

Capital Budgeting Program

Debt Service Sub-Program

Financial agreements and COPs

The purpose of the Debt Service Sub-Program is to repay long-term financial obligations (both principal and interest) acquired through the issuance of bonds or certificates of participation (COPs) to fund the Department of Forestry’s capital construction and deferred maintenance projects. The summary construction information on each phase is included in the “History and Purpose” section.

This is the continuation of a program structure created pursuant to Policy Package #094 (2003 Session Legislative Fiscal Office initiative package). Prior to the 2003 Legislative Session, all material related to debt service was included in Agency Administration. The Department of Forestry currently has long-term financial obligations for its Salem Headquarters, Gilchrist State Forest land purchases, Elliot State Forest COP and Toledo facility replacement projects.

<u>COP</u>	<u>Working Title</u>	<u>Final Payment</u>
2012 Series A	Gilchrist land purchases	April 1, 2032
2015 Series E	Partial refunding, 2009 Series D	April 1, 2029
2015 Series F	Gilchrist land purchases	May 1, 2035
2017 Series C	Partial refunding, 2012 Series A	April 1, 2032
2018 Series A	Toledo construction	May 1, 2038
2019 Series A	COP Elliott	May 1, 2039
2019 Series K	Toledo facility replacement	May 1, 2023

Essential Packages

None.

Policy Packages

<u>Package</u>	<u>Component Title</u>	<u>All Funds</u>	<u>Positions / FTEs</u>
108	Toledo Phase 3	\$679,060	0 / 0.00
109	Santiam Replacement	\$646,854	0 / 0.00
110	Klamath Fire Cache Replacement	\$646,854	0 / 0.00
111	State Foresters Building Remodel	\$2,256,385	0 / 0.00
112	Veneta Campus Remodel	\$1,695,122	0 / 0.00
113	Deferred Maintenance & Capital Improvement	\$774,562	0 / 0.00
Total Packages:		\$6,698,837	0/0.00

Package 108-Toledo Phase 3

Purpose: This policy option packages look to support the needed investments to further the project goals for the Toledo facility relocation project.

How achieved: Cost of issuance for all capital construction resides in the budget for the Agency Administration program. This is the only impact this package has on the program.

Staffing impact: This package has no impact on positions or FTE.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor’s Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$284,187		
Other Funds	\$394,873		
Federal Funds	\$0		
All Funds	\$679,060		
Position/FTE:	0/0.00		

Package 109-Santiam Facility Replacement

Purpose: This policy option package supports the needed investment to facilitate the replacement of the North Cascade District HQ’s Santiam Administration Office building destroyed by fire.

Staffing impact: This package has no impact on positions or FTE.

Revenue source: Insurance will provide some of the revenue, bond issuances will provide the remainder. Below is the 25-27 debt payments portion.

	<u>Agency Request Budget</u>	<u>Governor’s Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$142,308		
Other Funds	\$504,546		
Federal Funds	\$0		
All Funds	\$646,854		
Position/FTE:	0/0.00		

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Package 110-Klamath Lake Fire Cache Replacement

Purpose: This policy option package supports the needed investment to facilitate the replacement of the Klamath Lake District HQ’s Fire Cache Facility destroyed by fire.

Staffing impact: This package has no impact on positions or FTE.

Revenue source:

	<u>Agency Request</u> <u>Budget</u>	<u>Governor’s</u> <u>Budget</u>	<u>Legislatively</u> <u>Adopted Budget</u>
General Fund	\$219,930		
Other Funds	\$426,924		
Federal Funds	\$0		
All Funds	\$646,854		
Position/FTE:	0 / 0.00		

Package 111-State Forester’s Office Building Renovation

Purpose: The State Forester's Office Building Restoration Project is to maintain and improve the department’s longest held and continuously occupied facility while preserving a historic resource that defines both the department and Oregon as a whole. This building is located centrally on the ODF headquarters campus in Salem. Completed in 1938, it currently houses executive leadership, Board of Forestry support, and other functions. Age and decades of deferred maintenance threaten the building’s integrity and prevent use of many of the spaces to their full potential.

The preservation and modernization of the State Forester’s Office Building would preserve a cultural and historic landmark for current and future generations by extending the useful life of the building. The State Forester’s Office Building was constructed under the auspices of the Works Progress Administration (WPA) and placed on the National Register of Historic Places in 1982. It is an exceptional expression of the National Park architectural style, second in Oregon only to Timberline Lodge. The interior is finished with dozens of diverse Oregon wood species that were donated by different Oregon mills and showcases intricate and varied paneling patterns. These wood panels clearly marked from each donor demonstrate the long partnership with private forest landowners in Oregon. Carvings along the main staircase illustrate and celebrate Oregon’s natural resource heritage.

The project includes seismic retrofitting of the entire building including the grand masonry chimney; upgrading the heating, ventilation, and air conditioning systems; incorporating modern energy conservation measures; enhancing ADA accessibility throughout the building; increasing usable workspace; and providing modern fire-protection, plumbing and other systems. Shaped by thorough structural, mechanical, historic and workspace assessments, this project will replace and modernize the existing building systems and restore a historic building that exemplifies Oregon’s deep connection to its forestlands.

How achieved: The department completed architectural, structural, civil, mechanical, and electrical condition assessments of the State Forester’s Office Building, resulting in a comprehensive preservation plan to ensure that it will serve for generations to come.

The scope of the project is aimed at deferred maintenance reduction, seismic strengthening, water infiltration solutions, systems renewal, accessibility, and energy efficiency. These projects will have a great impact on employee health, comfort, and safety, as well as greatly improve accessibility. Functional improvements include updating the copy room, restrooms and renovating the building’s underutilized basement. During development of the State Forester’s Office Building preservation plan, the department consulted with the City of Salem Historic Landmarks Commission and the State Historic Preservation Office (SHPO). Both have reviewed the scope of the project and provided recommendations related to balancing the historical integrity of the building while integrating new building systems and modern building code requirements.

Staffing impact: None.

Quantifying results: The State Forester’s Office Building Restoration Project accomplishes this link by providing Department employees with efficient, productive, and safe working environments to support the goals and mission of the operating programs, which in turn directly supports the benchmarks and the agency’s mission and goals. The State Forester’s Office Building Restoration Project performance measures are focused on the effective use of limited funding resources to deliver the project on schedule, within budget and providing the performance outcomes required.

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Revenue source:

	<u>Agency Request Budget</u>	<u>Governor's Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$767,171		
Other Funds	\$1,489,214		
Federal Funds	\$0		
All Funds	\$2,256,385		
Position/FTE:	0 / 0.00		

Package 112 Veneta Campus Remodel

Purpose: The objective is to invest in the modernization of the Western Lane District's headquarters and grounds due to the age and condition of the majority of its facilities. The project will include removal of six existing buildings, an addition to the existing administration building, construction of a new multi-purpose operations facility, and preparation for future developments. It also addresses:

- Site-wide master plan analysis considering the adjacency of functions, existing workflow, and parking needs to better serve the community with quicker responses to the field to fight wildfires. The site will be more efficient in layout and with facilities that are no longer a threat to crews working in hazardous conditions;
- expansion possibilities with growing staff needs;
- different energy efficiency mandates including the State Energy Efficient Design (SEED) Program and on-site renewable energy production per Oregon's Green Energy Technology requirement for public buildings;
- opportunities to move closer to Carbon Neutral Ready to reduce greenhouse gas emissions and the agency's carbon footprint as required by Executive Order 17-20; and
- enabling more effective and efficient operations, enhancing mission readiness.

Staffing impact: This package has no impact on positions or FTE.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor's Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$689,067		
Other Funds	\$1,006,055		
Federal Funds	\$0		
All Funds	\$1,695,122		
Position/FTE:	0 / 0.00		

Package 113-Deferred Maintenance

Purpose: The purpose of this package is to request authority to address deferred maintenance and capital improvement issues, mandated by the budget instructions to be at least 2% of current replacement value (CRV) of the department's buildings and infrastructure. The 2017 Legislature passed Senate Bill 1067 (reference Section 9) requiring all agencies to include at least 2% of the current replacement value in their Agency Request Budget (ARB).

How achieved: Cost of issuance for all capital construction resides in the budget for the Agency Administration program. This is the only impact this package has on this program.

Staffing impact: This package has no impact on positions or FTE.

