



Oregon

Kate Brown, Governor

Department of Forestry

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MEMORANDUM

To: Bill Foster, Chair, Capital Projects Advisory Board (CPAB)
From: D. Chris Stewart, Facilities Manager, Oregon Dept. of Forestry (ODF)
Date: June 3rd, 2022
Re: Oregon Department of Forestry's (ODF) Facilities Capital Plan (2023/25 Biennium)

Since its establishment in 1911, ODF has constructed and acquired facilities ranging from the historic State Forester's Office Building (1938), administration and fire cache facilities, to mountaintop forest fire lookouts and communication sites.

Today, ODF's facilities portfolio is comprised of 381 buildings/structures that support a variety of program activities that span decades of building design, construction, and technologies. The origins of ODF are reflected in the decentralized regional management structure, adding complexity to addressing agency-wide strategic capital planning needs.

ODF via a partnership with DAS has completed the facility condition assessments of most of its facilities in 2017/18 and has developed a statewide strategic planning tool to facilitate a more centralized facilities management model. This planning tool provides the field with the needed data for more informed local facilities planning and provides ODF with a holistic view of all its facilities needs statewide.

1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand?

ODF's mission is to serve the people of Oregon by protecting, managing, and promoting the stewardship of Oregon's forests to enhance environmental, economic, and community sustainability. One of ODF's main drivers of its facilities needs is protecting Oregon's forestlands from fire. With Oregon's fire seasons growing larger and longer, the demands for a timely response to fires has never been more imperative.

Each of ODF's three areas (Southern Oregon, Northwest Oregon, and Eastern Oregon) are comprised of a total of thirteen district offices that operate in a decentralized manner. Each district is encouraged to complete a master plan study of their campuses/compounds prior to the planning of new construction or renovation projects to accurately capture and subsequently meet any of the operational needs as they arise. Typically, space and facilities needs are evaluated through the master planning process under the consultation of an architect. For example, ODF's Salem Campus, which consists of ODF's largest facilities, completed a 5- and 10-year space planning/master plan effort to study office space use constraints and optimization opportunities in 2018, and the long-term operational needs for the Fire Cache Operations Program. It is currently updating this plan to reflect the new hybrid work model being adopted due to the changes brought about by the COVID-19 pandemic. Some districts are also engaged in a master planning effort to address their long-term facilities investments needs prior to committing to the building of new

facilities. In some cases, districts are considering relocating due to the enhancing of program and operational efficiencies.

2. What are ODF's key facility-related challenges over the next 10-years?

- a. Aging facilities and infrastructure - many of ODF's facilities in its portfolio were constructed in the first half of last century and have endured decades of exceptionally hard use, have outlived their useful life, and do not meet modern programming/operational needs.
- b. Building modernization challenges that include seismic and sustainability/energy upgrades.
- c. Decentralized facilities management structure.
- d. Limited General Fund resources for facilities maintenance, renewal, expansion, and replacement.

One of the key challenges to ODF's capital program continues to be funding. For major maintenance, capital improvement, and capital construction projects, the Legislature has approved "Other Fund" limitation and limited General Fund support. The "Other Fund" funding comes from a combination of landowner related resources, including harvest taxes, and state forest revenues or forest patrol assessments. The use of these limited landowner fund sources tends to place capital renewal funding in competition with operating programs, often resulting in the delay of the capital projects and routine maintenance and deferred maintenance projects in favor of operating the programs. Receiving a higher proportion of General Fund support from the Legislature that does not compete with operational programs would greatly enhance ODF's ability to renew, replace, and maintain existing assets. ODF's challenges always include limited capacity, the lack of dedicated capital improvement funding, and an outdated facilities infrastructure to support operations.

3. What do you need to meet these challenges?

To better manage and plan for all deferred maintenance, capital improvement, and capital construction projects ODF had adopted the use of the DAS supported asset management system platform (iPlan™ → TBD). Due in part because of the Legislature's interest in capital planning, ODF is developing a strategic initiative to implement an agency wide capital plan, planning tools, and administrative rental/lease rate that will guide its long-term building renewal priorities and capital budget development. The development of a more consistent and broader funding strategy is the expected outcome. With the elimination of iPlan™, and the adoption of a new platform by DAS pending implementation, the management of facilities data is currently being managed by ODF internally.

4. Progress to-date.

With the majority of ODF's buildings assessed in 2017/2018, the Facilities Program leveraged this new data to develop an administrative rental/lease rate program that incorporated all operating, maintenance, capital renewal, and capital construction needs; both in a short- and long-term planning perspective. The Facilities Program has also increased staffing capacity to support this effort.

ODF currently manages **381** structures located at various field offices throughout the state. These structures consist of buildings (e.g., office space, shops, and storage, etc.) as well as communication sites, lookout towers, fueling stations, kiosks, and vault toilets. The combined Current Replacement Value (CRV) of these structures is estimated at **\$247M**; with **\$164M** of this CRV carried by our **36** largest structures, which are buildings that have a replacement value of over \$1M. The **345** remaining structures with individual CRV's under \$1M have a combined CRV estimated at **\$83M**.

With nearly a quarter of a billion dollars in structural assets, deferred maintenance, capital renewal, and capital construction investments to modernize ODF'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. ODF's 10-year maintenance priority projections based on currently known conditions is **\$60.7M**. This investment would allow the structures to be maintained or improved over a ten-year period to a condition considered well-maintained. The projected deferred maintenance expenses for the 21-23 biennium was **\$4.8M**. ODF submitted a Policy Option Package through its current budgetary process for funding for this amount received legislative approval. The Facilities Program is currently developing a statewide investment

strategy to invest these funds. It is also preparing to submit a Policy Option Package for the 23-25 biennium for **\$5.0M** (estimated), as mandated by SB 1067, which requires agencies to submit a deferred maintenance reduction funding request each biennium equaling 2% of total CRV.

These maintenance projections are created by ODF's Facilities Program based on a tracked metric called the Facility Condition Index (FCI). The FCI is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset and provide a means for comparisons of facility or building conditions, as well as allowing for renewal funding needs and comparisons. The FCI is the ratio of current year required renewal cost to current building replacement value. Based on this index, a structure's condition can be ranked as Good (0-5% FCI), Fair (5-10%), Poor (>10%) or Very Poor (>60%). An FCI of 60% or greater usually indicates that the structure should be replaced rather than renewed. Statewide, based on facilities current condition data, ODF's current FCI is **10.8%**, reflecting that ODF's structures are beginning to show a Poor condition. ODF's **381** structures range from having a condition of 1.2% to over 100%, with most of them being in fair/poor condition.

There are many issues facing ODF in addressing its facilities portfolio needs. The lack of a comprehensive, statewide, and holistic vision focused on capital renewal needs compounded by inconsistent funding streams to invest into this work are certainly significant drivers. Given ODF's diverse revenue streams, some funds are unable to be committed to certain deferred maintenance and capital improvement efforts, for example, federal funds acquired under contracts.

Fortunately, ODF has made considerable strides to mitigate many of these issues and begin addressing facility investment needs. The Facilities Program has developed the **Facilities Operations and Capital Investment Account (FOCIA)** program. This program consists of data acquisition on structures, strategic visioning on maintenance implementation, and provides a funding mechanism through an administrative rental/lease rate system. This rate can be applied to ODF's own facilities and imposes a rent to occupying programs. The revenue generated by this rental rate is deposited into a **FOCIA** account that can be used for recurring operational costs, as well as current and future maintenance needs. Not only does the **FOCIA** program support long-term strategic capital planning efforts, it also enables the utilization of all funding sources, and this revenue can carry over through biennia while accruing interest. Currently the **FOCIA** program is optional within the districts, however, there has been a steady increase in participation since its inception in 2018, with a total of **8** districts out of **13** to date. An increase of two additional districts from the prior reporting year.

The Facilities Program is also managing three current capital projects. The first being the relocation of the Toledo Unit Office in the West Oregon District. This project is in the process of acquiring land to begin building. The second capital project is the replacement of the North Cascades District office lost to the Labor Day wildfire in 2020. A comprehensive master planning effort to determine district needs has been completed to help guide the district in the rebuilding effort. The third capital project is the replacement of the Klamath Lake District Fire Cache facility lost due to accidental fire. The district is also undergoing a master planning effort to facilitate a holistic view of its campus prior to investing in the replacement of just the affected facility. Finally, ODF is preparing to submit a 23-25 capital construction Policy Option Package for the funding to restore the 83-year-old State Foresters Office Building located on the Salem Campus HQ facility, a project that has received CPAB numerous times over the last two decades but falling short via legislative approval.

In addition, the Facilities Program is very committed to sustainable facilities through its Strategic Energy Management, with active engagement in maximizing building operations and use. This includes the recent installation of two charging stations at the Salem Campus HQ facility, a first for ODF statewide, and the on-going upgrade of inefficient lighting at many facilities statewide.

ODF appreciates CPAB's review and consideration of its 23-25 submitted capital plan.

