

# Department of Administrative Services



Ways and Means Subcommittee on General Government  
Executive Building Information and Tour

Feb. 5, 2025

# Executive Building History



1936

POST OFFICE  
CONSTRUCTION

SALEM'S  
FIRST  
FEDERAL  
POST OFFICE  
WAS  
COMMISSIONED IN 1937

THE ONLY  
MARBLE POST  
OFFICE  
BUILDING  
WEST OF THE  
MISSISSIPPI  
RIVER (ASIDE  
FROM  
DENVER'S)

COMPLETED  
COST WAS  
\$310,000

1965

POST OFFICE  
VACATED

Postal operations  
outgrew the space  
and function  
moved to newer  
facilities

1977

STATE  
BOUGHT THE  
BUILDING  
AND BLOCK

The Department of  
General Services  
purchased the land  
as further  
development of the  
Capitol Mall and  
intended agency  
headquarters –  
ideally located in  
proximity to the  
Capitol building

1978

CONSTRUCTION  
BEGINS

The Department of  
General Services  
began construction  
of the east building  
and parking  
structure in  
October

Project was  
completed in 1980

2021

DAS  
REQUESTS  
RENOVATION  
FUNDING

Now named the  
Department of  
Administrative  
Services, DAS  
requests and was  
given \$45 million for  
complete renovation  
to address all  
building systems  
replacement,  
seismic  
vulnerabilities and  
repositioning  
interiors to support a  
hybrid workforce

2022-24

DESIGN AND  
CONSTRUCTION

End-to-end design,  
construction and  
commissioning  
phases – 26 months

2025

COMPLETION

Building opens  
January 6<sup>th</sup>

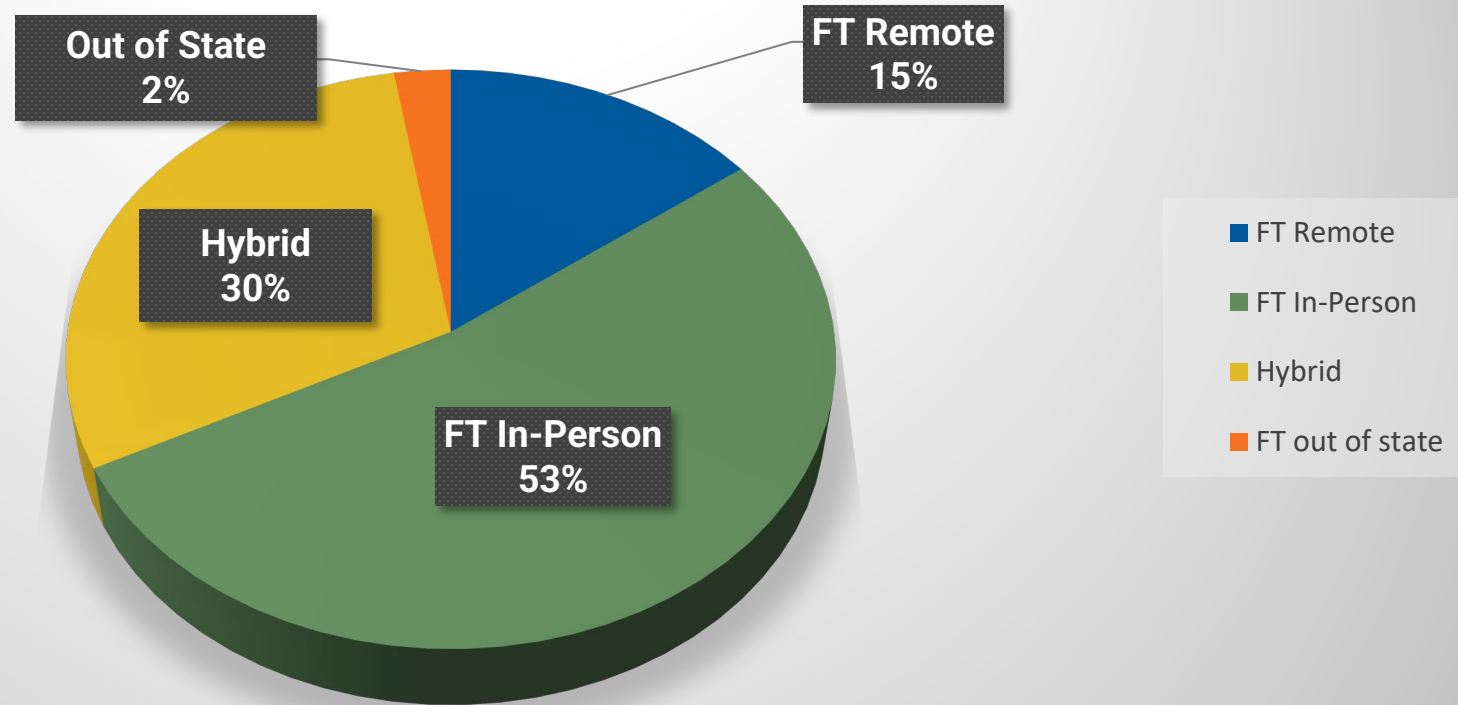
Continuing in 2025:

