



Oregon

John A. Kitzhaber, MD, Governor

Department of Administrative Services

Chief Operating Office
155 Cottage Street NE, U20
Salem, OR 97301
PHONE: 503-378-3106
FAX: 503-373-7643

April 29, 2013

Senator Steiner Hayward, Co-Chair
Representative Smith, Co-Chair
Ways & Means General Government Subcommittee
900 Court Street NE
Salem, OR 97301

Dear Senator Steiner Hayward, Representative Smith, and the Ways & Means General Government Subcommittee;

Below, please find our responses to questions from the April 29 subcommittee meeting.

Question from Co-Chair Steiner Hayward: What is the mean age of DAS owned facilities?

The mean age of DAS buildings is 50 years old.

Attached you will find a spreadsheet listing DAS owned buildings along with the year they were built.

(Attachment: DAS_Building_Age.docx)

Question from Co-Chair Smith: Tell us more about the TRIRIGA software.

TRIRIGA is a Fortune 500 Company with over 20 years experience with proven ROI. The company is also a "AAA" Accredited Premier IBM Business Partner.

In 2011, IBM purchased TRIRIGA. See attached is an article with more information on the acquisition.

(Attachment: TRIRIGA.docx)

Question from Co-Chair Smith: Will there be maintenance on TRIRIGA? Will this software be around for a year?

There are maintenance costs that are built into the contract.

We have been using an earlier version of this software for a decade. Recently this software was purchased by IBM and we are confident that they will continue with this software and will meet any of our future needs.

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Question from Co-Chair Steiner Hayward: Is there a way to ensure that people don't have to double enter data into the TRIRIGA software? Let us know if you have the appropriate equipment and if not how much it costs.

For the condition assessment module there are two options of entering the data:

- It can be entered directly into TRIRIGA directly from the field by the contractor, since this a web based software program.
- Or, we can upload the data from their application directly into TRIRIGA.

All you need to access this data base is a computer and access to the web. For the current system palm pilots are used by the trade staff to enter directly into the system. For this new system we haven't made the final determination on whether to use tablets, smart phones, or laptops.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Jordan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Jordan, COO
DAS Director

DAS Owned Buildings and Year Built

Bldg UID	Agency	Owned Bldg #	Bldg Name	Address	City	Year Built
3234	DAS	113B	Agriculture	635 Capitol Street N. E.	Salem	1966
3379	DAS	204	Albina Office	30 N Webster	Portland	1970
3238	DAS	118A	Archives	800 Summer Street N. E.	Salem	1991
3658	DAS	355	Burns Data Warehouse	1804 West Monroe	Burns	1999
3378	DAS	603	Capitol Mall Parking Structure	900 Chemeketa Street N. E.	Salem	1992
					Central	
3657	DAS	353	Central Point Crime Laboratory	4500 Rogue Valley Highway	Point	1997
3464	DAS	104A	Commerce	158 12th Street	Salem	1928
3375	DAS	454	DEQ Health Laboratory	3150 N. W. 229th Avenue	Hillsboro	2002
3655	DAS	314	Emergency Coordination Center	3225 State Street	Salem	2000
3661	DAS	403	Employment Building	875 Union Street N. E.	Salem	1974
3381	DAS	200A	Eugene State Office Building	165 East 7th	Eugene	1962
3235	DAS	115A	Executive Building	155 Cottage Street N. E.	Salem	1937
3377	DAS	601	Executive Parking Structure	N. E. Cottage, Court & State	Salem	1979
3242	DAS	302	Executive Residence(Governor's Mansion)	533 Lincoln Street South	Salem	1924
3376	DAS	600	Ferry Street Parking	1298 Ferry Street S. E.	Salem	1954
3232	DAS	111A	General Services	1225 Ferry Street S. E.	Salem	1954
3243	DAS	303	Heating Plant	1210 Ferry Street S. E.	Salem	1939
3239	DAS	119A	Human Services Building	500 Summer Street N. E.	Salem	1992
3465	DAS	106C	Justice	1162 Court Street N. E.	Salem	1930
3233	DAS	112B	Labor & Industries Building	350 Winter Street N. E.	Salem	1961
3241	DAS	122	North Mall Office Building	725 Summer Street N. E.	Salem	2003
3660	DAS	357	OR State Police Portland Facility & Crime Lab	13309 S. E. 64th Avenue	Clackamas	1981
3382	DAS	201A	Pendleton SOB (old)	403 S. E. 8th	Pendleton	1963
3383	DAS	202A	Pendleton State Office Building	700 N. E. Emigrant	Pendleton	1979
3571	DAS	305	Portland Blind Commission Building	535 S. E. 12th Avenue	Portland	1977
3463	DAS	203	Portland Office Building (new)	800 N. E. Oregon	Portland	1992
3236	DAS	116A	Print Plant	550 Airport Road S E.	Salem	1980
3527	DAS	307	Property Distribution Center	1655 Salem Industrial Drive	Salem	1974
3231	DAS	110A	Public Service Building	240 Summer Street N. E..	Salem	1950
3240	DAS	120	Public Utility Building	550 Capitol Street N. E.	Salem	1992