Quantifying results:

Results will be quantified by the trending of the facility condition index. Target milestones will be evaluated quarterly and reported to the Capital Projects Advisory Board every June of the even year prior to the forthcoming legislation session.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor's Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$774,562		
Other Funds	\$0		
Federal Funds	\$0		
All Funds	\$774,562		
Position/FTE:	0/0.00		

Capital Budgeting Program

Acquisition, Construction or Improvement of Real Property, Equipment or IT Systems							
Description of Property/Equipment/System Project	Owned or Operated by the State (if operated, who owns?)	Estimated Useful Life of Capital Asset	Total Estimated Cost of Project	Amount Requested to be Financed in 2025-27	XI-Q Bonds or Lease Financing	Date Financing Needed (list separate rows for different dates ¹)	Debt Service Funding Source
Deferred Maintenance & Capital Improvement of Real Property	State Owned	50 years	\$6,000,000	\$6,000,000	XI-Q Bonds	October 2025	100% GF
Toledo Facility Replacement - Phase 3	State Owned	50 years	\$6,000,000	\$6,000,000	XI-Q Bonds	October 2025	41.85% GF / 58.15% OF
Santiam Facility Replacement	State Owned	50 years	\$5,000,000	\$5,000,000	XI-Q Bonds	October 2025	22% GF / 78% OF
Klamath Facility Replacement	State Owned	50 years	\$5,000,000	\$5,000,000	XI-Q Bonds	October 2025	34% GF / 66% OF
Veneta Campus Remodel	State Owned	50 years	\$10,705,053	\$5,352,527	XI-Q Bonds	October 2025	40.65% GF / 59.35% OF
State Foresters Office Renovation	State Owned	50 years	\$20,000,000	\$10,000,000	XI-Q Bonds	October 2025	34% GF / 66% OF
Totals			\$52,705,053	\$37,352,527			

1. Sale dates for Article XI-Q Bonds are for budgeting purposes only and are subject to change.

Capital Improvement Sub-Program

Program overview

The Capital Improvement Program supports the Department of Forestry through the improved functionality and extended life of its facilities assets to meet current and future business needs.

Statutory authority

ORS 276.227(5)

ORS 276.229

ORS 291.216(8)(D)

Purpose, customers, and source of funding

The purpose of the Capital Improvement Program is to maintain the department's investment in its capital assets, improve the function of its buildings and to renew obsolete facilities and system components. Capital improvement projects

are those capital projects that are capitalized, have a cost of less than \$1 million, increase the value and extend the useful life or adapt a capital asset to a different use. The primary funding resources are state General Fund appropriations, assessments from forest landowners, net proceeds from state forest operations, and Department of Forestry operating programs.

To maximize the effectiveness of limited funding resources, the focus of the Capital Improvement Program is on the following categories of needs that emphasize improved safety and function of the department's facilities:

- Code and Life Safety — Improvements to older facilities to meet modern building code and life-safety requirements.
- Service Life — Renewal projects to offset the wear and decline of operational facilities due to intensive, long-term use.

Capital Budgeting Program

- Programmatic Changes — Revisions to meet changing program needs to maintain staff productivity and work capacity.
- Functional Obsolescence — Renovations to facilities to remove functional obstacles and to install technological improvements.

Capital improvement projects are identified through a collaborative budget development process with stakeholders each fiscal year utilizing the department’s facilities operation and capital investment account (FOCIA), which is the agency’s facilities management planning process tool.

Essential Packages

Pkg 031-Standard Inflation and State Government Service Charge

The purpose of this package is to include a set of standardized inflation rates for all agencies, increasing their budgets above their final base amounts for all non-personal-services expenditure accounts. These rates are 4.2% for standard or “generic” accounts, and then larger rates for “Price List Accounts,” specifically 8.8% for Professional Services and 21.10% for Attorney General charges. There is no change to position counts or FTE.

Policy Packages

Package	Component Title	All Funds	Positions / FTEs
113	Deferred Maintenance	\$6,000,000	0/0.00
Total Packages:		\$6,000,000	0/0.00

Package 113-Deferred Maintenance

Purpose: The purpose of this package is to request authority to address deferred maintenance issues, mandated by the budget instructions to be at least 2% of current replacement value of the department’s buildings and structures. The 2017 Legislature passed Senate Bill 1067 requiring all agencies to include at least 2% of the current replacement value in their Agency Request Budget.

How achieved: With over a quarter of a billion dollars in structural assets, deferred maintenance, capital improvement, and capital construction investments to modernize the department’s buildings are a significant need statewide. This is further supported by the fact that many of our facilities are

well over 50 years old. This investment would allow the structures to be maintained or improved to a condition considered well-maintained.

Staffing impact: None.

Quantifying results: Results will be quantified by the trending of the facility condition index. Target milestones will be evaluated quarterly and reported to the Capital Projects Advisory Board every June of the even year prior to the forthcoming legislation session.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor’s Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$0		
Other Funds	\$6,000,000		
Federal Funds	\$0		
All Funds	\$6,000,000		
Position/FTE:	0/0.00		

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Capital Construction Sub-Program

Program overview

The Capital Construction Program supports the department through the renewal, acquisition and construction of the highest priority major construction/acquisition projects to meet current and future business needs.

Statutory authority

ORS 291.224
ORS 291.216(8)(C)

Purpose, customers, and source of funding

The purpose of the Capital Construction Program is to maintain and develop functional capital assets through the renewal, acquisition and construction of major construction/acquisition projects to meet programmatic changes and to replace obsolete facilities. Major construction/ acquisition projects are those projects that are capitalized, have a cost of more than \$1 million, and are used to build, acquire, adapt, replace or change the function of a facility.

The department proposes to use XI-Q bond financing. The debt service for the XI-Q bond financing will be a combination of General Fund and Other Funds resources comprised of program prorated and rent-back funds, direct assessments from forest landowners, and where appropriate, net proceeds from state forest operations.

To maximize the effectiveness of limited revenue sources, the focus of Capital Construction Program is on the following categories of needs that emphasize improved safety and function of the department's facilities:

- Code and Life Safety—Improvements to our older facilities to meet modern building code and life-safety requirements.
- Service Life—Renewal and replacement projects to offset the wear and decline of our facilities due to intensive, long-term use.
- Programmatic Changes—Revisions to meet changing program needs and to maintain staff productivity and work capacity.
- Functional Obsolescence—Renovation and replacement projects to eliminate functional limitations.

Essential Packages

None.

Policy Packages

Package	Component Title	All Funds	Positions / FTEs
108	Toledo Phase 3	\$6,000,000	0 / 0.00
109	Santiam Replacement	\$5,000,000	0 / 0.00
110	Klamath Fire Cache Replacement	\$5,000,000	0 / 0.00
111	State Foresters Building Remodel	\$20,000,000	0 / 0.00
112	Veneta Campus Remodel	\$10,705,053	0 / 0.00
Total Packages:		\$46,705,053	0/0.00

Package 108-Toledo Phase III

Purpose: This policy option packages look to support the needed investments to further the project goals for the Toledo facility relocation project.

This concept proposes additional funding to replace an aging ODF unit office facilities compound located in Toledo. This project was initially evaluated to be part of a larger co-locate project with the Oregon Department of Transportation (ODOT). The original policy package was approved in the 2017-19 biennium. Due to budgetary constraints, ODOT has decided to remain at its ONA Beach facility and is currently scoping further improvements of its existing site to meet its current and future programming needs. ODF will not be able to co-locate with ODOT at the Ona Beach facility due to strategic/geographical programming needs. The additional funding request accounts for 6 years of construction cost(s) escalation since the conceptual cost estimate was completed in 2016.

Staffing impact: None.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor's Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$0		
Other Funds	\$6,000,000		
Federal Funds	\$0		
All Funds	\$6,000,000		
Position/FTE:	0/0.00		

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POP 109-Santiam Facility Replacement

Purpose: This policy option package supports the needed investment to facilitate the replacement of the North Cascade District HQ’s Santiam Administration Office building destroyed by fire.

Staffing impact: None.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor’s Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$0		
Other Funds	\$5,000,000		
Federal Funds	\$0		
All Funds	\$5,000,000		
Position/FTE:	0/0.00		

Package 110-Klamath Facility Replacement

Purpose: This policy option package supports the needed investment to facilitate the replacement of the Klamath Lake District HQ’s Fire Cache Facility destroyed by fire.

Staffing impact: None.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor’s Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$0		
Other Funds	\$5,000,000		
Federal Funds	\$0		
All Funds	\$5,000,000		
Position/FTE:	0/0.00		

Package 111-State Forester’s Office Building Renovation

Purpose: The State Forester's Office Building Restoration Project is to maintain and improve the departments longest held and continuously occupied facility while preserving a historic resource that defines both the department and Oregon as a whole.

This building is located centrally on the ODF headquarters campus in Salem and is the agency’s longest held and continuously occupied building. Completed in 1938, it currently houses executive leadership, Board of Forestry support, and other functions. Age and decades of deferred maintenance threaten the building’s integrity and prevent use of many of the spaces to their full potential.

The preservation and modernization of the State Forester’s Office Building would preserve a cultural and historic landmark for current and future generations by extending the useful life of the building for generations to come. The State Forester’s Office Building was constructed under the auspices of the Works Progress Administration and placed on the National Register of Historic Places in 1982. It is an exceptional expression of the National Park architectural style, second in Oregon only to Timberline Lodge. The interior is finished with dozens of diverse Oregon wood species that was donated by different Oregon mills and showcases intricate and varied paneling patterns. These wood panels clearly marked from each donor demonstrate the long partnership with private forest landowners in Oregon. Carvings along the main staircase illustrate and celebrate Oregon’s natural resource heritage.

The project includes seismic retrofitting of the entire building including the grand masonry chimney; upgrading the heating, ventilation, and air conditioning systems; incorporating modern energy conservation measures; enhancing ADA accessibility throughout the building; increasing usable workspace; and providing modern fire-protection, plumbing and other systems. Shaped by thorough structural, mechanical, historic and workspace assessments, this project will replace and modernize the existing building systems and restore a historic building that exemplifies Oregon’s deep connection to its forestlands.