PORTFOLIO STATS

- Total Structures → **381**
- Total Area → **818,301 sq. ft.**
- Total Current Replacement Value (CRV) → **\$247M**
 - CRV for bldgs. valued at > \$1M = **\$164M** (36 total)
 - CRV for bldgs. valued at < \$1M = **\$83M** (345 total)
- Leased facilities (>10K SF) → **None**

BUILDING CONDITION METRIC STATS

$$\text{Facility Condition Index (FCI)} \rightarrow \frac{\text{Deferred Maintenance} + \text{Capital Improvement}}{\text{Current Replacement Value (CRV)}} \rightarrow \mathbf{10.8\%}$$

10-YEAR MAINTENANCE PRIORITY PROJECTIONS

- Need for bldgs. valued at CRV > \$1M = **\$24.1M**
- Need for bldgs. valued at CRV < \$1M = **\$36.6M**

STRATEGIC PLANNING

- Facilities Program onboarding of a strategic capital planning tool → In-Process
- Adding more districts to the facilities data network via the Facilities Operations and Capital Investment Account.

STRATEGIC FACILITIES OPERATIONS

On-going administration of the facilities rental rate that is deposited annually into a participating district's specific facilities investment fund to facilitate the funding of:

- Recurring facilities operating and recurring maintenance needs.
- Continuous reduction of the backlog of deferred maintenance.
- Future capital renewal and replacement projects.

A total of 8/13 districts are participating since the inception of the Facilities Operation and Capital Investment Account (FOCIA) in 2018.

DEFERRED MAINTENANCE REDUCTION INVESTMENT

- Current deferred maintenance reduction investment plan → **\$4.8M**
- Projected 23/25 biennium backlog reduction investment, pending legislative approval → **\$5.0M** (est.)

SUSTAINABLE FACILITIES

- Salem Campus HQ EV Charging Station Infrastructure → Completed
- Strategic Energy Mgmt.
 - Active engagement in maximizing sustainable building operations → Ongoing
 - Efficient lighting upgrade projects statewide → Ongoing



Oregon Dept. of Forestry

2023-25 Agency Facility Plan

Capital Projects Advisory Board

June 10, 2022



Agency Mission



To serve the people of Oregon by protecting, managing, and promoting stewardship of Oregon's forests to enhance environmental, economic, and community sustainability.





Business Need: Fire Protection



06/10/2022



ODF 23-25 Agency Facility Plan - Capital Projects Advisory Board



Business Need: State Forests



Keeping state forestlands healthy, intact, and working

06/10/2022

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Business Need: Private Forests



Keeping private forestlands healthy, intact, and working



Business Need: Urban Forestry





Business Need: Funding Type



The Oregon Department of Forestry's (ODF) programs are funded through a network of:

- Public sources.
- Private sources, including:
 - ✓ Timber sale revenues on state lands.
 - ✓ Harvest taxes paid by all timber harvesters in Oregon.
 - ✓ Fire protection assessments paid by private forest landowners.
- Other revenue sources include:
 - ✓ Seed cooperative assessments paid by cooperators.
 - ✓ Camping fees on state forest lands.
 - ✓ A portion of all-terrain vehicle license fees.
 - ✓ Federal funds for fire protection services on federal lands.
 - ✓ General Fund support for parts of the Fire, Private Forests, Agency Administration divisions and State Forests for land purchase.
 - ✓ Federal grants.



Portfolio Stats (FY22)



PORTFOLIO

Total Structures → **381**
Total Area → **818,301 sq. ft.**

CRV

Total Current Replacement Value (CRV) → **\$247M**
Bldgs. > \$1M = \$164M (36 total)
Bldgs. < \$1M = \$83M (345 total)

FCI

Facility Condition Index (FCI) → **10.8%**
0 – 5% = **Good**
5 – 10% = **Fair**
> 10% = **Poor**

10-YEAR MAINTENANCE PRIORITY PROJECTIONS

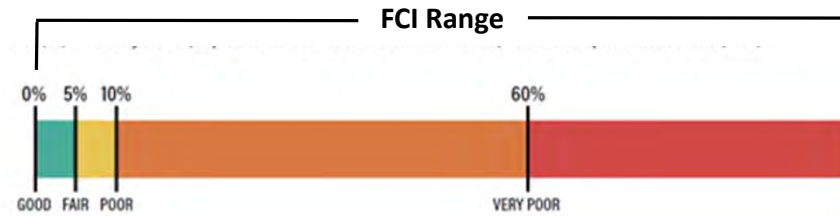
Need for bldgs. valued at CRV > \$1M = **\$24.1M**
Need for bldgs. valued at CRV < \$1M = **\$36.6M**



Portfolio Stats (FY22)



FACILITY CONDITION INDEX (FCI)



CURRENT

AS PLANNED

PROJECTED

10.8%

12.9%

27.1%

2022

2023-25

2035

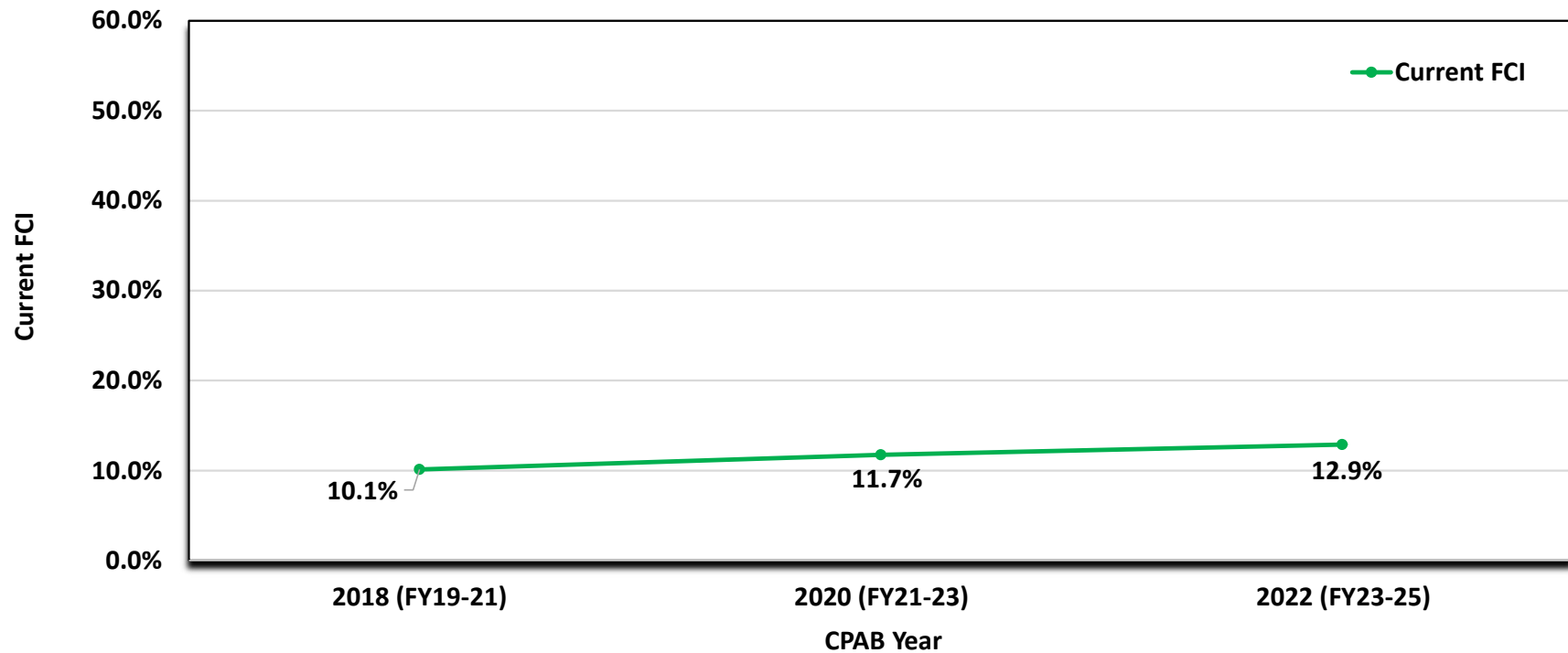
Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%



Portfolio Stats: FCI Trend



Portfolio Facility Condition Index (FCI)