DAS Owned Buildings and Year Built

3467	DAS	109B	Real Estate Building	1175 Center Street N. E.	Salem	1942
3237	DAS	117A	Revenue Building	955 Center Street N. E.	Salem	1981
3572	DAS	306	Salem Motor Pool	1100 Airport Road S. E.	Salem	1979
3374	DAS	453	State Data Center	600 Airport Road S. E.	Salem	2005
3466	DAS	107A	State Library	250 Winter Street N. E.	Salem	1939
9059	DAS	123	Adolphson House	870 D St NE	Salem	1922
9054	DAS	102	Ford House	810 D St NE	Salem	1926
9056	DAS	108	Garden Pride	155 Waverly St NE	Salem	1920
9057	DAS	114	General Services Annex	1257 Ferry St SE	Salem	1954
9055	DAS	103	Huntington House	830 D St NE	Salem	1920
9058	DAS	121	Irwin House	850 D St NE	Salem	1920
9061	DAS	304	Maintenance Shop	1240 Ferry St SE	Salem	1954
9062	DAS	311	Maintenance Storage	Airport Rd SE	Salem	1998
9060	DAS	301	McGilchrist House	885 Summer St NE	Salem	1917
9053	DAS	101	Perry House	880 Winter St NE	Salem	1922
					Average	1963
						<i>(50 years)</i>

IBM Acquisition of TRIRIGA, Inc.

Source: <http://www-03.ibm.com/press/us/en/pressrelease/34296.wss>

ARMONK, N.Y., - 14 Apr 2011: IBM (NYSE: [IBM](#)) today announced that it has completed the acquisition of TRIRIGA, Inc., a privately-held company based in Las Vegas, Nevada. Financial terms were not disclosed.

On March 22, IBM announced that it had entered into a definitive agreement to acquire TRIRIGA, a leading provider of facility and real estate management software solutions.

Many of the systems that constitute a building - heat, water, sewage, electricity and physical assets - are managed independently and often inefficiently. Collecting, managing and analyzing data in buildings provides actionable insight to energy, space and facilities management.

"The acquisition of TRIRIGA will help accelerate IBM's efforts to bring intelligence in the smarter buildings market," said David Bartlett, vice president, industry solutions, IBM. "Now, real estate and finance executives will have a comprehensive solution that can help reduce operations and energy expense by monitoring and managing their real-estate expenditures and resources."

As a leader in workplace management solutions, TRIRIGA will strengthen IBM smarter buildings solutions by adding these key functions:

- **Real Estate Portfolio Management, including strategic portfolio planning and lease management** -- TRIRIGA assists companies in their efforts to optimize building use, reduce occupancy costs and improve lease administration. TRIRIGA software helps companies evaluate future space requirements and make long term planning decisions. For example, using solutions from TRIRIGA, managers can determine future space and growth needs and choose the most financially beneficial options among lease or buy alternatives.
- **Capital Project Management, such as condition assessment, budgeting, construction estimating and project management** -- Effectively evaluating building condition and prioritizing investments are important in maximizing a facility's lifetime value at the lowest cost. For example, using TRIRIGA solutions, property managers can assess whether to replace a roof on a building versus replacing the heating, ventilation and air conditioning (HVAC) equipment by determining which is likely to prove a better return-on-investment and assessing trade-offs in identifying investment priorities.
- **Energy and Environmental Sustainability, such as monitoring utility costs and consumption, analyzing environmental investments and setting carbon management strategies** -- Tracking and managing utility costs, including electricity, gas and water, is the first step companies must take in driving those costs down. Using TRIRIGA software, a company can monitor and track its carbon footprint and reduce greenhouse gases from underperforming facilities. Companies can evaluate the financial and environmental benefit of capital investment decisions focused on energy and environmental efficiency strategies, such as a building retrofit or updating to a more efficient HVAC system.

TRIRIGA will be integrated into IBM Software and IBM Global Business Services.

For more information, please visit <http://www.ibm.com/software/tivoli/welcome/tririga>

About IBM Smarter Buildings

Since launching its smarter buildings initiative in February 2010, IBM has created a portfolio of smarter buildings solutions that integrate with building automation software from across the industry. For more information, visit:

http://www.ibm.com/smarterplanet/us/en/green_buildings/overview/index.html?re=spf