How achieved: The Department has completed architectural, structural, civil, mechanical, and electrical condition assessments of the State Forester’s Office Building resulting in a comprehensive preservation plan to ensure that it will serve for generations to come.

The scope of the project is aimed at deferred maintenance reduction, seismic strengthening, water infiltration solutions, systems renewal, accessibility, and energy efficiency. These projects will have a great impact on employee health, comfort, and safety, as well as greatly improve accessibility. Functional improvements include updating the copy room, restrooms and renovating the

Capital Budgeting Program

building’s underutilized basement. During the development of the State Forester’s Office Building preservation plan, the Department consulted with the City of Salem Historic Landmark’s Commission and the State Historic Preservation Office. Both have reviewed the scope of the project and provided recommendations related to balancing the historical integrity of the building while integrating new building systems and modern building code requirements.

Staffing impact: None

Quantifying results: The State Forester’s Office Building Restoration Project accomplishes this link by providing Department employees with efficient, productive, and safe working environments to support the goals and mission of the operating programs, which in turn directly supports the benchmarks and the agency’s mission and goals. The State Forester’s Office Building Restoration Project performance measures are focused on the effective use of limited funding resources to deliver the project on schedule, within budget and providing the performance outcomes required.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor’s Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$0		
Other Funds	\$20,000,000		
Federal Funds	\$0		
All Funds	\$20,000,000		
Position/FTE:	0/0.00		

Package 112 Veneta Campus Remodel

Purpose: The objective is to invest in the modernization of the Western Lane District’s headquarters and grounds due to the age and condition of the majority of its facilities. The project will include removal of six existing buildings, an addition to the existing administration building, construction of a new multi-purpose operations facility, and preparation for future developments. It also addresses:

- Site-wide master plan analysis considering the adjacency of functions, existing workflow, and parking needs to better serve the community with quicker responses to the field to fight wildfires. The site will be

more efficient in layout and with facilities that are no longer a threat to crews working in hazardous conditions;

- expansion possibilities with growing staff needs;
- different energy efficiency mandates including the State Energy Efficient Design (SEED) Program and on-site renewable energy production per Oregon’s Green Energy Technology requirement for public buildings;
- opportunities to move closer to Carbon Neutral Ready to reduce greenhouse gas emissions and the agency’s carbon footprint as required by Executive Order 17-20; and
- enabling more effective and efficient operations, enhancing mission readiness.

Staffing impact: This package has no impact on positions or FTE.

Revenue source:

	<u>Agency Request Budget</u>	<u>Governor’s Budget</u>	<u>Legislatively Adopted Budget</u>
General Fund	\$0		
Other Funds	\$10,705,053		
Federal Funds	\$0		
All Funds	\$10,705,053		
Position/FTE:	0 / 0.00		

Facilities Maintenance & Management Narrative

Major Construction/ Acquisition Project Narrative

POP 108: West Oregon District-Toledo Phase 3

Major Construction/Acquisition Project Narrative

Note: Complete a separate form for each project

Agency:	Oregon Department of Forestry	Priority (Agency #):		Schedule	
Project Name:	Toledo Unit Facility Relocation - Phase 3 (Western Oregon District)	Cost Estimate	Cost Est.Date	Start Date	Est. Completion
		\$ 6,000,000		TBD	TBD
Address/Location:	225 NE 73rd Street, Newport, OR 97365	GSF	# Stories	Land Use/Zoning Satisfied	
		12,422		Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	\$ 2,511,000	N/A	\$ 3,489,000	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
<p>This policy option package is to support the investments needed to complete the project goals for the Toledo facility relocation project.</p>

Facilities Maintenance & Management Narrative

Project Scope and Alternatives Considered

This concept proposes additional funding to replace an aging ODF unit office facilities compound located in Toledo, Oregon. This project was initially evaluated to be part of a larger co-locate project with the Oregon Department of Transportation (ODOT). The original policy package was approved in the 2017-19 biennium. Due to budgetary constraints, ODOT decided to remain at its ONA Beach facility in 2020, and additional delays were caused by the onset of the COVID pandemic. ODF acquired viable property in the City of Newport, completed the design of the new facility, and is about to begin construction in the Summer of 2024.

The additional funding request accounts for 6 years of construction cost(s) escalation since the conceptual cost estimate was completed in 2016.

How Achieved:

The Department has completed the acquisition of land, and the architectural, structural, civil, mechanical, and electrical design of the new facility. Construction bids were opened July 17, 2024, and construction is scheduled to begin Summer 2024.

The planning effort included engagement of all applicable stakeholders including ODF district/unit employees and the application/permitting process with the City of Newport.

Net effect on building space:

Existing Total: 12,613 SF (buildings at Toledo; disposition TBD)

New Construction: 12,422 SF (at Newport)

Alternatives considered:

All reasonable alternatives were considered during the development of this project to include status quo (not acceptable), renovation of existing facilities, leasing, new construction, and a combination thereof. Based on Facility Conditions Assessments, many of these buildings have reached their life span. Economic analysis determined new construction as the most viable, effective option to meet the requirement while also considering the following existing Toledo site factors:

- Unstable grounds: The current ODF facility, built in the late 1930s and early 1940s, was originally built on sloped ground that is considered unstable due to geological/seismic risks with potential for slope failure as evidenced by part of a hillside encroaching on the corner and sides of the Shop and Equipment Storage building and major cracking along the access road.
- Site is not adequate for long-term use due to existing constraints and future programming including a narrow one-way access and increased maintenance costs.
- Current site is located in a tsunami inundation zone.

The new site in Newport is a more centrally located area that is outside of the mapped tsunami inundation zone and better positioned strategically, resulting in enhanced mission readiness including faster responses to the field to fight wildfires. The new site will be more efficient in layout and with a facility that is no longer a threat to crews working in potentially hazardous conditions.

Facilities Maintenance & Management Narrative

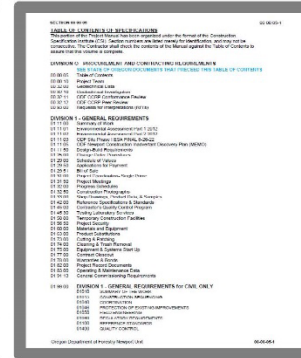
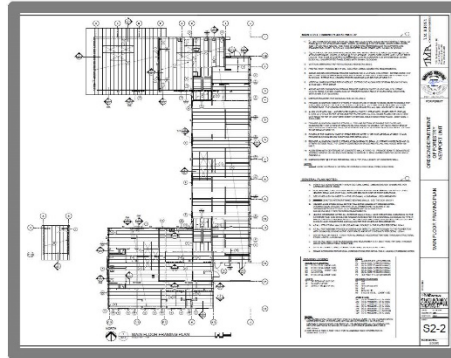
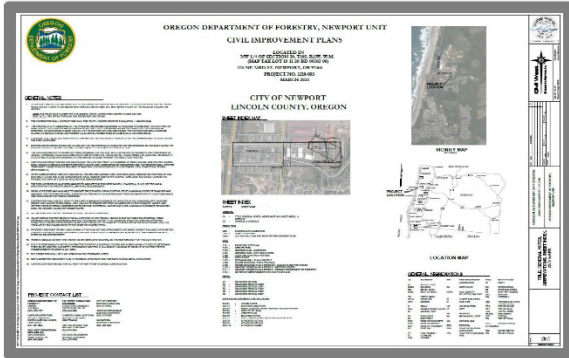
ESTIMATED PROJECT COST - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS			
	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 6,000,000		
2 Site Cost Estimate (20 FT beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 6,000,000	0%	\$ -
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 TOTAL INDIRECT COSTS	\$ -	0%	\$ -
10 OWNER'S PROJECT CONTINGENCY	insert %		
TOTAL PROJECT COST	\$ 6,000,000	0%	\$ -



Facilities Maintenance & Management Narrative

Ready for construction (Construction Documents (CDs) prepared)



Facilities Maintenance & Management Narrative

POP 109: North Cascade District-Santiam Replacement

Major Construction/Acquisition Project Narrative

Note: Complete a separate form for each project

Agency:	Oregon Department of Forestry	Priority (Agency #):	Schedule		
Project Name:	Santiam Unit Office Bldg. Replacement Project (North Cascade District)	Cost Estimate	Cost Est.Date	Start Date	Est. Completion
		\$ 5,000,000	08/13/2024	TBD	TBD
Address/Location:	22965 N Fork Rd SE, Lyons OR 97358	GSF	# Stories	Land Use/Zoning Satisfied	
		14,748	1	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	\$ 1,100,000	N/A	\$ 3,900,000	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
<p>Description: During the widespread 2020 Labor Days fires and specifically the Beachie Creek fire, the Oregon Department of Forestry (ODF) experienced catastrophic damage to the administrative building on the North Cascade District (NCD) Santiam Unit location. This policy option package supports the needed investment to facilitate the replacement of the North Cascade District HQ's Santiam Administration Office building destroyed by fire.</p> <p>Purpose/Need: Administration office space for District and Unit.</p> <p>Planning/Design Phase: The Department completed a master plan study for the District in February 2022 to determine the most effective reconstruction scope of the facility and adjacent site systems. The study incorporated a district-wide view of the programming needs to maximize investment opportunities. Schematic design was recently completed, and we are starting to refine the floor plan. Architectural, structural, civil, mechanical, and electrical design services are currently in process for the new facility. Construction is scheduled to begin Summer 2026.</p> <p>Timeline: 25/27 biennium</p>

