



OREGON MILITARY DEPARTMENT
JOINT FORCE HEADQUARTERS, OREGON NATIONAL GUARD
CHIEF OF STATE AFFAIRS
230 GEER DRIVE NE
P.O. BOX 14350
SALEM, OREGON 97309-5047

April 18, 2025

The Honorable Senator Fred Girod, Co-Chair
The Honorable Representative Rob Nosse, Co-Chair
Joint Committee on Ways and Means, Subcommittee on Capital Construction
900 Court Street NE
H-178 State Capitol
Salem, OR 97301-4048

Dear Co-Chairpersons:

The Oregon Military Department (OMD) respectfully submits the following written testimony in relation to Senate Bill 5505.

Senate Bill 5505, as introduced, contains bonding authority of \$36,280,000 for projects at six OMD facilities. We are requesting to reduce this amount to \$33,465,000, as explained below. The following provides a high-level synopsis of OMD's goals and objectives for these projects:

Armory Service Life Extension Projects and Regional Emergency Enhancements - \$12,550,000 (\$12,400,000 project costs and \$150,000 bond issuance costs):

The **Armory Service Life Extension Projects (ASLEP)** are for two facilities for which we seek to extend the useful life due to the value each facility provides to the National Guard mission and the communities they serve. The goal of these ASLEPs is to perform infrastructure improvements to extend the useful life of existing facilities due to the complexities and long-term planning and programming requirements associated with constructing new facilities. A review of the long-range federal funding forecast indicates no federal funds will be available to replace these facilities in the foreseeable future, which requires OMD to extend the useful life of current facilities through other means (bonds).

The facilities and requested project limitations are as follows:

- Salem Armory - \$6,300,000 Other Funds: ASLEP
- Woodburn Armory - \$6,100,000 Other Funds: ASLEP

Each of these projects have, or will, result in significant improvements to the operational effectiveness and overall longevity of each facility.

The goals for the Service Life Extension projects being considered at these two armory facilities include:

1. Bring the facilities into conformance with current building code requirements.
2. Improve operational efficiencies.
3. Upgrade mechanical, electrical and lighting systems.
4. Upgrade building “envelopes.”
5. Upgrades to facility grounds.

Besides bringing the facilities into conformance with current building codes, the projects will replace outdated, inefficient, and defective building systems (including mechanical, electrical and plumbing), remodel existing classrooms, administrative spaces, latrines and showers, equipment storage areas, kitchens, as well as assembly hall areas. The projects will repair or replace failed paving areas as well as repair or replace existing site lighting, landscaping and fencing. OMD anticipates future increases in rental activities as a resulting benefit of these projects. Funds from rental activities are currently used to partially offset facility operations and maintenance costs; future funds resulting from increases in rental activities will continue to be used in the same manner.

While we previously requested separate bonding and limitations to conduct Regional Emergency Enhancement Projects (REEPs), we now include emergency enhancements with all ASLEPs. The REEP program ensures essential and critical facilities have capabilities to serve as staging areas through: seismic retrofits, emergency power, water, fuel and storage of supplies necessary for disaster response. The agency’s REEP program includes a review of disaster response plans, such as the Cascadia Subduction Zone Catastrophic Disaster Response Plan as well as identifying critical facilities that require improvements to effectively serve as regional hubs in the event of disasters and emergencies.

Since 2007, the OMD has completed, and will continue to complete, ASLEP’s at 16 facilities around the state (listed below):

- Woodburn Armory (limited to street improvements)
- St. Helens Armory
- Newport Armory
- Gresham Armory
- Hood River Armory
- Milton-Freewater Armory
- Sharff Hall (Portland)
- Medford Armory
- Roseburg Armory
- Baker City Armory
- Oregon Youth Challenge Program (Bend)

- Grants Pass Armory
- Owen Summers/Anderson Readiness Center (Salem-ongoing)
- Jackson Armory (Portland)
- Ashland Armory (ongoing)
- Corvallis Armory (ongoing)

The **Salem Armory and Auditorium** were constructed in 1961 and total 55,501 square feet. They are in a state of significant decline. The deferred maintenance issues and current building condition result in an unproductive training environment, improper storage of sensitive items, premature aging of mission essential equipment, overcrowding and a limited ability to provide the necessary resiliency in times of disaster. Deferred maintenance for improved resiliency is estimated at \$6.3 million. This ASLEP will alleviate much of the deferred maintenance liabilities as well as provide the added benefit of resiliency in times of disaster and emergencies.

The **Woodburn Armory** was constructed in 1957 and totals 23,033 square feet. It is in a state of significant decline. Severe deficiencies in the electrical, mechanical, and structural components of this facility threaten continued use for its intended purposes. The deferred maintenance issues and building condition result in an unproductive training environment, improper storage of sensitive items, premature aging of mission essential equipment, overcrowding and a limited ability to provide the necessary resiliency in times of disaster. The OMD currently calculates Woodburn Armory deferred maintenance for improved resiliency at \$6.1 million. This ASLEP will alleviate much of the deferred maintenance liabilities as well as provide the added benefit of resiliency in times of disaster and emergencies.