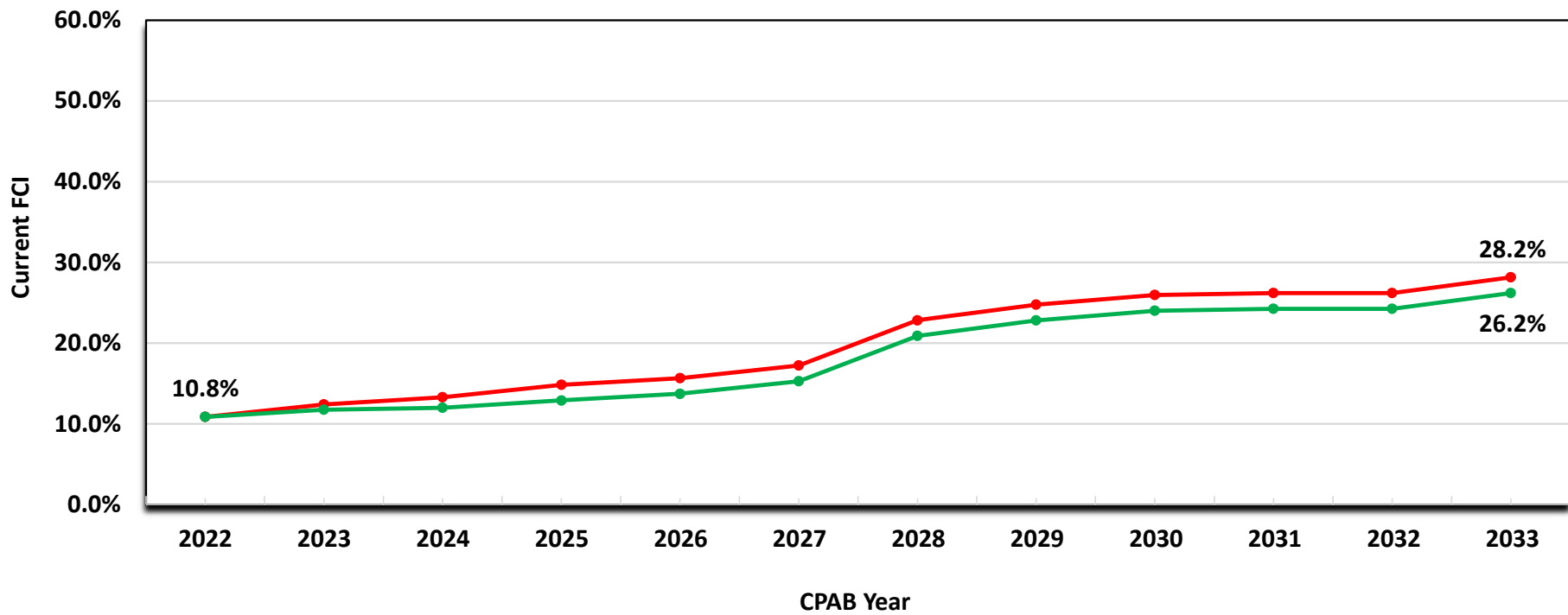




Portfolio Stats: FCI Trend (10-Yr)



Portfolio Facility Condition Index (FCI) 10-yr



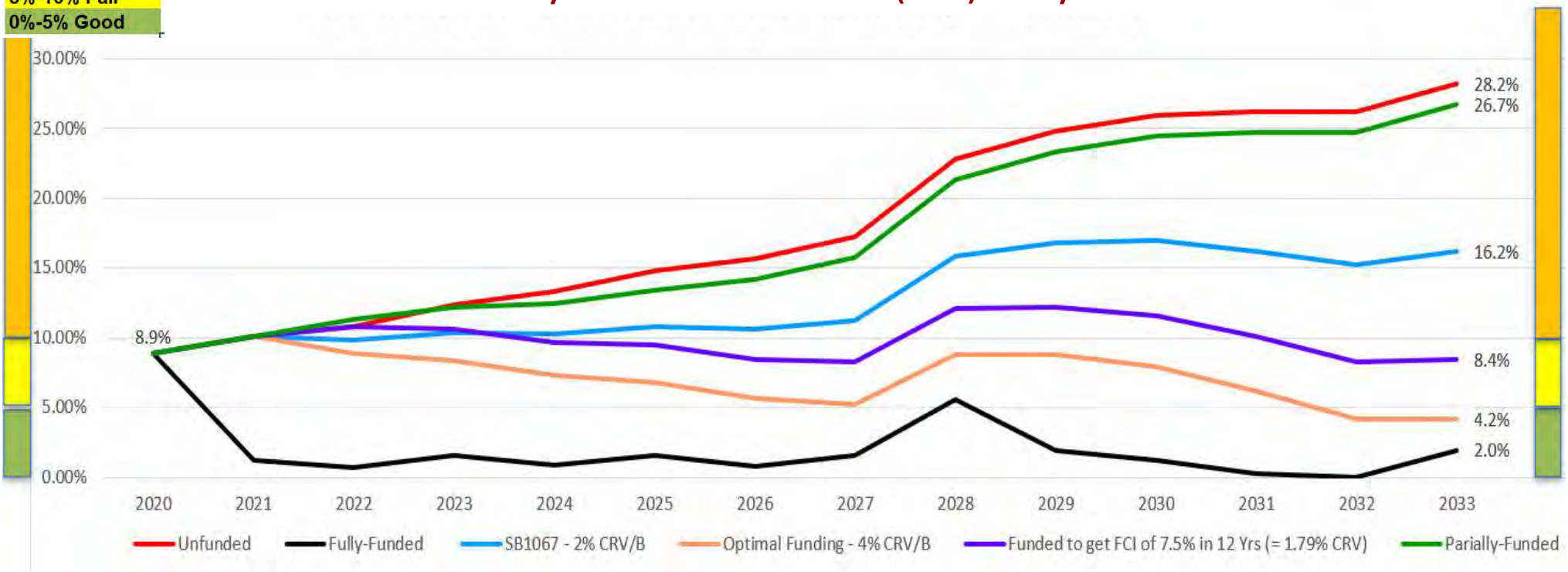


Portfolio Stats: FCI Trend (10-Yr)



Portfolio Facility Condition Index (FCI) 10-yr - Scenarios

>60% Very Poor
 10-60% Poor
 5%-10% Fair
 0%-5% Good





Portfolio Stats (FY22)



Space Utilization

Space Utilization = Usable Square Footage(SF)/ Position Count (Seat) (or agency-specific metric)

ODF FIELD OFFICES

PERMANENT FTE → **308**
SF/SEAT

PERMANENT FTE + Seasonals → **232**
SF/SEAT



ODF SALEM HQs

139 ← PERMANENT FTE
SF/SEAT

134 ← PERMANENT FTE + Seasonals
SF/SEAT



Planning Factors

- Aging Facilities
- Strategic Location
- Urban Encroachment
- Programming Deficiencies

Portfolio Management

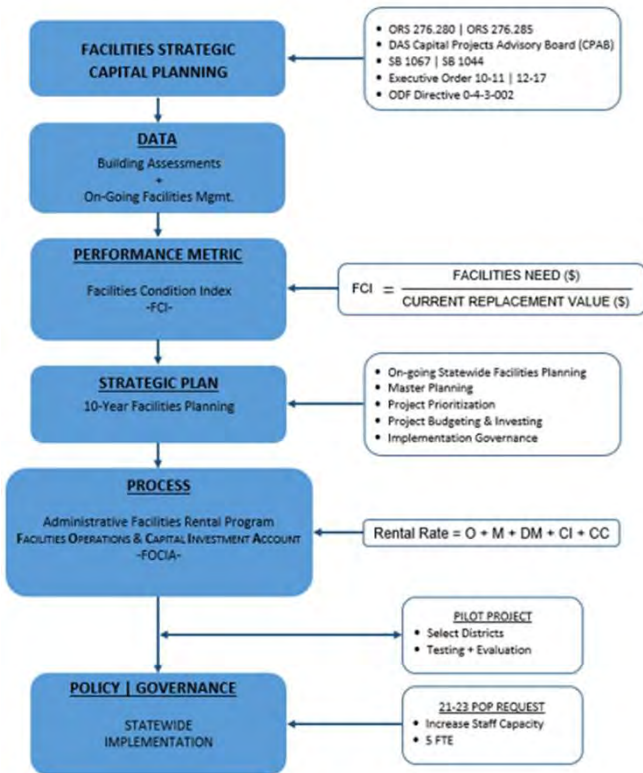
- Back in 2018 the Facilities Program evaluated the current condition of our statewide facilities portfolio to not only establish a condition benchmark and strategic objective, but to also establish an investment strategy to achieve this objective. This included:
 - The evaluation of the **ISSUE**
 - Establishing a **SOLUTION**
 - We also investigated the **AUTHORITY** to help support the plan, and to also develop process sideboards.
 - To market the **BENEFITS** statewide...
 - ...and finally...to establish **NEXT STEPS** via a pilot project concept.



Facility Strategies | Planning Factors

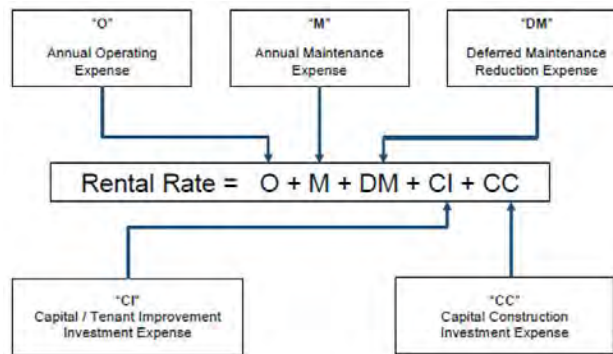


Plan



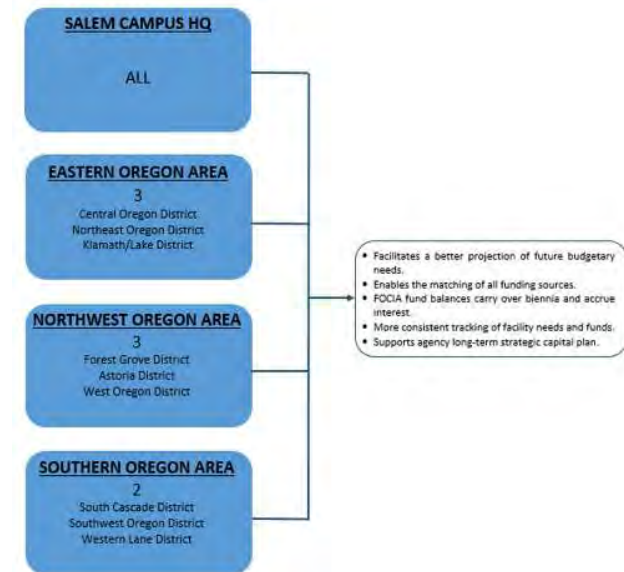
06/10/2022

Tool



ODF 23-25 Agency Facility Plan - Capital Projects Advisory Board

Adoption



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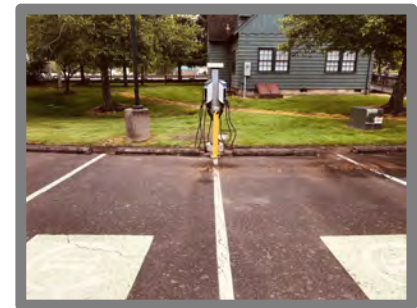
Sustainable Facilities



