings have severe and ongoing roof and water issues that have led to significant mold, damage, and decay. Lead paint and asbestos abatement must also be addressed at several structures. Due to the age and structural concerns with the buildings, repair needs and costs are significant. Several of the buildings require work to stabilize and strengthen the structure of the buildings as the current structures could not bear the weight of new roofs. Other critical deferred maintenance needs at the complex include the replacement of siding and windows, parking lots, roadways, and fencing. Nearly half of the bonding authority for ODFW in Senate Bill 5505 is intended for repairs at ODFW's Clackamas Complex.

Other significant areas of deferred maintenance for ODFW include the Deschutes Watershed District Office and Pendleton District Office. The Deschutes Watershed District Office serves as

the central hub for fish and wildlife management in Central Oregon. The office complex currently includes two structures that serve as staff office space which needs extensive maintenance. The offices are tight quarters, with significant space constraints for staff. Maintenance needs include the significant deterioration of siding and parking lots, in addition to water intrusion and lead paint. Conversion of garage space to office space, or an expansion, is needed to safely and efficiently house staff and meet energy efficiency standards. The Pendleton District Office is located on the Umatilla Indian Reservation and serves approximately 90,000 people living in the Columbia Basin. In addition to significant maintenance needs at the compound, there are serious concerns about safety and accessibility at the current location. In terms of functional concerns, the office lacks a meeting room, more than one restroom, fencing, and a paved parking lot.

The following ODFW District Offices also possess extensive and immediate maintenance needs: South Willamette, John Day, Roseburg, Klamath, Charleston, Rogue, Prineville, and Hines. In addition, ODFW's Marine Resources Program Office, Corvallis Research Lab, La Grande Region Office, and EE Wilson Wildlife Area Office possess the need for repairs to plumbing and HVAC systems, floors and roofs, storm drainage systems, and parking lots.

ODFW is at a critical juncture in its need for additional bond authority to address the remainder of its aging and degrading facilities portfolio. This round of bond authority would be ODFW's second phase of \$10 million in General Obligation Bonds. The first round was received in 2017 and is used to address deferred maintenance issues at fish hatcheries. It has led to a significant improvement to the overall condition of Oregon's hatchery infrastructure. This second round of funding is part of a multi-biennial plan to rehabilitate the department's capital assets that came out of a 2005 Secretary of State audit. The audit reported an estimated \$94 million backlog of maintenance needs at ODFW facilities across the state, including hatcheries, offices, and wildlife areas. This bond authority request is part of ODFW's strategy to repair or replace facility infrastructure that is essential for the department to be successful in the management of Oregon's natural resources. In addition to making critical repairs to key infrastructure, ODFW has made significant improvements to its Real Property Program, beginning with the hire of a Real Property Manager in 2019. As a result, a more efficient method of performing facility condition assessments and estimating deferred-maintenance has been developed. This methodology contributed to the accuracy of the property estimates for the work mentioned above and will be utilized in the future to better position ODFW to plan for the maintenance of its facilities over the long-term. It will include a deferred maintenance schedule which will be used as a budgeting tool into the future.

Thank you for the opportunity to testify.

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