Project Scope and Alternatives Considered
<p>Project Scope: The project constructs a new administration office building and includes fire shop space, enhancements to traffic circulation to increase site use efficiencies, energy efficiency design, and green energy technology and sustainability requirements.</p> <p>Alternatives considered: The Department used this tragedy as an opportunity to broadly evaluate the physical space plan supporting the NCD. The NCD currently has two unit offices to support the staff, the Clackamas-Marion Forest Protective Association (CMFPA), cooperators, and the communities, one in Molalla and one in Lyons. Each unit office includes a campus of small buildings of varying age and condition. Prior to this study, these facilities were evaluated by Faithful & Gould, who produced the 2017 Facilities Condition Assessments (FCAs). To augment the FCAs, ODF engaged Hennebery Eddy Architects to perform a district-wide program and master plan. The primary goal of the plan has been to establish the physical space needs and other facilities improvements necessary for efficient and effective district operations. A secondary goal has been to evaluate whether the district is best served by two independent unit offices or a single combined unit office at another strategically located site. Stakeholder engagement included those listed above, District and Unit staff representatives, and public input. Space efficiency was the factor in overall operational effectiveness. Other considerations, including event response time, public and landowner</p>

Facilities Maintenance & Management Narrative

access, and department culture, were also determined to be important factors in the final recommendations. The process resulted in a decision to continue operations from both the Molalla Unit and Santiam Unit sites and to construct a new administration office building as replacement of the destroyed building at the Santiam Unit site.

After the siting decision, all reasonable alternatives were considered during the development of this project for the replacement building to include status quo (not acceptable), leasing (helped in interim but not practical for final solution), and new construction. Economic analysis determined new construction as the only viable option to meet the requirement.

Facilities Maintenance & Management Narrative

ESTIMATED PROJECT COST - Escalated to the mid-point of construction. Used 7% Annual Escalation.

DIRECT CONSTRUCTION COSTS			
	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 10,000,000		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 10,000,000	0%	\$ -
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 TOTAL INDIRECT COSTS	\$ -	0%	\$ -
10 OWNER'S PROJECT CONTINGENCY	insert %		
	\$	% Project Cost	\$/GSF
TOTAL PROJECT COST	\$ 10,000,000	0%	\$ -

Project Image/Illustration (optional)



2025-27

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Facilities Maintenance & Management Narrative



Facilities Maintenance & Management Narrative

POP 110: Klamath-Lake District-Fire Cache Replacement

Major Construction/Acquisition Project Narrative

Note: Complete a separate form for each project

Agency:	Oregon Department of Forestry	Priority (Agency #):		Schedule	
Project Name:	Klamath Unit Fire Cache Bldg. Replacement Project (Klamath-Lake District)	Cost Estimate	Cost Est.Date	Start Date	Est. Completion
		\$ 5,000,000	08/14/2024	TBD	TBD
Address/Location:	3200 Delap Rd, Klamath Falls OR 97601	GSF	# Stories	Land Use/Zoning Satisfied	
		10,068	1	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	\$ 1,700,000	N/A	\$ 3,300,000	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
<p>Description: Replacement of the Fire Cache Facility destroyed by fire in 2021 at the Klamath-Lake District (KLD) Klamath Unit location.</p> <p>Purpose/Need: Fire cache supply storage.</p> <p>Planning Phase: The master planning phase was completed in June 2023 to determine the most effective reconstruction scope of the facility and adjacent site systems. The study incorporated a district-wide view of the programming needs to maximize investment opportunities. Architectural, structural, civil, mechanical, and electrical design services are currently in process for the new facility. Construction is scheduled to begin Summer 2026.</p> <p>Estimated Cost: \$5M</p> <p>Timeline: 25/27 biennium.</p>

Project Scope and Alternatives Considered
<p>The master plan study determined programming needs and evaluated opportunities prior to the reconstruction of the fire cache facility. This facility, along with all KLD campus facilities, were evaluated by Faithful & Gould, who produced the 2017 Facilities Condition Assessment (FCA). To augment the FCA, ODF contracted A&E services to perform a district-wide program and master plan. The primary goal of the plan has been to establish the physical space needs and other facilities improvements necessary for efficient and effective district operations.</p> <p>Project Scope: The project constructs a new fire cache building and includes offices/locker space and dorm space along with energy efficiency design, and green energy technology and sustainability requirements.</p> <p>Alternatives considered: The Department used this tragedy as an opportunity to broadly evaluate the physical space plan supporting the KLD. All reasonable alternatives were considered during the development of this project for the replacement building to include status quo (not acceptable), leasing (helped in interim but not practical for final solution), and new construction. Economic analysis determined new construction as the only viable option to meet the requirement.</p>

Facilities Maintenance & Management Narrative

ESTIMATED PROJECT COST - Escalated to the mid-point of construction. Used 7% Annual Escalation.

DIRECT CONSTRUCTION COSTS			
	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 12,442,647		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 12,442,647	0%	\$ -
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 TOTAL INDIRECT COSTS	\$ -	0%	\$ -
10 OWNER'S PROJECT CONTINGENCY	insert %		
	\$	% Project Cost	\$/GSF
TOTAL PROJECT COST	\$ 12,442,647	0%	\$ -

Project Image/Illustration (optional)



Facilities Maintenance & Management Narrative

POP 111: State Forester's Building Remodel

Major Construction/Acquisition Project Narrative

Note: Complete a separate form for each project

Agency:	Oregon Department of Forestry			Schedule	
Project Name:	State Forester's Office Building Restoration (Salem HQ)	Cost Estimate	Cost Est.Date	Start Date	Est. Completion
		\$ 20,000,000	08/03/2022	TBD - October 2025	TBD
Address/Location:	2600 State St., Salem, OR 97310	GSF	# Stories	Land Use/Zoning Satisfied	
		11,230	3 incl basement	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	\$ 6,800,000	N/A	\$ 13,200,000	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
<p>The State Forester's Office Building, constructed under the auspices of the Works Progress Administration (WPA) and opened for use in 1938, represents the best design and highest degree of historical integrity among the facilities constructed by the Department. The State Forester's Office Building and adjacent stone walls and walkways were placed on the National Register of Historic Places in 1982. The Department has completed several studies and condition assessments, culminating in an updated Historic Preservation Plan for the restoration of the State Forester's Office Building.</p> <p>The Historic Preservation Plan was prepared by Architectural Resources Group, Inc., the historic preservation architectural firm for the State Hospital and the Capitol Building projects. As part of the planning process, the Department presented the project to the City of Salem Community Development and Building Department, the Historic Landmarks Commission, and the Oregon Department of Energy.</p> <p>The architectural scope of the project includes: masonry repointing; seismic improvements; reroofing; window restoration; accessibility improvements including installation of an elevator; restoration of interior woodwork; restroom, copy room and basement restoration and functional improvements; and the restoration of the Old Board Room ceiling which was damaged during an earlier remodel. The mechanical, plumbing, and electrical scope of the project includes: new hot water boiler and hydronic piping system; new chilled water cooling system; new ventilation air system; new fire sprinkler system; new plumbing system; upgrade of electrical service and distribution system; upgrade of voice and data system; upgrade of fire alarm system; and upgrade and restoration of interior lighting.</p> <p>The project has been reviewed and accepted by CPAB in 2006, 2008, 2010, 2012, 2014, 2016, 2022, and 2024. It was reviewed and determined in compliance with the applicable Airport Road Area Plan by the CPC in 2022 and 2024.</p>

Facilities Maintenance & Management Narrative

Project Scope and Alternatives Considered

The **scope of this project** includes the replacement and renovation of the building's mechanical, plumbing, and electrical systems, and the restoration of interior and exterior architectural components along with the rehabilitation of the adjacent sidewalks, walls, and the grand chimney. It is important to note that the vast majority of the proposed work at the basement level is unrelated to the conversion to office space and is being performed to improve the building's (1) structural stability, (2) water-tightness, (3) accessibility and (4) MEP performance.

Seismic work in the basement will include:

- A connection will be added to transfer lateral forces from the wood shear walls into the basement concrete walls because there is a lack of connection between the wood shear walls and the concrete basement perimeter walls.
- In addition to the basement perimeter concrete shear walls, the new lateral-force-resisting system will utilize the existing concrete vault walls at both the first floor and basement levels. Currently, the first floor vault walls are not continuous to the foundation. The strengthening scheme proposed to extend these walls down to the foundation. Connections will be made from the diaphragms to the walls to utilize these concrete walls as shear walls.
- Since there is an elevator planned for the restoration, two of the elevator core walls will be reinforced concrete shear walls and can be utilized to resist lateral loads from all diaphragms.
- A new stud wall will be inserted to brace the hollow clay tile walls for out-of-plane loading. There is one known location where a hollow clay tile is a load-bearing wall. In this location, a new stud wall will be added to provide secondary gravity support of the floor joists to prevent a collapse of the first floor in the event of an earthquake.
- The existing large chimney represents a significant falling hazard during a seismic event. This chimney is located adjacent to the State Forester's Office and is an important feature of this historic building. The strengthening scheme involves the careful removal of the stonework and supporting structure from the exterior face of the entire chimney height, providing access to the interior of the chimney to construct full height, reinforced concrete strengthening elements. A new footing will be constructed at the basement level inside the existing building accompanied by an anchor below grade outside the building footprint. A strut ties the anchor to the new concrete chimney shear walls near the ground floor level.