- Strategic Energy Management (SEM)
 - ✓ System Upgrades
 - ✓ Encouraging Occupant Engagement



- Risk/Climate Change Mitigation
 - ✓ EV Charging Station Network Development

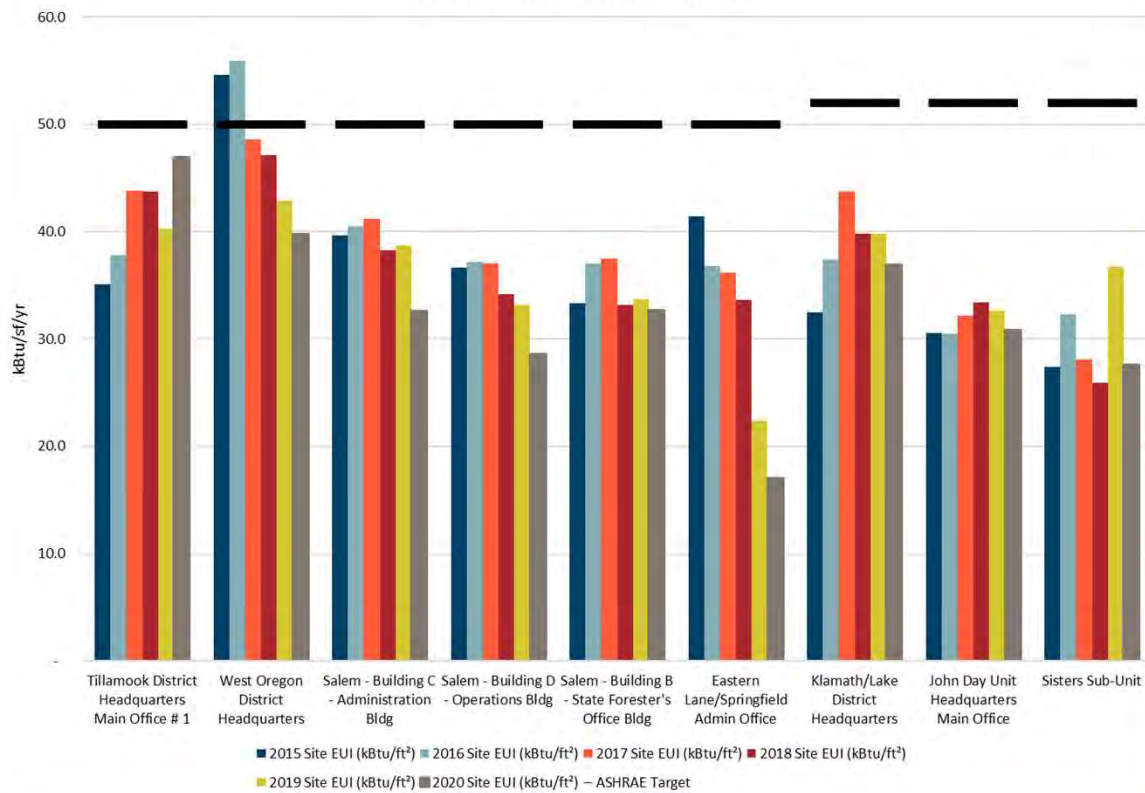




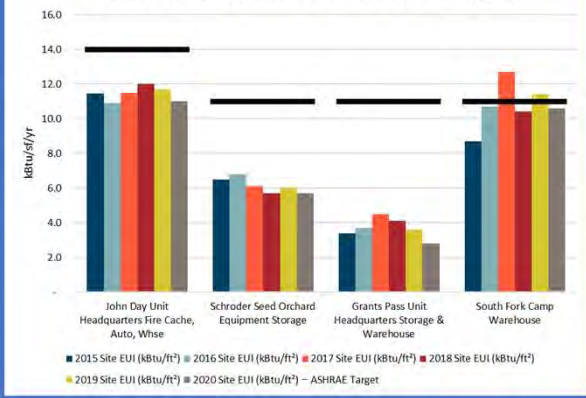
Sustainable Facilities



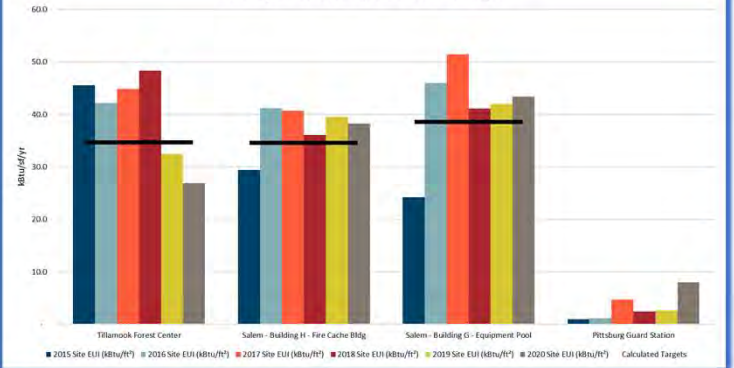
Forestry Offices EUJ and Targets



Forestry Non-refrigerated Warehouse EUJ and Targets



Forestry Mixed Use Properties EUJ and Targets





Facility Plan Summary



AGENCY PLAN SUMMARY	DM/LIFE SAFETY (PRIORITY 1)	CAPITAL RENEWAL (PRIORITY 2)	CAPITAL RENEWAL (PRIORITY 3)	SEISMIC/RISK (PRIORITY 4)	MODERNIZATION (NET PRIORITY 5)	TOTAL
DM/CR	\$1.3M	\$4.7M	\$0	\$0	\$0	\$6.0M
Resilience/Risk	\$0	\$0	\$0	\$0	\$0	\$0
Modernization	\$0	\$0	\$0	\$0	\$19.6M	\$19.6M
Total	\$1.3M	\$4.7M	\$0	\$0	\$19.6M	\$25.6M



Major Project Summary



PROJECT NAME	TOTAL COST	DM/CR	RESILIENCE	MODERNIZATION	PHASE
State Forester's Office Building (SFOB)	\$13M - \$17M	\$1.4M	\$0	\$15.6M	I and II
North Cascade District – Santiam Unit Office Administration Building	\$2.5M	\$0	\$0	\$2.5M	I and II
Klamath-Lake District – Fire Cache Warehouse, Equipment Storage	\$1.5M	\$0	\$0	\$1.5M	I and II



Capital Project #1



State Forester's Office Building Restoration



06/10/2022

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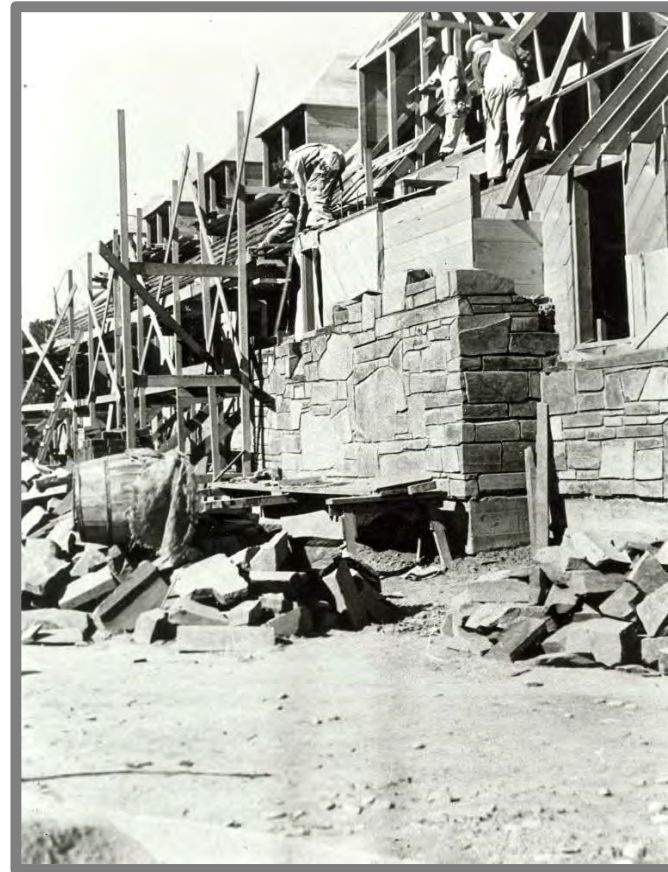
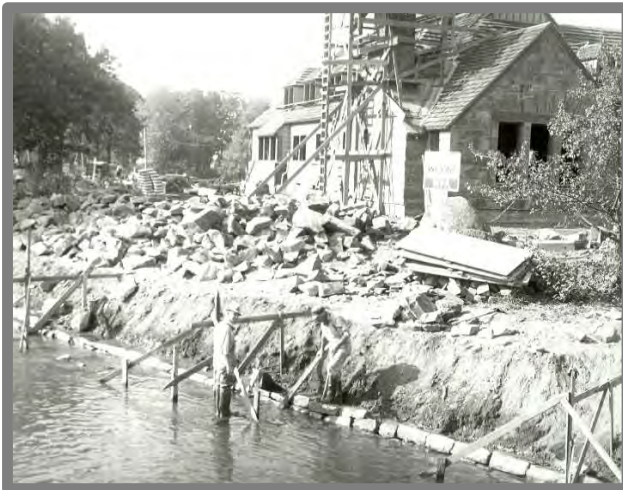
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Capital Project #1



