



Oregon

Tina Kotek, Governor

Department of Administrative Services

Office of the Chief Operating Officer

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Salem, OR 97301

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April 17, 2025

Co-Chairs Kate Lieber and Tawna Sanchez
Members of the Joint Committee and Ways & Means
Oregon State Legislature
900 Court St. NE
Salem, OR 97301

Re: HB5505

Co-Chair Lieber, Co-Chair Sanchez, members of the committee;

HB5505 includes a bonding request for renovation and seismic upgrades for the Labor and Industries building (350 Winter St NE Salem, OR 97301).

The Labor and Industries building was constructed in the early 1960s and has had no major building system upgrades in its lifetime. It is in critical need of modernization to avert imminent failure. Most of the building systems are at or beyond end of useful service life and, as such, are in dire need of replacement. Building systems are functionally outdated to the point they are increasingly difficult and expensive to maintain. To bring this building into modern code compliance and meet building performance standards, the Department of Administrative Services (DAS) needs to address electrical, mechanical (HVAC), plumbing, exterior envelope and seismic life safety needs.

HB 3409 (2023) directs all facilities greater than 200,000 square feet meet Energy Use Index (EUI) benchmarks. For government office spaces the EUI is 67. The Labor and Industries building EUI is currently 110.5; well over target which will result in fines without investment.

Renovation of the Labor and Industries Building is the next significant project to address critically vulnerable buildings in the DAS portfolio. This work will require vacating the building to allow for this large, multi-disciplinary project. These upgrades align with the statewide goal of reducing the Executive Branch's office space footprint by 30% as the design will support current workspace policy and utilization goals.

We ask that you support this request and are available for any follow up questions you may have.

Sincerely,

Shannon Ryan
Enterprise Asset Management Administrator
Oregon Department of Administrative Services