New Construction

Klamath Falls Micro-Armory: This project will construct a 7,500 square foot armory with \$2,000,000 bond funds and \$3,750,000 Federal Funds on state-owned land within the perimeter of Kingsley Field Air National Guard Base. This Detachment-sized armory or “micro armory” project will provide the required drill space for less than a full unit. It will contain administrative space, equipment storage, unit supply functions, and compound space to support a 39-person detachment. A full armory is one where the assigned unit has an authorized strength of greater than 55 soldiers and includes Anti-Terrorism Force Protection Measures, a vault, kitchen facility, fitness center, and classrooms. The current assigned unit has an authorized strength of 39 Service Members. Due to the assigned unit having an authorized strength of less than 55 Service Members, an exception to policy was requested from National Guard Bureau (NGB) and approval/support is anticipated.

With access to facilities at Kingsley Field Air National Guard base such as the fitness center, dining facility, and classrooms, the amount of construction needed for this armory is reduced while still fulfilling requirements of NGB. The detachment will continue to utilize an outdoor mobile weapons vault. The new building will be connected to the existing water, wastewater and electrical systems at the base.

Please note: the construction of this new micro armory facility will not restrict or impede the growth of the Air National Guard base as Kingsley Field transitions to using the F35 fighter jet.

Youth Challenge Program Athletic Field: This project will utilize \$5,047,680 bond funds to construct an athletic field at the Senator Jackie Winters Oregon National Guard Youth Challenge campus located near Bend. It is proven that physical fitness provides students with many positive outcomes, both physically and mentally, improving classroom performance by clearing students' minds to improve thinking, learning and judgement abilities. An athletic field at the Oregon Youth Challenge Program (OYCP) will provide these benefits to OYCP students, better preparing them to enter into today's workforce or advanced educational institutions.

OYCP is an alternative high school, currently without an outdoor field to conduct physical education. Constructing an athletic field will improve student health and wellness, allow students to meet National Guard Bureau (NGB) graduation requirements as well as participate in daily physical education classes on-site, eliminating the need to transport students to Bend's public fields. It will also create equity with the public high schools that have athletic facilities.

Changes requested by OMD

Swap the Bend ASLEP bonds for a \$6.6 million bond-funded property purchase and remodel in Talent, Oregon.

SB 5505 currently contains \$9.495 million bonding authority to conduct an ASLEP at the Bend Armory. The ASLEP would have replaced outdated, inefficient or defective building systems and remodeled existing space. It also would have installed seismic upgrades and backup power to enable the facility to serve as an emergency operations center following emergency events.

However, OMD requests to cancel the \$9.495 million bonds for the Bend ASLEP and instead, utilize \$6.6 million bond funding to complete a property purchase in Talent, Oregon, and remodel the facility there to become the new Medford Field Maintenance Shop (FMS). OMD has been making capital lease payments to the property owners since June 2024 and have a Lease/Option to Purchase Agreement as well as a draft Purchase and Sales Agreement to buy the property for \$4,630,000, less the lease payments and earnest money payments that have already been made.

We are in the process of selling property at Christmas Valley to the U.S. Air Force and planned to use the proceeds to purchase the Talent property. However, the U.S. Air Force is conducting an Environmental Impact Study of the site which delays the sale by two or more years. OMD does not have sufficient funds in the Capital Construction Account to make the full \$4,630,000 purchase. The uncertainty of the timing of the Christmas Valley sale creates a situation where the lease could expire before OMD receives sale proceeds with which to purchase the Talent property; therefore, we request pulling the Bend ASLEP bond request in order to fund the Talent purchase without increasing OMD's overall bond request. The Bend ASLEP is important, and OMD will request it again in the 2027-29 budget.

Linn County Readiness Center site and scope change

OMD requested \$7.0 million bond funds and \$28 million Federal Funds limitation in Policy Package 490 to construct a new readiness center on 34 acres of land in Linn County near the intersection of I-5 and Highway 34. The readiness center would have replaced the Albany Armory, which was built in 1975, is 17,062 square feet in size and has significant deficiencies. However, environmental reviews of the new site discovered that the property is constrained by prime and unique farmlands, wetlands and a high water table that cannot be mitigated. An effort was made to locate alternate property, but OMD was not able to acquire the necessary acreage in sufficient time to construct in FFY2027, the year programmed for \$28 million federal military construction funding from the National Guard Bureau. Therefore, OMD is making the decision to remodel the Albany Armory as an ASLEP rather than construct a new readiness center.

The ASLEP will make improvements to the building, including seismic improvements, additional restrooms, classrooms and administrative space, a modern HVAC system, improved kitchen, improved parking, upgraded security and a renovated building envelope.

The \$7 million bond funding will remain for the project, but the Federal Funds will decrease from \$28 million to \$3.5 million. The reduction of the Federal Funds limitation will impact SB 5506, the 2025-27 Capital Construction bill. While this change does not impact the amount of bonds in SB 5505, we believe it is important to share the change in scope of the bond funds.

This concludes OMD's written testimony. Thank you for your consideration of these Armory Service Life Extension Projects.

Sincerely,

Sean McCormick
Chief of State Affairs
Oregon Military Department