**Constructed
1936 - 1938**



**Prior CPAB
Accepted
Requests**
2006
2008
2010
2012
2014
2016

2020 (COVID)
2022 (NEW)



Capital Project #1



Restoration Scope

- Seismic Improvements.
- Masonry repointing.
- Reroofing.
- Window restoration.
- Accessibility improvements including installation of an elevator.
- Restoration of interior woodwork.
- Restrooms, office space, and basement restoration and functional improvements.
- Restoration of the Old Board Room ceiling which was damaged during an earlier remodel.
- New hot water biomass 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.



Capital Project #2



North Cascade District – Santiam Unit Office Administration Building

**Destroyed in the 2020
Labor Fire**





Capital Project #2



Project Scope

- Description: replacement of the administration building destroyed in the 2020 Labor Day Fire.
- Purpose/Need: administration.
- Planning Phase: master planning phase has been completed. The study incorporated a district wide view of the programming needs to maximize investment opportunities.
- Estimated Cost: \$2.5M
- Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings and approval.



Capital Project #3



Klamath/Lake District – Klamath Unit Office Fire Cache Bldg.

**Destroyed
by Fire
2021**



06/10/2022

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Capital Project #3



Project Scope

- Description: replacement of the Fire Cache Facility destroyed by fire in 2021.
- Purpose/Need: fire cache supply storage.
- Planning Phase: master planning phase in process.
- Estimated Cost: \$1.5M
- Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings and approval.



SB 1067 (Deferred Maintenance)



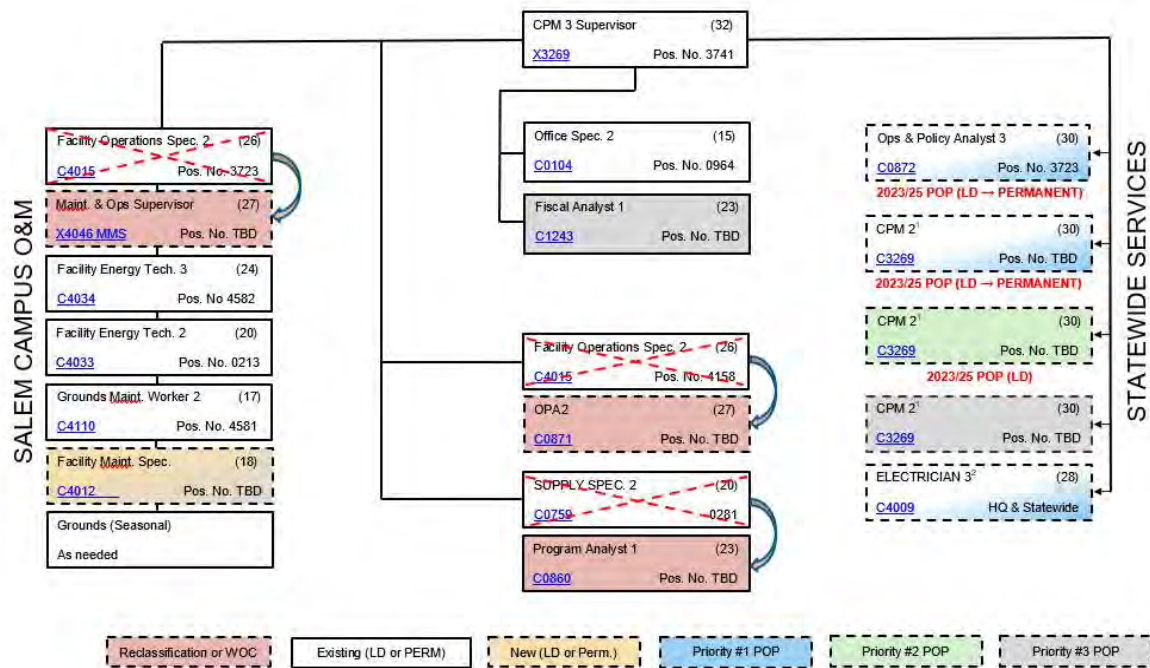
2% CRV = \$5M



Facilities Staffing Capacity: FTE POP



FACILITIES CAPITAL MANAGEMENT PROGRAM (2023/25 Legislative POP Concept)



¹ Designated to serve the field and Salem HQ for major maintenance and larger capital renewal projects.

² Needed for statewide energy efficiency upgrades and other CI / maintenance projects.



Planning For The Future

- Dynamic Facilities Portfolio Mgmt. (continuous).
- ODF Salem Campus and Operations HQs Master Plan Study (hybrid work model).
- Building Owners and Managers (BOMA) standard to be applied statewide.
- Continuation of the development of the over-arching Facilities Capital Plan.
- Sustainable facilities effort statewide (continuous).
- Implement Seismic/National Hazard Remediation Statewide (Priority 4).
- Update and/or complete assessments for the remaining portfolio.



