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Representative Smith, House Co-Vice Chair

Joint Committee on Ways and Means General Government Subcommittee

Date: March 31, 2025

Meeting Summary: Treasury Mill Creek Building Tour

Members Present

Representative Chaichi, Representative Tran

Additional Legislative Attendees

Walt Campbell, Principal Legislative Analyst (Bonding), Legislative Fiscal Office

Kim To, Principal Legislative Analyst, Legislative Fiscal Office

Ron Nalley, Committee Assistant, Legislative Fiscal Office

Oregon State Treasurer Participants

Byron Williams, Chief Administrative Officer

Sybil Ackerman-Munson, Treasurer Chief of Staff

Barry Ford, Chief Program Officer

Jessica Howell, Director of Government Affairs

Tour Summary

The primary purpose of the tour was to learn about the State Treasury Salem headquarters in relation to the agency's business operations.

The General Government Subcommittee and guests assembled at 867 Hawthorne Ave SE, Salem, OR 97301 and were escorted to a conference room where Byron Williams provided an overview of the building.

Because the State Treasury manages essential state business operations for state agencies and local governments across Oregon, including distributing FEMA funds and processing state employee paychecks and pension payments, the building was designed to protect occupants

from natural and man-made hazards, including magnitude 9.0 earthquakes, floods, wildfires, windstorms, and volcanic eruptions. With the goal of being operational 24/7 post-disaster for the 100 full-time OST staff, as well as support visiting staff from other state agencies, the building includes air-filtration systems to keep ash out of the building during a wildfire.

Additional resilient and sustainable features include:

- Base Isolation — the building is designed with seismic base isolators, allowing up to 18 inches of movement in any direction.
- Server Room Heat Recovery — a heat recovery system is implemented in the server room to maximize energy efficiency.
- Alternate Water and Septic Systems — the building uses alternative systems to reduce water consumption and promote sustainability.
- Solar Photovoltaics — the building is equipped with a 238kW photovoltaic array on the rooftop, combined with battery storage, enabling the building to sustain operations for at least 96 hours without a utility grid connection.
- Electrical Distribution — the electrical system is structured into three branches: normal, critical, and life safety, to facilitate the necessary loads for continued operation during emergencies.
- Battery Energy Storage and Generator — the facility is equipped with a battery energy storage system and a backup generator, providing emergency power for at least four days.
- Net Zero Energy and Carbon Reduction — the rooftop PV array generates more power than the building consumes. The building has a carbon reduction of 40%, equivalent to preserving 10 acres of forest.
- Energy Efficiency — high performance HVAC, super insulated walls and roof, ceiling fans to circulate air, low-flow and touchless plumbing fixtures, and high-performance window system enable the building energy consumption to surpass the 30% reduction target and meeting the Oregon SEED requirement of 20% below Oregon Energy Code.
- Radiant Floor Heating and Passive Ventilation — the building utilizes radiant floor heating and operable windows linked to Dedicated Outdoor Air Systems (DOAS) for efficient heating and passive ventilation.
- Biophilic Design — the design incorporates elements that connect occupants to the natural environment such as windows for views of the outside landscape and natural light, and indoor preserved moss and local vegetation, promoting employee health and well-being.
- Long Life Expectancy — the building is designed with a life expectancy of 100 years.

- International Living Futures Institute (IFLI) Certified.
- Leadership in Energy and Engineering (LEED) Gold (equivalent).
- United States Resiliency Council Platinum Rating.

Although as a leased facility, the building did not need to comply with 1% for Art requirement, a decision was made to do so. Art was selected with a focus on sense of place, celebrating the heritage of the land the building is on, connecting the building to Oregon's natural environment and local community. Pieces sere commissioned from artists across the Pacific Northwest.