Water-proofing work will include:

- Excavate around the entire building foundation and install new damp-proofing, drainage mat, gravel, insulation and new foundation drains that will tie into existing storm lines.
- Replace existing 5" slab with new concrete slab over compacted soil and water-proofing.

Accessibility improvements:

- Per meeting with the building officials at the outset of the project, it was confirmed that 25 percent of the project budget has to go to go towards eliminating accessibility barriers. In addition to improvements that allow better access to the building from the parking lot, an elevator was added to the project for universal access to the conference room on the second floor. Installing the elevator also allows universal access to the basement level, where the current non-accessible kitchen is located. The new kitchen would be slightly enlarged and made accessible.

MEP improvements:

- Currently the Basement level is used for storage of archival materials and as a meeting space. The rooms are currently not heated. The preservation plan would call for heating and cooling these spaces which would make the basement level more conducive as an archival storage and meeting space.

The added benefit to the above mentioned work (all of which is required for seismic, accessibility and building maintenance reasons) is that with minimal upgrades to the finishes, the already existing office spaces can once again be used as they were historically.

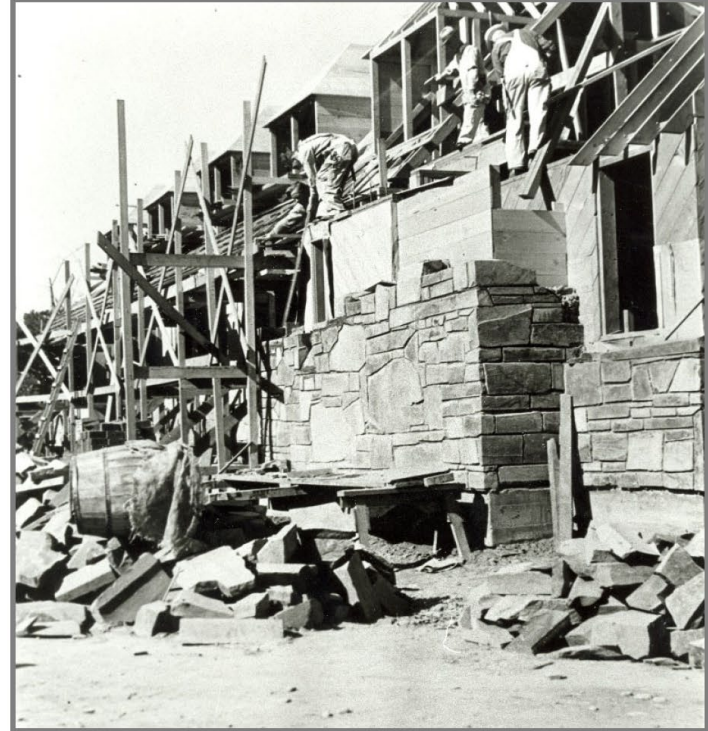
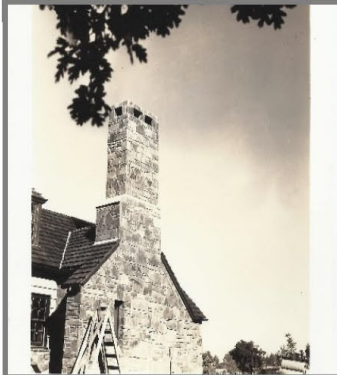
Facilities Maintenance & Management Narrative

ESTIMATED PROJECT COST - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS			
	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 16,276,119	100%	\$ 1,449
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 16,276,119	100%	\$ 1,449
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems	\$ 277,155		
5 Construction Related Permits & Fees	\$ 65,431		
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs	\$ 230,962		
7 Architectural, Engineering Consultants	\$ 1,746,080		
8 Other Design and PM Costs	\$ 674,410		
9 TOTAL INDIRECT COSTS	\$ 2,994,038	0%	\$ -
10 OWNER'S PROJECT CONTINGENCY	\$ 729,843	7.9%	
TOTAL PROJECT COST	\$ 20,000,000	100%	\$ 1,449

Facilities Maintenance & Management Narrative

Project Image/Illustration (optional)



Facilities Maintenance & Management Narrative

POP 112: Western Lane District-Veneta Campus Remodel

Major Construction/Acquisition Project Narrative+1:11

Note: Complete a separate form for each project

Agency:	Oregon Department of Forestry	Priority (Agency #):		Schedule	
Project Name:	Veneta Unit Campus Modernization (Western Lane District)	Cost Estimate	Cost Est.Date	Start Date	Est. Completion
		\$ 10,705,053		TBD - October 2025	TBD
Address/Location:	87950 Territorial Hwy, Veneta, Oregon 97487	GSF	# Stories	Land Use/Zoning Satisfied	
		19,840	Multiple TBD	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	\$ 4,351,604		\$ 6,353,449	

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
<p>Purpose: The objective is to invest in the modernization of the Western Lane District HQ's and grounds due to the age and condition of the majority of its facilities. The project will include removal of six existing buildings, an addition to the existing administration building, construction of a new multi-purpose operations facility, and preparation for future developments. It also addresses:</p> <ul style="list-style-type: none"> Site-wide master plan analysis considering the adjacency of functions, existing workflow, and parking needs to better serve the community with quicker responses to the field to fight wildfires. The site will be more efficient in layout and with facilities that are no longer a threat to crews working in hazardous conditions; Expansion possibilities with growing staff needs; Different energy efficiency mandates including the State Energy Efficient Design (SEED) Program and on-site renewable energy production per Oregon's Green Energy Technology requirement for public buildings; Opportunities to move closer to Carbon Neutral Ready to reduce Greenhouse gas emissions and the agency's carbon footprint on-site as required by Executive Order 17-20; and Enabling more effective and efficient operations, enhancing mission readiness. <p>How Achieved: The Department completed master plan studies to determine the most effective reconstruction scope of the facility and adjacent site systems. Design of the new facility is targeted to begin in the Fall of 2025, with construction anticipated to begin in 2026.</p> <ul style="list-style-type: none"> The 2010 Master Plan by Affolter West & Jones and the 2017 Facility Condition Assessments by Faith + Gould Inc. were considered in addition to the master planning consultant's (S&J Architecture) site observations and meetings with ODF staff. Several areas were identified to be consolidated to allow crews better, more immediate access to spaces that affected their day-to-day workflow. The proposed master plan consolidates these functions to a maximum of two buildings to allow crews to have adequate space for storage, meetings, vehicle storage, and shop space that meets the current code. The site analysis shown throughout this report proves there is ample buildable square footage for the foreseeable future and will continue to serve the Western Lane District for quite some time.

Facilities Maintenance & Management Narrative

Project Scope and Alternatives Considered

Project Scope:

The project consists of an addition and partial remodel of the existing administration building, a new operations building to consolidate other buildings, and demolition of older storage buildings no longer capable of serving the district's needs. The existing Administration Building, Fire Engine Storage and Mechanic Shop (constructed in 2012), and Tree Cooler (constructed in 1990) will remain. The project greatly improves the existing site circulation and adds much-needed staff and fleet parking while preserving land for future growth.

The master planning effort included review of the previous master plan including the prior stakeholder engagement process and information on proposed needs. Input from employees was solicited, and a pre-application meeting was held with the City of Veneta on the proposed concept plan. The Western Lane Forest Protective Association (WLFPA) Board of Directors voted to support the project, including the administration building remodel/expansion, new operations building, and associated site improvements. Future design development will continue to involve representatives of all applicable stakeholders.

Net effect on building space:

Existing Total: 12,798 SF; Bldgs to be Demolished: 5,400 SF; Existing to Remain: 7,398 SF; New Construction: 14,454 SF; **Total Master Plan: 21,852 SF**

Alternatives considered:

All reasonable alternatives were considered during the development of this project to include status quo (not acceptable), renovation of existing facilities, leasing, new construction, and a combination thereof. Based on Facility Conditions Assessments, many of these buildings have reached their life span. Economic analysis determined a combination of renovations and new construction along with some demolition as the only viable option to meet the requirement.