Conclusion





Q&A



THANK YOU

Facility Plan - Maintenance Priority 5
2023-25 Biennium

Agency Name Oregon Department of Forestry

Current Maintenance Priority 5' for Owned Assets Over \$1M CRV

IPPlan Data (Incl Soft Costs)							Agency Input									
Campus	Building ID	Building Name	Construction Year	Gross Square Footage	Current (Calculated) Replacement Value ³	Modernization Estimate	DM OFFSET Priority 1	CR OFFSET Priority 2	CR OFFSET Priority 3	Seismic/Risk OFFSET Priority 4	Net Modernization	Notes/Description	2021-23 LAB Approved	2023-25 Requested Budget	Remaining Need (Estimated) = Columns G-I-J	
A	B	C	D	E	F	G						H	I	J	K	
ODF - HQ State St. Campus	1806	Administration Building - Building C	2001	18,730	\$ 10,595,659	\$ -	\$ -	\$ 161,677	\$ 1,207,914	\$ -	\$ -		0	\$ 461,806	\$ -	
ODF - Astoria District HQ	1192	Main Office (#2)	1954	27,411	\$ 1,256,052	\$ -	\$ 10,989	\$ 616,131	\$ 889,403	\$ -	\$ -		0	\$ -	\$ -	
ODF - Coos Forest Prot. Association HQ	5394	Warehouse Pump and Saw Shop	1937	6,160	\$ 1,075,121	\$ -	\$ -	\$ 199,174	\$ 717,233	\$ -	\$ -		0	\$ -	\$ 205,466	
ODF - Coos Forest Prot. Association HQ	5384	Crewhouse	1942	3,840	\$ 1,301,369	\$ -	\$ -	\$ 170,415	\$ 325,179	\$ -	\$ -		0	\$ -	\$ 122,617	
ODF - John Day Unit HQ	1426	Admin Building, Main Office	2011	5,236	\$ 2,804,941	\$ -	\$ 5,229	\$ 29,268	\$ 330,500	\$ -	\$ -		0	\$ 832	\$ 1,374	
ODF - Northeast Oregon District HQ	5266	Main Office Northeast OR HQ	1956	6,480	\$ 1,466,805	\$ -	\$ -	\$ 144,390	\$ 599,842	\$ -	\$ -		0	\$ 1,756	\$ 19,546	
ODF - Wallowa Unit HQ	4476	Site Systems - Wallowa Unit HQ	0	-	\$ 1,662,873	\$ -	\$ -	\$ 15,524	\$ 36,714	\$ -	\$ -		0	\$ -	\$ 17,109	
ODF - Northeast Oregon District HQ	5263	Site Systems - Northeast Oregon District HQ	0	-	\$ 2,175,311	\$ -	\$ -	\$ 103,080	\$ 12,572	\$ -	\$ -		0	\$ -	\$ -	
ODF - Klamath / Lake District HQ	2455	Site Systems - Klamath / Lake District HQ	0	-	\$ 4,102,883	\$ -	\$ -	\$ 2,401	\$ 192,674	\$ -	\$ -		0	\$ -	\$ 1,693	
ODF - Klamath / Lake District HQ	2452	Main Office Klamath HQ	1972	6,346	\$ 2,150,648	\$ -	\$ -	\$ 537,151	\$ 235,228	\$ -	\$ -		0	\$ 43,740	\$ -	
ODF - North Cascade District HQ	5035	Main Office North Cascade HQ	1967	-	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	Replace Main Office destroyed by wildfire in September 2020	\$ 6,722	\$ -	\$ 2,493,278	
ODF - Western Lane District HQ	3880	Equipment Storage and Shop Building (#6)	1937	3,195	\$ 1,150,954	\$ -	\$ -	\$ -	\$ 55,197	\$ -	\$ -		0	\$ -	\$ -	
ODF - Tillamook Forest Center	1583	Tillamook Interpretive Forest Center	2006	13,500	\$ 28,044,840	\$ -	\$ 144,313	\$ 200,112	\$ 1,148,895	\$ -	\$ -		0	\$ -	\$ -	
ODF - HQ State St. Campus	1799	Forest History Center - Building A	1937	3,542	\$ 1,089,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		0	\$ -	\$ -	
ODF - Forest Grove District HQ	3516	Main Office (#1) Forest Grove HQ	1949	8,936	\$ 2,933,069	\$ -	\$ -	\$ 699,929	\$ 96,310	\$ -	\$ -		0	\$ 12,947	\$ 10,832	
ODF - Coos District HQ	4665	Main Office (#1) Coos HQ	1956	13,414	\$ 2,372,106	\$ -	\$ 22,999	\$ 704,513	\$ 906,566	\$ -	\$ -		0	\$ -	\$ 5,299	
ODF - Tillamook District HQ	2066	Pole Building - Parking and Storage (#15)	2005	3,191	\$ 1,205,788	\$ -	\$ 15,843	\$ 1,594	\$ 1,827	\$ -	\$ -		0	\$ -	\$ 1,827	
ODF - Bandon 4 Mile Guard Station	4520	Site Systems - Bandon 4 Mile Guard Station	1945	-	\$ 1,271,894	\$ -	\$ -	\$ -	\$ 52,125	\$ -	\$ -		0	\$ -	\$ 5,191	
ODF - Tillamook District HQ	2064	Old Main Office (#2)	1958	6,284	\$ 2,640,348	\$ -	\$ 50,633	\$ 68,721	\$ 371,033	\$ -	\$ -		0	\$ 4,481	\$ 58,529	
ODF - Tillamook District HQ	2069	Main Office # 1	2003	13,081	\$ 12,270,848	\$ -	\$ 76,913	\$ 102,071	\$ 3,587,944	\$ -	\$ -		0	\$ 333,649	\$ -	
ODF - Sisters Sub-Unit	4615	Main Office and Administration	2011	5,581	\$ 2,116,804	\$ -	\$ -	\$ -	\$ 484,466	\$ -	\$ -		0	\$ 1,871	\$ 15,937	
ODF - HQ State St. Campus	1802	Operations Building - Building D	2004	34,278	\$ 18,876,080	\$ -	\$ 268,558	\$ 518,086	\$ 2,082,960	\$ -	\$ -		0	\$ 20,827	\$ 1,186,649	
ODF - Southwest Oregon District HQ	3496	Residence (#4)	1941	3,000	\$ 1,110,231	\$ -	\$ -	\$ 11,790	\$ 1,654	\$ -	\$ -		0	\$ 7,247	\$ -	
ODF - HQ State St. Campus	1805	Facilities - Building F	2001	4,233	\$ 1,745,811	\$ -	\$ 4,438	\$ 62,960	\$ 140,727	\$ -	\$ -		0	\$ 65,052	\$ 10,727	
ODF - Pendleton Unit HQ	4711	Site Systems - Pendleton Unit HQ	0	-	\$ 1,443,018	\$ -	\$ -	\$ 359,266	\$ 142,662	\$ -	\$ -		0	\$ 10,152	\$ 4,733	
ODF - HQ Lee St. Campus	3997	Equipment Pool - Building G	2001	18,060	\$ 4,318,149	\$ -	\$ -	\$ 51,955	\$ 867,790	\$ -	\$ -		0	\$ 40,781	\$ 515,503	
ODF - HQ State St. Campus	1810	State Forester's Office Building - Building B	1938	11,230	\$ 7,237,082	\$ 17,000,000	\$ 1,604	\$ 310,908	\$ 889,878	\$ -	\$ 15,797,610	Whole building renovation including seismic upgrade, repair foundation water infiltration, etc.	\$ 70,931	\$ 294,992	\$ 16,634,076	
ODF - HQ Lee St. Campus	3995	Fire Cache Building H	2001	15,000	\$ 3,223,328	\$ -	\$ -	\$ 151,247	\$ 539,121	\$ -	\$ -		0	\$ 28,520	\$ 435,731	
ODF - HQ State St. Campus	1807	Services Building - Building E	2006	21,514	\$ 5,911,425	\$ -	\$ -	\$ 342,013	\$ 651,385	\$ -	\$ -		0	\$ 5,143	\$ 42,300	
ODF - John Day Unit HQ	1427	Fire Cache, Auto Shop, Warehouse	2011	6,274	\$ 1,498,955	\$ -	\$ 6,601	\$ 34,261	\$ 1,169,867	\$ -	\$ -		0	\$ 1,710	\$ 1,374	
ODF - Tillamook District HQ	2070	Warehouse # 2	2003	2,600	\$ 1,256,401	\$ -	\$ 26,168	\$ 34,199	\$ 347,359	\$ -	\$ -		0	\$ 22,521	\$ -	
ODF - Southwest Oregon District HQ	3502	Warehouse and Radio Shop Building (#8)	1954	5,250	\$ 1,521,229	\$ -	\$ -	\$ 68,146	\$ -	\$ -	\$ -		0	\$ 36,732	\$ -	
ODF - Douglas Forest Prot. Assoc. HQ	3169	Site Systems - Douglas Forest Prot. Assoc. HQ	1936	-	\$ 9,693,857	\$ -	\$ 25,725	\$ 19,966	\$ 45,605	\$ -	\$ -		0	\$ 3,587	\$ -	
ODF - Forest Grove District HQ	3522	Site Systems - Forest Grove District HQ	0	-	\$ 2,684,771	\$ -	\$ -	\$ 659,829	\$ 58,835	\$ -	\$ -		0	\$ -	\$ 8,206	
ODF - Southwest Oregon District HQ	3493	Equipment Storage Building (#14)	1971	6,200	\$ 1,071,596	\$ -	\$ -	\$ 31,254	\$ -	\$ -	\$ -		0	\$ 16,846	\$ -	
ODF - West Oregon District HQ	1030	Main Office and Conference Addition (#1)	1961	8,100	\$ 2,745,075	\$ -	\$ -	\$ 125,741	\$ 712,159	\$ -	\$ -		0	\$ 14,219	\$ 35,550	
ODF - Southwest Oregon District HQ	3506	Auto Shop (#15)	1972	4,125	\$ 1,195,252	\$ -	\$ 2,744	\$ 181,505	\$ 9,453	\$ -	\$ -		0	\$ 104,409	\$ -	
ODF - Florence Unit HQ	5976	Office, Warehouse & Equipment Storage	2002	3,050	\$ 1,033,639	\$ -	\$ -	\$ 8,747	\$ 183,115	\$ -	\$ -		0	\$ 7,800	\$ 1,163	
ODF - Forest Grove District HQ	3507	Fire Warehouse (#7)	1937	4,000	\$ 1,016,694	\$ -	\$ -	\$ 375,573	\$ 28,505	\$ -	\$ -		0	\$ 2,219	\$ 27,854	
ODF - The Dalles Unit HQ	3342	Main Office Dalles Unit HQ	1961	4,236	\$ 1,390,385	\$ -	\$ -	\$ 99,477	\$ 69,520	\$ -	\$ -		0	\$ 27,458	\$ 1,231	
ODF - Southwest Oregon District HQ	3499	Main Office Building (#2)	1965	4,800	\$ 1,626,711	\$ -	\$ -	\$ 146,776	\$ 7,152	\$ -	\$ -		0	\$ 82,970	\$ -	
ODF - Southwest Oregon District HQ	3500	Crewhouse Building (#7)	1934	4,340	\$ 1,206,071	\$ -	\$ -	\$ 15,237	\$ 40,607	\$ -	\$ -		0	\$ 30,101	\$ -	
ODF - Grants Pass Unit HQ	6129	Main Office Grants Pass HQ	1979	8,820	\$ 2,989,081	\$ -	\$ -	\$ 379,381	\$ 36,055	\$ -	\$ -		0	\$ 223,927	\$ -	
ODF - Fossil Unit HQ	5528	Main Office Fossil Unit HQ	1960	3,084	\$ 1,045,161	\$ -	\$ -	\$ 73,214	\$ 172,599	\$ -	\$ -		0	\$ -	\$ 31,791	
ODF - Grants Pass Unit HQ	6130	Site Systems - Grants Pass Unit HQ	0	-	\$ 4,239,086	\$ -	\$ -	\$ 5,699	\$ 823	\$ -	\$ -		0	\$ 3,516	\$ -	
ODF - Klamath / Lake District HQ	2458	Fire Cache Warehouse, Equipment Storage	1946	-	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	Replace Fire Cache Warehouse destroyed by fire in July 2021	\$ 1,063	\$ -	\$ 1,498,937	
ODF - Toledo Unit HQ	4806	Main Office (#1) Toledo HQ + 6 other bldgs	1937-1979	12,613	\$ 1,441,270	\$ -	\$ -	\$ 189,933	\$ 1,579,161	\$ -	\$ -	Replace Toledo Unit HQ including Main Office (#1) + 6 other bldgs due to land movement	\$ 32,777	\$ 38,482	\$ -	
Subtotal Over \$1M CRV				329,734	\$ 165,208,271	\$ 21,000,000	\$ 662,758	\$ 8,013,315	\$ 21,028,616	\$ -	\$ 19,797,610		\$ 1,728,315	\$ 3,101,704	\$ 20,626,291	

Definitions

Priority Five: Modernization	1	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

Facility Plan - Facilities Planning Narrative 1/18/2010
2010 Narrative

Agency Name: Oregon Department of Forestry

What are the key drivers for your agency's facilities, and how do you measure specificity/need?

