



Oregon

Kate Brown, Governor

Department of Administrative Services

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The Honorable Senator Fred Girod, Co-Chair
The Honorable Representative Paul Holvey, Co-Chair
Joint Committee on Capital Construction
900 Court Street NE
H-178 State Capitol
Salem, OR 97301-4048

Dear Co-Chairs,

The packages the Department of Administrative Services (DAS) brings focus on (1) modernization and healthy buildings and (2) sustainability and diversity, equity, and inclusion (DEI). They position DAS to embrace the challenge of creating work space in a post-COVID world through intentional focus on continuing to create and maintain robust core building function while strong building cores afford well-supported flexible and varied work environments in a post-COVID work space

POP #200 – Various Deferred Maintenance Projects - \$15,500,000

DAS six-year capital construction limitation to replenish limitation expiring 06.30.21. This appropriation replaces large, end of life building components, specifically roofs, HVAC, elevators, electrical and envelope with high-efficiency, modern systems throughout the DAS portfolio. This fund maintains our buildings at a core level and may be augmented by Net Zero/Climate Adaptation funds to optimize sustainability considerations in every project.

This POP supports Executive Order 17-20 Accelerating Efficiency in Oregon built environment.

POP #201 – Gender Neutral Facilities and Mothers Rooms - \$10,000,000

DAS' portfolio is lacking adequate code-compliant mothers' lactation rooms, wellness rooms, and gender-neutral restrooms. This is seed money to begin addressing this problem and will go on for several biennia. Installation of these facilities are imperative so that DAS can support equity and inclusion throughout the portfolio.

This seed money will provide approximately 18 facilities out of a target of 40 across the DAS portfolio

POP #203 – Capitol Mall Parking Structure Improvements - \$2,750,000

The Capitol Mall Parking Structure (CMPS) engineering study revealed the cherry trees are not the primary culprit for water infiltration of the structure. However, the structure is leaking and

has need of storm water handling system repairs, irrigation system repairs for the Capitol Park above, various structural repairs, and seismic safety repairs.

- Residual appropriation from the Capital Mall feasibility study of \$2.45 million dollars (expiring 06-30-2023) will also be applied to this project.
- Project is designed and ready to bid.
- Project includes, irrigation upgrades, water intrusion mitigation, and fixes all fountains on the Capital Mall and addresses life-safety seismic upgrades to the CMPS below.
- Greatly improves water usage efficiency on the Mall and extends the projected life expectancy of the structure by 25 years.

POP #090 – Dome Building and Yaquina Hall Improvements - \$1,500,000

This project is necessary to complete the required upgrades to the parking lot servicing the Dome Building and Yaquina Hall on the North Campus. The Dome Building houses the Department of Corrections and Yaquina Hall is slated for sale this fall to the City of Salem Housing Authority. The project includes paving, ADA considerations, and code-required landscape and storm water management.

POP #210 – Climate Adaptation and Net Zero Solutions - \$2,000,000

This is the first of ongoing requests that will enable investment in sustainable alternatives and innovative technologies to support deferred maintenance and other capital projects within the DAS portfolio. These investments are imperative to implement technologies that align with Executive Orders and realize energy, water, and waste savings.

POP #206 – Parking Lot Improvements and EV Charging Station Expansions - \$2,000,000

This appropriation replenishes soon expiring 6-year capital construction allocation for parking lot repairs and improvements. This fund is necessary to accomplish the improvements, repairs, and EV charging expansions needed from 2021 to 2027. Fills obligation for planned projects through 2023 and supports legislative directives around fleet electrification.

POP #212 – Acquisition and Disposition of State Property - \$10,000,000

This fund enables DAS agility between legislative sessions to move on emergent opportunities that address enterprise-wide needs. This fund allowed us to enter into the Wilsonville warehouse purchase at very favorable terms for the state because we were able to move at the speed of the market. The Wilsonville warehouse proved invaluable for the state throughout the pandemic. Most recently, it was used to enter into purchase land near Redmond airport in support of the state's emergency response infrastructure. This fund also provides a fund source for expenses incurred when DAS takes control of other agency's real property for purposes of state disposition.

This fund is used only (1) after DAS has conferred with and received support from LFO around contemplated purchases and (2) for preliminary transaction costs such as earnest money and due diligence.

POP #207 - Executive Building Rehab & Seismic Retrofit - \$45,000,000

Many of the Executive Building systems are near the end of their useful service life and are increasingly difficult to maintain. The building is in dire need of major building system upgrades. Life safety, electrical, mechanical, plumbing, exterior envelope, and seismic upgrades are needed to ensure this prominent facility on the Capitol Mall will continue to be serviceable in the mission to support state government. It was last remodeled in 1978 without major electrical, mechanical, and plumbing investment since the initial project. This building has the worst facility condition index in the entire portfolio.

POP #209 - Wilsonville Additional Investment - \$60,000,000

Additional investment in the Wilsonville warehouse/office building (aka North Valley Complex) provides opportunity to upgrade and modernize current obsolete lab facilities for Agriculture and OSHA from other DAS buildings, consolidate Agriculture's labs and several of its expensive private-sector leases, respond to emergent OSP needs, continue supporting the state's emergency response (PPE and other supplies storage) and provide drop-in office space for the state in a post-COVID world.

The scope of this project is redevelopment of the existing 100,000 square foot warehouse (with associated site improvements) into consolidated lab space and additional secure storage. The building also includes 75,000 square feet of furnished, Class-A office space that will not be touched in this project. Consolidation of agencies will provide an opportunity for them to collaborate and share resources daily and better position them to react to emergencies. This facility provides large secured storage areas, common space for up to 300 persons.

Tenants include: Agriculture, OSHA, ongoing PPE/emergency response storage, OSP, DAS O&M (Portland office) and infrastructure for future build out for emergent lab needs. The project scope includes seismic resiliency establishing this the first DAS building capable of withstanding a Cascadia event.

POP #205 – Yellow Lot Paving - \$4,000,000

The Yellow Lot has long been a graveled, potholed parking lot in the heart of the Capitol Mall. Several projects to pave and improve the site have begun over the last decade but potential state office building scenarios on the site have derailed those efforts. DAS is working on long range facility planning for the Capitol Mall but has recognized it will likely be 10 years or more before there is any other use beyond a parking lot for this site. The existing graveled, potholed lot is a risk to users and requires frequent additions of gravel and grading. Due to required storm water, landscape, and other site improvement that would be required, the estimated cost for the project is \$4 million. The project will include a public Electric Vehicle (EV) charging component.

Sincerely,

Brian DeForest | Chief Administrative Officer

CC: Dustin Ball, Department of Administrative Services
Amanda Beitel, Legislative Fiscal Office