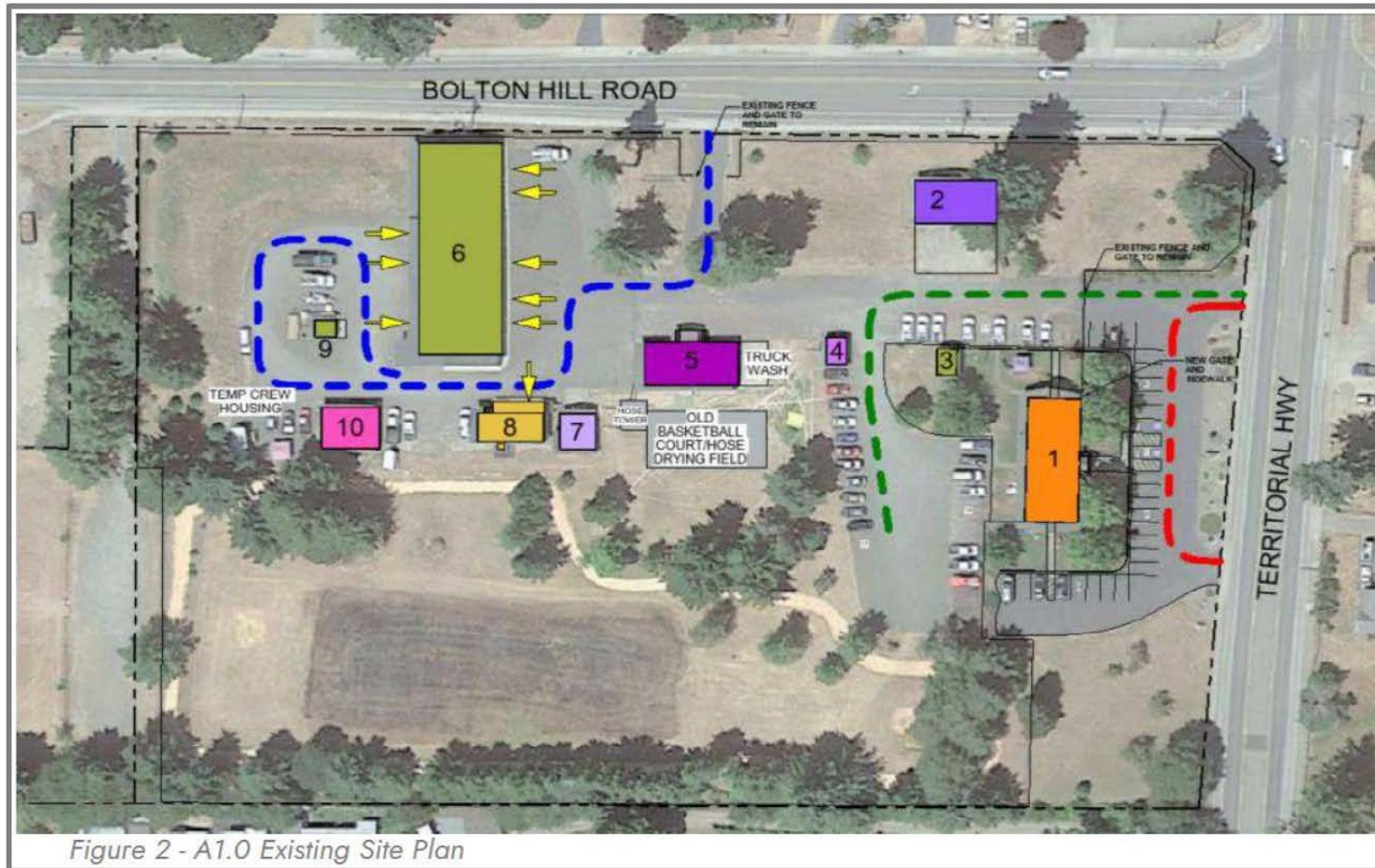
Facilities Maintenance & Management Narrative

ESTIMATED PROJECT COST - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS			
	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 6,171,965	58%	\$ 311
2 Site Cost Estimate (20 Ft beyond building footprint)	\$ 2,059,625	19%	\$ 104
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 8,231,590	77%	\$ 415
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems		0%	\$ -
5 Construction Related Permits & Fees	\$ 193,442	2%	\$ 10
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs	\$ 491,159	5%	\$ 25
7 Architectural, Engineering Consultants	\$ 1,234,738	12%	\$ 62
8 Other Design and PM Costs	\$ 329,264	3%	\$ 17
9 TOTAL INDIRECT COSTS	\$ 2,248,603	21%	\$ 113
10 OWNER'S PROJECT CONTINGENCY	10%	\$ 224,860	2.10%
	\$	% Project Cost	\$/GSF
TOTAL PROJECT COST	\$ 10,705,053	100%	\$ 540

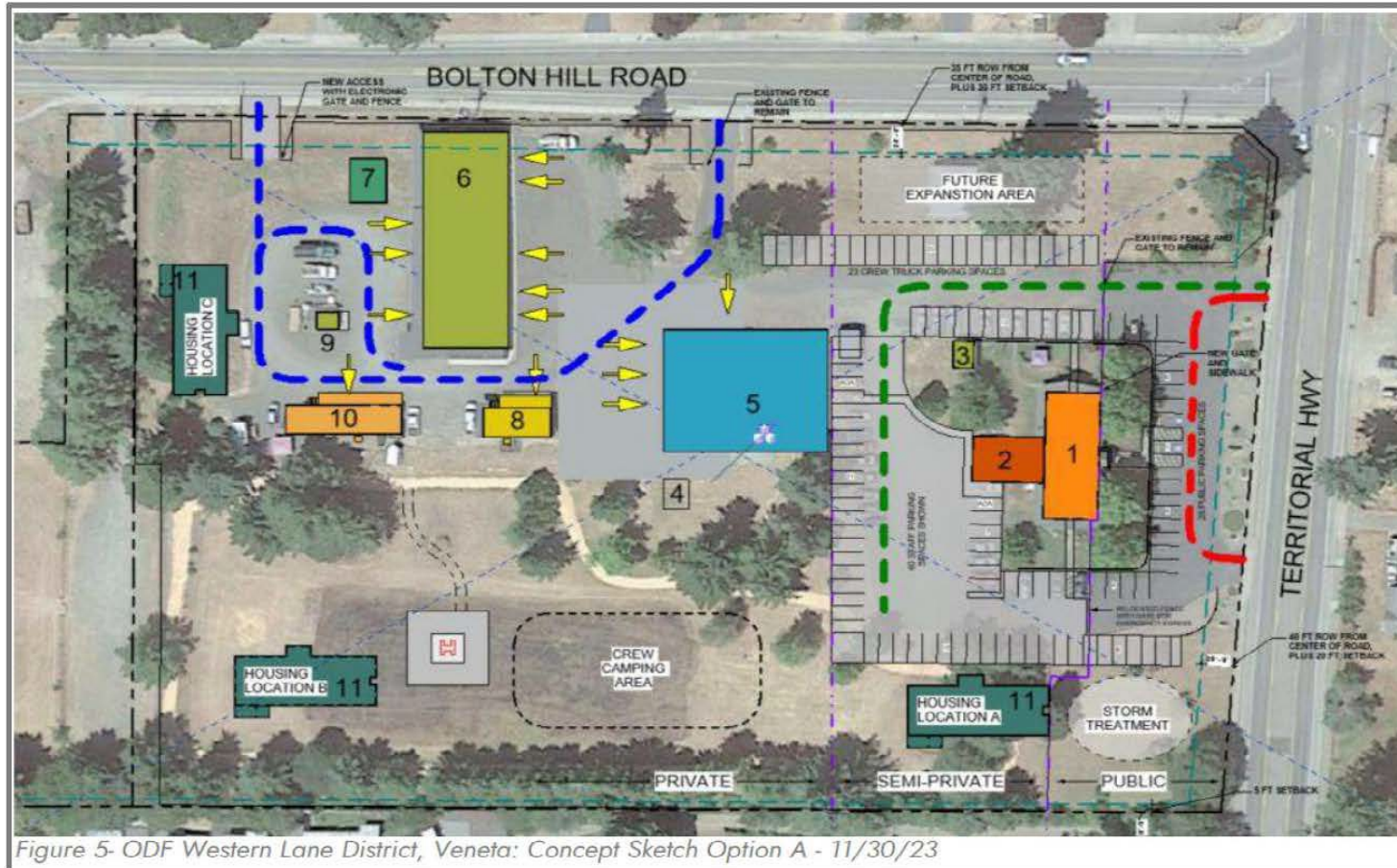


Facilities Maintenance & Management Narrative



Existing Site Plan

Facilities Maintenance & Management Narrative



One of several site plan option sketches

Facilities Maintenance & Management Narrative



Example building concept sketch

Facilities Maintenance & Management Narrative

POP 113: Deferred Maintenance & Capital Improvement

Major Construction/Acquisition Project Narrative

Note: Complete a separate form for each project

Agency:	Oregon Department of Forestry	Priority (Agency #):		Schedule	
Project Name:	Deferred Maintenance & Capital Improvement of Real Property	Cost Estimate	Cost Est.Date	Start Date	Est. Completion
		\$ 6,000,000	06/28/2024	TBD	TBD
Address/Location:	3200 Delap Rd, Klamath Falls OR 97601	GSF	# Stories	Land Use/Zoning Satisfied	
		Varies	Varies	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	\$ 6,000,000	N/A	\$ -	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

The purpose of this package is to request authority to address deferred maintenance and capital improvement issues, mandated by the budget instructions to be at least 2% of current replacement value (CRV) of the department's buildings and infrastructure. The 2017 Legislature passed Senate Bill 1067 (reference Section 9) requiring all agencies to include at least 2% of the current replacement value in their Agency Request Budget (ARB).