ODF is a mission to be more present in Oregon by protecting, managing, and promoting the stewardship of Oregon's forests in an ever-evolving marketplace, and continuously redefining itself. One of the main drivers of the Department's facilities needs is the increasing regulatory demands from the 1990's through the 2010's. The Department's facilities needs are driven by a variety of factors that have never been more important.

One of the main areas (Eastern Oregon, Northern Oregon, and Eastern Oregon) are comprised of a vast expanse of forest lands that require a diverse range of services. Each of these areas requires a unique set of services, and the Department's facilities needs are driven by the need to provide these services in a cost-effective manner. The Department's facilities needs are driven by the need to provide these services in a cost-effective manner.

What are the key facility-related challenges over the next 10 years? Please answer in order of priority.

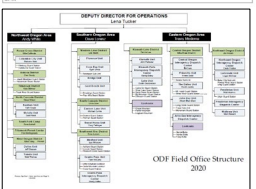
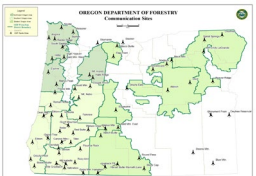
1. **Facilities Portfolio:** ODF has developed an annual facilities strategy that includes a detailed inventory of all facilities, a facilities portfolio, and a plan to continue to assess the existing facilities as budget allows. The key to success for the Department is to be able to identify and address the needs of the facilities portfolio in a timely and cost-effective manner.

2. **Facilities Planning:** ODF has developed a facilities planning process that includes a detailed inventory of all facilities, a facilities portfolio, and a plan to continue to assess the existing facilities as budget allows. The key to success for the Department is to be able to identify and address the needs of the facilities portfolio in a timely and cost-effective manner.

3. **Facilities Construction:** ODF has developed a facilities construction process that includes a detailed inventory of all facilities, a facilities portfolio, and a plan to continue to assess the existing facilities as budget allows. The key to success for the Department is to be able to identify and address the needs of the facilities portfolio in a timely and cost-effective manner.

4. **Facilities Maintenance:** ODF has developed a facilities maintenance process that includes a detailed inventory of all facilities, a facilities portfolio, and a plan to continue to assess the existing facilities as budget allows. The key to success for the Department is to be able to identify and address the needs of the facilities portfolio in a timely and cost-effective manner.

5. **Facilities Disposal:** ODF has developed a facilities disposal process that includes a detailed inventory of all facilities, a facilities portfolio, and a plan to continue to assess the existing facilities as budget allows. The key to success for the Department is to be able to identify and address the needs of the facilities portfolio in a timely and cost-effective manner.



What do you need to meet these challenges?

The Department currently manages 381 structures located at various field offices throughout the state. These structures consist of various types of office space, storage, and other facilities. The Department's facilities needs are driven by the need to provide these services in a cost-effective manner.

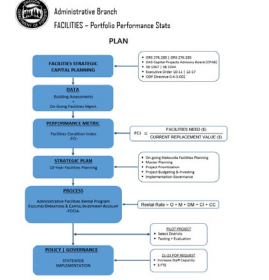
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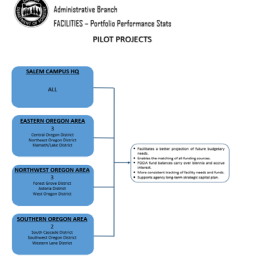
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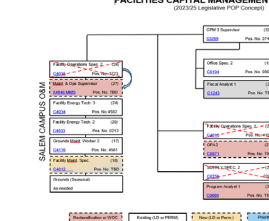
FACILITIES CAPITAL PLANNING GOVERNANCE PLAN DEVELOPMENT



FACILITIES OPERATIONS AND CAPITAL INVESTMENT ACCOUNT PARTICIPATION (DENTAL RATE)



2010 POLICY PACKAGE (DRAFT) REQUEST: PROGRAMS CAPACITY INCREASE



*Required to verify the Red and Yellow tags for major maintenance and major capital renewal projects.
 **Required for advanced energy efficiency upgrades and other CIP maintenance projects.

Agency Name Oregon Department of Forestry

Table A: Owned Assets Over \$1M CRV		FY 2022 DATA	
Total Number of Facilities Over \$1M	37		
Current Replacement Value \$ (CRV)	\$ 138,563,842	Source	4 FCA Risk or FCA
Total Gross Square Feet (GSF)	317,121		
Office/Administrative Usable Square Feet (USF)	107,821	Estimate/Actual	5 34% % USF/GSF
Occupants Position Count (PC)	1004	Office/Admin USF/PC	6 See image to right of table
		or Agency Measure	7 N/A

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	338
CRV	\$ 79,946,173
Total Gross Square Feet (GSF)	501,180

Table C: Leased Facilities			
Total Rented SF	8 0		
Total 2021-23 Biennial Lease Cost	\$ -		
Additional 2021-23 Costs for Lease Properties (O&M)	9 0		
Office/Administrative Usable Square Feet (USF)	2 0	Estimate/Actual	5 N/A % USF/GSF
Occupants Position Count (PC)	3 0	Office/Admin USF/PC	6 N/A

Definitions	
CRV	1 Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)
USF	2 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.
Occupant Position Count (PC)	3 Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4 Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5 Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6 Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in #7, "Agency Measure".
Agency Measure	7 If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8 Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
O&M	9 Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Updated numbers from ODF Admin (TS) on 5/5/22

ODF Notes: 2021-23 Legislatively Adopted	FTE		
	Permanent	Seasonal	Total
Salem Headquarters Campus/3-Acres	152.28	0	152.28
Administrative Branch	7.37	0	7.37
Equipment Pool	48.16	7.38	55.54
Fire Protection	41.39	1.50	42.89
Private Forests	41.04	0.83	41.87
State Forests	32.00	1.38	33.38
Federal Forest Restoration			
Central Oregon District - Prineville HQ	26.25	15.90	42.15
Central Oregon District - Fossil Unit	5.00	5.91	10.91
Central Oregon District - The Dalles Unit	6.74	5.77	12.51
Central Oregon District - John Day Unit	12.00	12.30	24.30
Central Oregon District - Sisters Sub-Unit	2.00	6.43	8.43
Forest Grove District HQ	53.88	7.83	61.71
Astoria	34.00	5.88	39.88
Columbia City	7.00	3.80	10.80
South Fork	17.99	0.83	18.82
Klamath/Lake District HQ - Klamath Unit	20.00	17.82	37.82
Klamath/Lake District HQ - Lakeview Unit	8.00	6.47	14.47
North Cascade District HQ - Santiam Unit	14.50	3.03	17.53
North Cascade District HQ - Molalla Unit	10.00	5.92	15.92
Northeast Oregon District HQ - LaGrande Unit	15.25	11.84	27.09
Northeast Oregon District HQ - Baker City Unit	3.00	6.44	9.44
Northeast Oregon District HQ - Pendleton Unit	6.00	5.82	11.82
Northeast Oregon District HQ - Wallowa Unit	7.00	10.23	17.23
Southwest Oregon District - Grants Pass Unit	16.01	15.98	31.99
Southwest Oregon District HQ - Roseburg	9.00	0.00	9.00
Southwest Oregon District HQ - Medford Unit	23.00	29.89	52.89
Tillamook District HQ	40.00	5.12	45.12
Tillamook Forest Center	10.45	0.87	11.32
West Oregon District HQ - Philomath Unit	13.49	5.26	18.75
West Oregon District HQ - Dallas Unit	5.00	3.94	8.94
West Oregon District HQ - Toledo Unit	5.00	2.91	7.91
Seed Orchard	7.00	0.91	7.91
Western Lane District HQ - Veneta	23.67	11.32	34.99
Western Lane District - COOS Unit	10.75	0.00	10.75
South Cascade District HQ - Sweet Home	9.00	8.26	17.26
South cascade District HQ - Springfield	14.00	18.67	32.67
Total 2019-21 FTE	757.22	246.44	1003.66

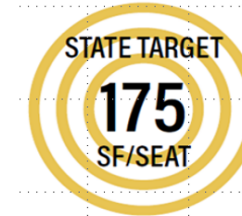
↑ Non-Fire Season ↑ Fire Season & Other Seasonal Employment

FIELD	308	232
SALEM HQ	139	135
SALEM AREA	132087	

SPACE UTILIZATION

Space Utilization = Usable Square Footage(SF)/ Position Count (Seat) (or agency-specific metric)

ODF FIELD OFFICES
PERMANENT FTE → **308**
SF/SEAT
PERMANENT FTE + Seasonals → **232**
SF/SEAT



ODF SALEM HQs
139 ← PERMANENT FTE
SF/SEAT
134 ← PERMANENT FTE + Seasonals
SF/SEAT

Facility Plan - Facility O&M/DM Report 107B16b
2023-25 Biennium

Agency Name Oregon Department of Forestry

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

	2019-21 Actual	2021-23 LAB	2023-25 Budgeted	2025-27 Budgeted
Personal Services (PS) Operations and Maintenance				
Services and Supplies (S&S) Operations and Maintenance	\$ 1,089,401.00	\$ 3,389,247.00	\$ 3,389,247.00	\$ 3,528,206.13
Utilities not included in PS and S&S above	\$ 2,028,147.00	\$ 3,574,205.00	\$ 3,574,205.00	\$ 3,720,747.41
Total O&M	\$ 3,117,548.00	\$ 6,963,452.00	\$ 6,963,452.00	\$ 7,248,953.53
O&M \$/SF	3.77	8.42	8.42	8.77

Total O&M SF 827,029 Include only the SF for which your agency provides O&M funding.