- Space utilization analytics
- 1% for Art selection and installation

# Evolving Workforce Trends



State Employee Work Type January 2025



\*In 2013 10% of workforce was full time ("FT") Remote

# Project Overview



## Project Goals

- Construct an adaptable, healthy workspace in a safe and energy efficient building
- Create a model for future state projects
- Use technology to our advantage
- Incorporate equity into each phase of design and construction

## Project Outcomes

- Shared spaces throughout building supporting collaboration and varying work modalities
- Dedicated enterprise and community-facing space available for all to use
- Flexible design to support evolving business needs
- \*LEED Silver equivalent

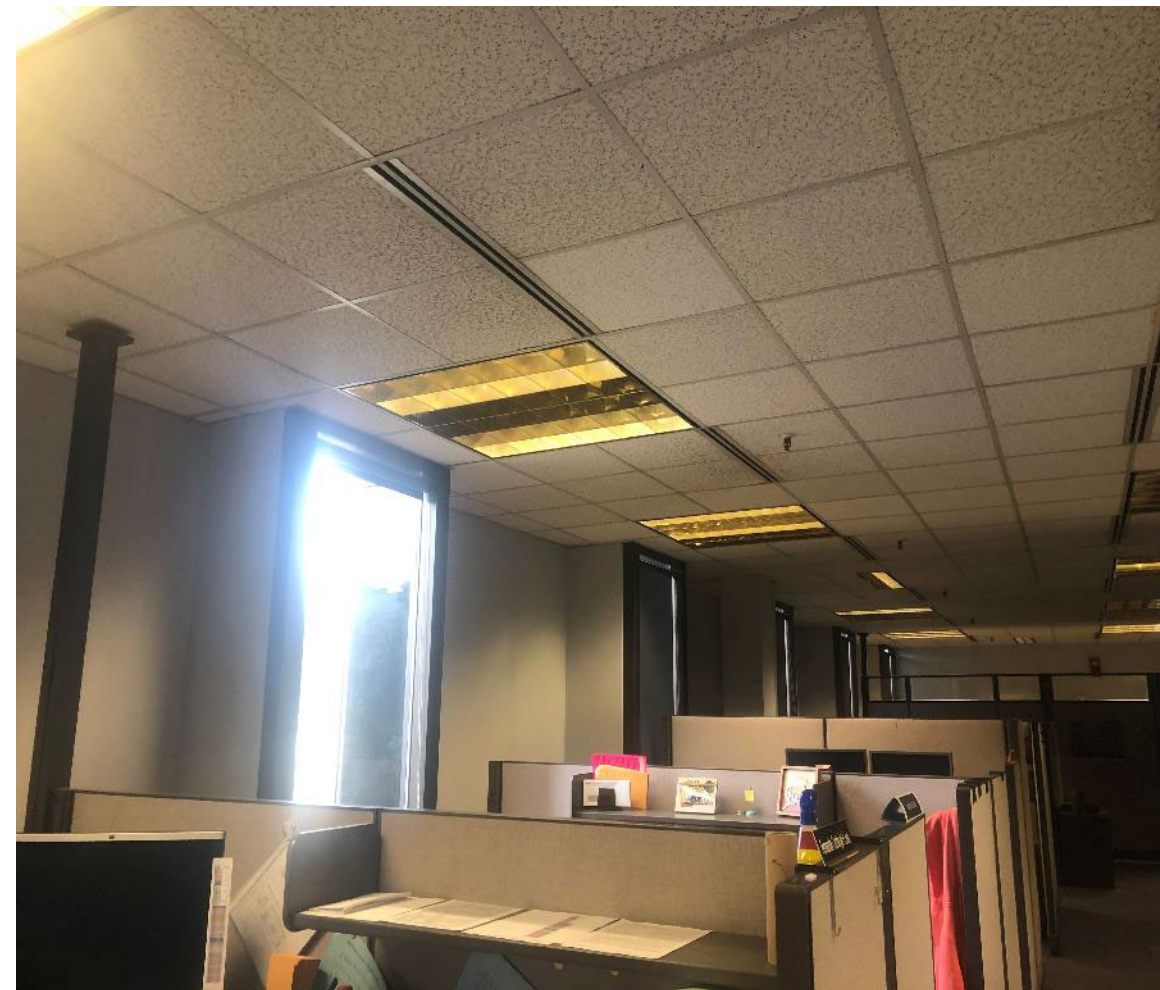
# Project Cost



Bond value	\$45 million
Supplemental project costs (\$9 million)	
Sanitary, irrigation and water mitigation	\$4 million
Non-bondable expenditures	\$2.4 million
All gender wellness and mother's rooms	\$1.3 million
Unanticipated seismic modifications	\$1.3 million
<b>Total Cost</b>	<b>\$54 Million</b>



# Before Project Condition



# Thank you

*For questions or comments please contact:*

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