Project Scope and Alternatives Considered

With a total of 380 buildings/structures totaling 818,172 sq. ft. and a current value of \$316M dollars in structural assets, deferred maintenance, capital improvement, and capital construction investments to modernize the department's buildings are a significant need statewide. This is further supported by the fact that many of our facilities are well over 50 years old with an average facility condition index in the poor condition range. This investment would allow the structures to be maintained or improved to a condition considered well-maintained.

Results will be consistently quantified by the trending of the facility condition index (FCI) of the overall statewide facilities portfolio from the Poor condition range to the Fair/Good condition ranges (and of individual facilities from the Very Poor/Poor/Fair condition ranges to the Fair/Good condition ranges). Target milestones and the department's facilities plan will be evaluated quarterly and reported to the Capital Projects Advisory Board every June of the even year prior to the forthcoming legislation session.

2025-27

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Facilities Maintenance & Management Narrative

ESTIMATED PROJECT COST - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS			
	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 6,000,000		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	\$ 6,000,000	0%	\$ -
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 TOTAL INDIRECT COSTS	\$ -	0%	\$ -
10 OWNER'S PROJECT CONTINGENCY	insert %		
TOTAL PROJECT COST	\$ 6,000,000	0%	\$ -

Project Image/Illustration (optional)

Facilities Maintenance & Management Narrative

Major Construction/ Acquisition Six Year Plan

Major Construction/Acquisition 10-Year Plan, Lease Plans, Disposals

2025-27 Biennium

Agency Name:

Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Priority	Concept/Project Name	Description	GSF	Position Count	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2025-27		Toledo Unit Facility Replacement - Phase 3					\$ 6,000,000			\$ 6,000,000
2025-27		Klamath Unit Fire Cache Bldg. Replacement Project					\$ 5,000,000			\$ 5,000,000
2025-27		Santiam Unit Office Bldg. Replacement					\$ 5,000,000			\$ 5,000,000
2025-27		State Forester's Office Building Restoration					\$ 20,000,000			\$ 20,000,000
2027-29		Deferred Maintenance and Capital Improvements					\$ 6,319,206			\$ 6,319,206
2029-31		Veneta Unit Campus Modernization					\$ 15,000,000			\$ 15,000,000

Proposed Lease Changes over 10,000 RSF - Complete for 5 Biennia

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennial \$ Rent/RSF ²	Biennial \$ O&M ⁴ /RSF ² not included in base rent payment	Total Cost / Biennium
2025-27	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2025-27	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2027-29	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2029-31	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2031-33	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2033-35	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Planned Disposal of Owned Facility

Biennium	Facility Name	Description
2025-27	Toledo Unit Campus	7 building (12,613 SF) site, being replaced

Definitions:

Position

Count: 1 Total Legislatively Approved Budget (LAB) Position Count assigned to (home location) each building or lease as applicable.

RSF 2 Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.

Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.

USF 3

O&M 4 Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial.

Facilities Maintenance & Management Narrative

Capital Financing Six-Year Forecast Summary

Capital Financing Six-Year Forecast Summary 2025-27

Agency: Oregon Dept. Of Forestry
 Agency #: 62900

Provide amounts of agency financing needs for the 2025-27 biennium, by expected use and repayment source. Include proposed project amounts only (do not include debt service from either previously issued debt or from new debt issuance).

Use of Bond Proceeds	Bond Type		Totals by Repayment Source
	General Obligation Bonds	Revenue Bonds	
Major Construction / Acquisition Projects			
General Fund Repayment	\$17,759,750		\$17,759,750 GF
Lottery Funds Repayment	\$0		\$0 LF
Other Funds Repayment	\$21,740,250		\$21,740,250 OF
Federal Funds Repayment	\$0		\$0 FF
Total for Major Construction	\$39,500,000		\$39,500,000
Equipment/Technology Projects over \$500,000			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Total for Equipment/Technology			
Debt Issuance for Loans and Grants			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Total for Loans and Grants			
Total All Debt Issuance			
General Fund Repayment	\$17,759,750		\$17,759,750 GF
Lottery Funds Repayment	\$0		\$0 LF
Other Funds Repayment	\$21,740,250		\$21,740,250 OF
Federal Funds Repayment	\$0		\$0 FF
Grand Total 2025-27	\$39,500,000		\$39,500,000

Facilities Maintenance & Management Narrative

Capital Financing Six-Year Forecast Summary 2027-29

Agency: Oregon Dept. Of Forestry
 Agency #: 62900

Provide amounts of agency financing needs for the 2027-29 biennium, by expected use and repayment source. Include proposed project amounts only (do not include debt service from either previously issued debt or from new debt issuance).

Use of Bond Proceeds	Bond Type		
	General Obligation Bonds	Revenue Bonds	
Major Construction / Acquisition Projects			
General Fund Repayment	\$6,448,750		\$6,448,750 GF
Lottery Funds Repayment			LF
Other Funds Repayment	\$11,051,250		\$11,051,250 OF
Federal Funds Repayment			FF
Total for Major Construction	\$17,500,000		\$17,500,000
Equipment/Technology Projects over \$500,000			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Total for Equipment/Technology			
Debt Issuance for Loans and Grants			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Total for Loans and Grants			
Total All Debt Issuance			
General Fund Repayment	\$6,448,750		\$6,448,750 GF
Lottery Funds Repayment			LF
Other Funds Repayment	\$11,051,250		\$11,051,250 OF
Federal Funds Repayment			FF
Grand Total 2027-29	\$17,500,000		\$17,500,000

Facilities Maintenance & Management Narrative

Capital Financing Six-Year Forecast Summary 2029-31

Agency: _____
 Agency #: _____

Provide amounts of agency financing needs for the 2029-31 biennium, by expected use and repayment source. Include proposed project amounts only (do not include debt service from either previously issued debt or from new debt issuance).

	Bond Type		
Use of Bond Proceeds	General Obligation Bonds	Revenue Bonds	Totals by Repayment Source
Major Construction / Acquisition Projects			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Total for Major Construction			
Equipment/Technology Projects over \$500,000			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Total for Equipment/Technology			
Debt Issuance for Loans and Grants			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Total for Loans and Grants			
Total All Debt Issuance			
General Fund Repayment			GF
Lottery Funds Repayment			LF
Other Funds Repayment			OF
Federal Funds Repayment			FF
Grand Total 2029-31			

Facilities Maintenance & Management Narrative

Facilities Maintenance & Management Sub-Program

Executive Summary

Long-term focus area impacted by the program

Primary outcome area:

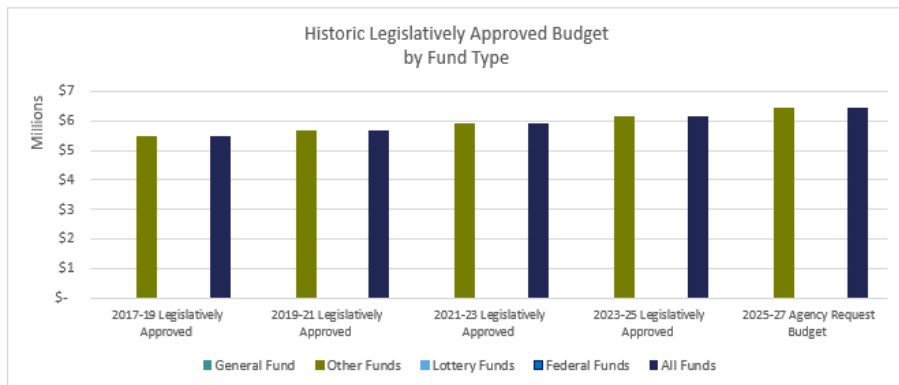
- Excellence in state government
- Effective facilities management
- Good stewardship of agency assets
- Sustainable facilities
- Effective long-range capital planning

Primary program contact

Justin Hallett, Administrative Services Division Chief,

justin.t.hallett@odf.oregon.gov

Graphical representation of the program unit's funds budget over time



Program overview

The Facilities Capital Management Program supports the Department of Forestry's missions through an integrated facilities management plan that protects the health and safety of the public and personnel, protects and preserves the department's capabilities and capital investments, and minimizes life-cycle facilities costs. The objective of the Facilities Maintenance and Management Program is to ensure that sufficient funds are available for the

department's routine maintenance program, the reduction of deferred maintenance, and the implementation of prioritized capital construction and improvement projects.

Program funding

For the 2025-27 biennium, the Facilities Capital Management Program is requesting \$6,411,934 all Other Funds.

Funding proposal comparison

The estimated costs for 2027-29 are \$6,682,567 and for 2027-29 is \$6,965,173.

Program description

Since its establishment in 1911, the department and the state's forest protection landowner associations have constructed and acquired facilities to support the department's major program areas. The department's current building inventory includes 381 buildings with a current replacement value of approximately \$277 million. Outside of the Salem headquarters buildings, which house the department's centralized operational and business functions, the balance of the buildings is within 12 fire protection districts and five state forests. The Facilities Capital Management Program manages the lifecycle of the Department of Forestry's facilities assets. The department regularly repairs or replaces those facilities and components that have served their useful life.

The department's facilities support a wide range of activities, including administrative functions, firefighter support and dispatch, fire engine and equipment storage, vehicle repair and fabrication, reforestation activities, radio communication sites, and forest fire lookouts. The acquisition of these facilities spans decades of building design, construction, and workplace technologies. Operations, maintenance, and capital renewal budgets are established throughout the department on a fiscal year basis through a collaborative budget development process with stakeholders.

Facilities are the physical foundation of the department's service delivery and contribute to the socioeconomic fabric of their communities. These facilities must be safe, energy efficient and provide the appropriate functional environment to meet the needs of the department's operational divisions. The program's customers include employees, as well as stakeholders who visit department facilities for services.

Facilities Maintenance & Management Narrative

Enabling legislation/program authorization

ORS 276.227(5)

ORS 276.229

ORS 276.285

ORS 291.215

ORS 291.216(8)(C)

ORS 291.216(8)(D)

ORS 291.224

Funding streams supporting the program

Revenue for the program comes from a revenue transfer of Other Funds from the department's operating divisions (Fire Protection, State Forests, Federal Forest Restoration, and Forests Resources Division).

Program Unit Narrative

The major activity of the Facilities Capital Management Program during the 2021 -23 biennium is the development of a long-range capital renewal plan that addresses all facility needs, including major maintenance, deferred maintenance reduction, capital improvement and major construction.

The central point of the department's capital plan is that it is strategically and analytically driven with a long-term view of how funding and debt service may be accomplished. The capital planning process is focused on:

- Linkage of the capital plan with the department's strategic priorities.
- Centralized leadership of facilities capital planning with stakeholder involvement.
- Comprehensive needs assessments addressing all capital needs.
- Credibility of information, project prioritization and capital investment decisions.
- Development of a consistent funding framework.

Department leadership is currently developing a strategic planning context that identifies key planning issues, opportunities and priorities.

Completion is nearing on acquisition of a facilities asset management system to provide a foundation for informed decision-making through improved capacity to quantify, track and analyze facilities needs and costs.

Revenue

Revenue for the Facilities Capital Management program comes from a revenue transfer of Other Funds from the department's operating divisions (Fire Protection, State Forests, Federal Forest Restoration, and Forests Resources Division). No new revenue streams are proposed for the 2023-25 biennium.

Essential Packages

Pkg 031-Standard Inflation

The purpose of this package is to include a set of standardized inflation rates for all agencies, increasing their budgets above their final base amounts for all non-personal-services expenditure accounts. These rates are 4.2% for standard or "generic" accounts, and then larger rates for "Price List Accounts," specifically 6.8% for Professional Services. There is no change to position counts or FTE.

Policy Packages

None.

Facilities Maintenance & Management Narrative

Facilities Summary Report

Facility Plan - Facility Summary Report 107BF16a
2025-27 Biennium

Agency Name Oregon Department of Forestry

Table A: Owned Assets Over \$1M CRV		FY 2024 DATA			
Total Number of Facilities Over \$1M	53				
Current Replacement Value \$ (CRV) 1	\$ 194,059,767	Source	4	FCA	Risk or FCA
Total Gross Square Feet (GSF)	422,033				
Office/Administrative Usable Square Feet (USF) 2	143,491	<i>Estimate/Actual</i>	5	34%	% USF/GSF
Occupants Position Count (PC) 3	1438	Office/Admin USF/PC	6	100	
		or Agency Measure	7	N/A	

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	327
CRV 1	\$ 83,080,600
Total Gross Square Feet (GSF)	396,139

Table C: Leased Facilities					
Total Rented SF 8	12,823				
Total 2023-25 Biennial Lease Cost	\$ 309,420				
Additional 2023-25 Costs for Lease Properties (O&M) 9	0				
Office/Administrative Usable Square Feet (USF) 2	0	<i>Estimate/Actual</i>	5	N/A	% USF/GSF
Occupants Position Count (PC) 3	0	Office/Admin USF/PC	6	N/A	

Facilities Maintenance & Management Narrative

Facilities Operations and Maintenance Report

Facility Plan - Facility O&M/DM Report 107B16b
2025-27 Biennium

Agency Name Oregon Department of Forestry

**Facilities Operations and Maintenance (O&M) Budget
excluding Capital Improvements and Deferred Maintenance**

Personal Services (PS) Operations and Maintenance
Services and Supplies (S&S) Operations and Maintenance
Utilities not included in PS and S&S above
Total O&M
O&M \$/SF

1	2021-23 Actual	2023-25 LAB	2025-27 Budgeted	2027-29 Budgeted
	\$ 3,389,247.00	\$ 3,389,247	\$ 3,531,595	\$ 3,679,922
	\$ 3,574,205.00	\$ 3,574,205	\$ 3,724,322	\$ 3,880,743
	\$ 6,963,452	\$ 6,963,452	\$ 7,255,917	\$ 7,560,665
	8.51	8.51	8.87	9.24

Total O&M SF

818,172 Include only the SF for which your agency provides O&M funding.

O&M Estimated Fund Split Percentage %

2	General Fund	Lottery Fund	Other Funds	Federal Funds
	0.00%	0.00%	99.96%	0.04%

Deferred Maintenance Funding In Current Budget Model

**Total Short and Long Term Deferred Maintenance Plan for
Facilities**

Priorities 1-3 - Currently, Potentially and Not Yet Critical
Priority 4 - Seismic & Natural Hazard
Priority 5 - Modernization
Total Priority Need
Facility Condition Index (Priority 1-3 Needs/CRV)

3	2025-27 Biennium		Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)
	Current Costs 2024	Ten Year Projection	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)
4,5,6	\$ 54,383,669	\$ 90,119,238	\$ 5,200,000	\$ 7,691,037
7	\$ -	\$ -		
8	\$ 3,972,679	\$ 48,185,857		
	\$ 58,356,348	\$ 138,305,095	\$ 5,200,000	\$ 7,691,037
9	17.2%	28.5%	15.6%	26.1%

Assets CRV

\$315,960,285 Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Facilities Maintenance & Management Narrative

Detail of Revenue 107BF07

Facilities:

Source	Fund	ORBITS Revenue Acct	2021-2023 Actuals	2023-25 Legislatively Adopted	2023-25 Estimated	2025-27 Agency Request	2025-27 Governor's	2025-27 Legislatively Adopted
Charges for Services	3400	0410	\$5,364	\$0	\$0	\$0		
Rents and Royalties	3400	0510	\$7,953,408	\$0	\$0	\$0		
Intrest Income	3400	0605	\$203,642	\$0	\$0	\$0		
Other Revenues	3400	0975	\$357,951	\$0	\$0	\$0		
Transfer In-Intrafund	3400	1010	\$0	\$6,146,253	\$6,146,253	\$6,411,934		

Capital Improvement:

Source	Fund	ORBITS Revenue Acct	2021-2023 Actuals	2023-25 Legislatively Adopted	2023-25 Estimated	2025-27 Agency Request	2025-27 Governor's	2025-27 Legislatively Adopted
Rents and Royalties	3010	0510	\$0	\$0	\$0	\$0		
General Fund Obligation Bonds	3010	0555	\$0	\$5,199,047	\$4,820,772	\$10,223,244		
Interest Income	3010	0605	\$291	\$0	\$0	\$0		
Other Revenues	3010	0975	\$69,833	\$0	\$0	\$0		
Transfer In-Intrafund	3010	1010	\$0	\$10,222,290	\$4,989,489	\$5,199,047		
Tsfr From Lands, Dept of State	3010	1141	\$414	\$0	\$0	\$0		
Tsfr to Lands, Dept of State	3010	1141	-\$22	\$0	\$0	\$0		

Debt Service:

Source	Fund	ORBITS Revenue Acct	2021-2023 Actuals	2023-25 Legislatively Adopted	2023-25 Estimated	2025-27 Agency Request	2025-27 Governor's	2025-27 Legislatively Adopted
Rents and Royalties	3010	0510	\$0	\$0	\$0	\$0		
General Fund Obligation Bonds	3010	0555	\$0	\$5,199,047	\$5,199,047	\$11,234,219		
Interest Income	3010	0605	\$291	\$0	\$0	\$0		
Other Revenues	3010	0975	\$69,833	\$0	\$0	\$0		
Transfer In-Intrafund	3010	1010	\$0	\$10,222,290	\$10,222,290	\$5,417,407		
Tsfr From Lands, Dept of State	3010	1141	\$414	\$0	\$0	\$0		
Tsfr to Lands, Dept of State	3010	1141	-\$22	\$0	\$0	\$0		

Capital Construction:

Source	Fund	ORBITS Revenue Acct	2021-2023 Actuals	2023-25 Legislatively Adopted	2023-25 Estimated	2025-27 Agency Request	2025-27 Governor's	2025-27 Legislatively Adopted
General Fund Obligation Bonds	3020	0555	\$4,132,842	\$0	\$0	\$0		
Dedicated Fund Oblig Bonds	3020	0560	\$0	\$3,500,000	\$3,500,000	\$46,705,053		