	General Fund	Lottery Fund	Other Funds	Federal Funds
O&M Estimated Fund Split Percentage %	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

	2023-25 Biennium		Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)	
	Current Costs 2021	Ten Year Projection	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)	
Priorities 1-3 - Currently, Potentially and Not Yet Critical	\$ 26,736,859	\$ 69,460,724	\$ 3,063,222	\$ 6,260,229	SB 1067 Guidance Below
Priority 4 - Seismic & Natural Hazard	-	-			If your allocation is <= 2%, replace with your value
Priority 5 - Modernization					
Total Priority Need	\$ 26,736,859	\$ 69,460,724	\$ 3,063,222	\$ 6,260,229	(minus DM funding in current budget model)
Facility Condition Index (Priority 1-3 Needs/CRV)	10.8%	28.1%	9.6%	25.6%	

Assets CRV	\$ 246,755,026	Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
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Process/Software for routine maintenance (O&M)	Replaced outdated ACCESS database with the iPlan™ platform (new software TBD by DAS)	Provide narrative
Process/Software for deferred maintenance/renewal	iPlan™ (new software TBD by DAS)	Provide narrative
Process for funding facilities maintenance	Policy Option Packages (POPs)	Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
O&M Estimated Fund Split Percentage %	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067: SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Priority Five: Modernization	8	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
Facility Condition Index	9	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Note: Complete a separate form for each project

Agency	Oregon Department of Forestry	Cost Estimate		Schedule		Est. Completion
		\$13-\$17M	May-22	Start Date	End Date	
Project Name	State Forester's Office Building Restoration	GSF	# Stories	Land Use/Zoning Satisfied	Y	N
Address / Location	2800 State St., Salem, OR 97310	11,230	3 Incl. basement			
Funding Sources: Show the distribution of dollars by funding source for the full project cost		General Funds	Lottery	Other	Federal	
		\$ 8,888,400	N/A	\$ 8,411,600	N/A	

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

The State Forester's Office Building, constructed under the auspices of the 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.

The Historic Preservation Plan for the restoration of the State Forester's Office Building. 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, to the Historic Landmarks Commission and to the Oregon Department of Energy.

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 biomass 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.

The project has been reviewed and accepted by CPAB in 2006, 2008, 2010, 2012, and 2014.

Project Scope and Alternates 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. By installing the elevator this also allows universal access to the basement level, where currently the 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.

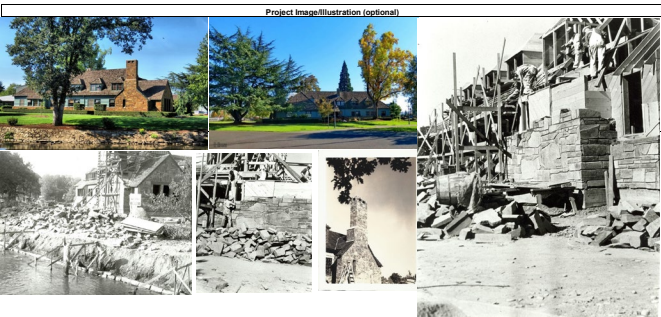
Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.			
	\$	% Project Cost	\$/GSF
DIRECT CONSTRUCTION COSTS			
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		
INDIRECT CONSTRUCTION COSTS			
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Restoration/Setting Space Costs			
10 TOTAL SOFT COSTS			
11 OWNER'S PROJECT CONTINGENCY			
TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) Architectural Resources Group, Inc.			

Hard Construction costs:	
Direct Construction Costs (see Appendix A6_R1 for detail):	\$5,358,889
Market Volatility 5.00%:	\$287,944
Estimating Contingency 15.00%:	\$844,025
Index to Construction Start 19.87%:	\$1,285,872
General Conditions / Insurance / Bond 12.50%:	\$669,591
General Contractor O/H & Profit 4.75%:	\$414,500
Total Hard Construction Cost:	\$9,140,822
Soft Costs:	
Funding Expenses:	\$54,844
Professional Services:	\$1,736,756
Construction Contingency:	\$731,265
Other Construction:	\$54,845
Tele/Data & Furnishings:	\$274,225
Good Faith Survey:	\$10,000
3 % for Art:	\$91,408
1.5% Green Energy:	\$137,112
Owner Expenses:	\$621,576

State Forester's Office Building Historic Preservation Plan - Amended June 2022

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AMENDED JUNE 2022



Total Soft Costs (see Appendix A6_R1 for detail):	\$3,712,031
Total Project Costs:	\$12,852,853

Note: Complete a separate form for each project

Agency	Oregon Department of Forestry		Schedule	
Project Name	North Cascade District Santiam Unit Office Bldg. Replacement Project	Cost Estimate	Cost Est. Date	Start Date
		\$2.5M	May-22	TBD
Address /Location	22965 N Fork Rd SE, Lyons OR 97358	GSF	# Stories	Land Use/Zoning Satisfied
		8,728	2 incl. basement	Y N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Federal
\$	1,989,250	N/A	\$ 510,750	N/A

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

Description: during the 2020 Labor Days fires, the Oregon Department of Forestry (ODF) experienced catastrophic damage to the administrative building on the North Cascade District (NCD) Santiam.

Purpose/Need: administration.

Planning Phase: master planning phase has been completed. The study incorporated a district wide view of the programming needs to maximize investment opportunities.

Estimated Cost: \$2.5M

Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings.

Project Scope and Alternates Considered

During the 2020 Labor Days fires, the Oregon Department of Forestry (ODF) experienced catastrophic damage to the administrative building on the North Cascade District (NCD) Santiam Unit Office. The Department used this tragedy as an opportunity to broadly evaluate the physical plan supporting the NCD. The NCD currently has two unit offices to support the staff, the Clackamas-Marion Forest Protective Association (CMFFPA), 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 Assessment (FCA). To augment the FCA, ODF engaged Henselberry 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.

Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

INDIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
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 requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			
11 OWNER'S PROJECT CONTINGENCY			

TOTAL PROJECT COST	\$ 2.5M (Est.)	% Project Cost	\$/GSF
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Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) DAS Insurance + ODF Internal

Project Image/Illustration (optional)



Note: Complete a separate form for each project

Agency	Oregon Department of Forestry		Schedule		
Project Name	Klamath Lake Fire Cache Bldg. Replacement Project	Cost Estimate	Cost Est. Date	Start Date	Est. Completion
Address /Location	3200 Delap Rd, Klamath Falls OR 97601	\$1.5M	May-22	TBD	TBD
		GSF	# Stories	Land Use/Zoning Satisfied	
		3,674	2	Y	N
Funding Source/s: Show the distribution of dollars by funding source for the full project cost.		General Funds	Lottery	Other	Federal
		\$ 1,155,000	N/A	\$ 345,000	N/A

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected
Description: replacement of the Fire Cache Facility destroyed by fire in 2021.
Purpose/Need: fire cache supply storage.
Planning Phase: master planning phase in process.
Estimated Cost: \$1.5M
Timeline: 2023/25 biennium at the earliest. Possible 25/27 biennium deferment pending master plan findings.

Project Scope and Alternates Considered
The department is currently undertaking a master plan study to determine programming needs and to evaluate 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 is soliciting 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.
Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate			
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	=		

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 requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 TOTAL SOFT COSTS			

11 OWNER'S PROJECT CONTINGENCY			
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TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
	\$1.5M Est.		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) DAS Insurance + ODF Internal

Project Image/Illustration (optional)



**Facility Plan - 10 Year Space Needs Summary Report
2023-25 Biennium**

Agency Name Oregon Department of Forestry

Note: List each project/lease or disposal separately.

Proposed New Construction or Acquisition - Complete for 5 Biennia

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count ¹	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2023-25		NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2025-27										
2027-29										
2029-31										
2031-33										

Proposed Lease Changes over 10,000 RSF - Complete for 3 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
				A	B	C	D	E	(D+E) * A
2023-25	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2025-27									
2027-29									

Proposed Lease Changes over 10,000 RSF - Complete for 3 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
				A	B	C	D	E	(D+E) * A
2023-25	None	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2025-27									
2027-29									

Planned Disposal of Owned Facility

Biennium	Facility Name	Description
2023-25	Toledo Unit Office	Toledo Unit Office
2025-27		
2027-29		

Definitions

Occupant Position Count (PC)	1	Estimated 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.
USF	3	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.
O&M	4	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial