



Oregon

Kate Brown, Governor

Department of Forestry

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"STEWARDSHIP IN FORESTRY"

May 12, 2017

The Honorable Senator Fred Girod
The Honorable Representative Paul Holvey
Joint Committee on Ways and Means
Subcommittee on Capital Construction
Oregon State Capitol
900 Court Street, Hearing Room F
Salem, OR 97301

RE: Senate Bill 5505

Dear Co-Chairs:

The Oregon Department of Forestry (ODF) appreciates the opportunity to provide testimony in support of Senate Bill 5505, more specifically the maintenance and restoration of the historic State Forester's Office Building in Salem and the relocation of the Toledo Unit Office Facilities Compound with XI-Q bond financing. Both projects represent a narrative that encompasses the desire to preserve Oregon's and the Department's history and to plan for the future by enhancing its mission readiness.

State Forester's Office Building Restoration:

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 capital construction request is for \$8,000,000 in Other Funds expenditure limitation, and through debt financing. Under this proposal, 41 percent of the debt service would be paid with General Fund and the remaining 59 percent with Other Fund revenues.

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 work space; and providing modern fire-protection, plumbing and other systems. Shaped by thorough

structural, mechanical, historic and work space 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.

Toledo Unit Compound Relocation Project:

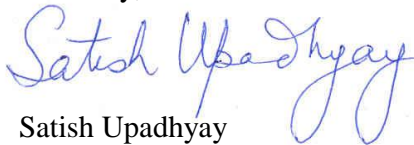
The purpose of this funding request is to replace the aging ODF Unit Office Facilities Compound located in Toledo. The capital construction request is for \$3,832,965 in Other Funds expenditure limitation, and through debt financing. The proposal calls for 31 percent of the debt service paid with General Fund and the remaining 69 percent with Other Fund revenues.

This ODF facility, built during the first half of the last century, was originally built on sloped ground that is considered unstable due to geological/seismic risks. This existing facility is not adequate for long-term use due to its outdated infrastructure, which continuously puts a strain on its programming needs. Along with a most recent slope failure last winter, a narrow one-way access, and increased maintenance costs, this facility has exceeded its useful service life and is in need of relocating to ensure that the Unit Office is properly positioned to meet current and future mission-readiness needs. One noteworthy mention is that this project has been scoped to be part of a larger co-locate project with the Oregon Department of Transportation (ODOT), which plans on combining two of its current coastal maintenance stations and relocating them to a more centrally located area that will be outside of the mapped tsunami inundation zone and better positioned strategically.

By partnering with another state agency, ODF expects to take advantage of both the operational and budgetary benefits of being co-located with ODOT. Both agencies have similar missions with respect to emergency response and public service, and share the same common needs in a facility compound.

If you have follow-up questions, please contact me.

Sincerely,



Satish Upadhyay
Administrative Services Division Chief
Oregon Department of Forestry
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Attachments:

- (1) Preserving and modernizing a historic icon
- (2) Enhanced mission readiness

cc: Peter Daugherty, State Forester
Jason Miner, Governor's Natural Resources Policy Manager
Lauri Aunan, Governor's Natural Resources Policy Advisor
Matt Stayner, Legislative Analyst, LFO
Cathy Connolly, CFO Analyst, BAM
Agency Executive Team

Preserving and modernizing a historic icon

What this budget request does

This project would preserve a cultural and historic landmark for future generations and extend the useful life of the State Forester's Office Building by decades. Shaped by thorough structural, mechanical, historical and work space 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.



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 work space, and providing modern fire-protection, plumbing and other systems.

A historic asset for Oregon

Located centrally on the Oregon Department of Forestry headquarters campus in Salem and is the agency's longest-held, continuously occupied building. Completed in 1938, it currently houses executive leadership, Board of Forestry support and other functions.

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. Designed by an architect also involved in the development of Timberline Lodge, 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, and showcases intricate, varied paneling patterns. Carvings along the main staircase illustrate and celebrate Oregon's natural resource heritage.

Key problems

Age and deferred maintenance threaten the building's integrity and prevent use of some spaces to their fullest potential for work or storage. Among the challenges:

- Meeting modern seismic and ADA accessibility standards.
- Rain and groundwater leakage that has caused damage and rendered some spaces – particularly in the basement – damp, musty and unsuitable for most uses.

- Heating, lighting, air conditioning, electrical, data and fire sprinkler and plumbing systems that are seriously outdated, inefficient and increasingly difficult to operate and maintain.
- Deterioration of unique historical features, including period lighting, paneling, flooring and carvings.

**Solutions:
Evaluation
and
restoration**

Professional surveys have inventoried the building's structural, mechanical, work space, accessibility and historic restoration needs. This work has included consultation with the city of Salem's Historic Landmarks Commission and the State Historic Preservation Office. Both have recommended strategies for balancing historic integrity with development of new building systems and compliance with modern code requirements.

A phased restoration approach was considered but posed drawbacks. Most of the identified needs are of high priority, and delay would add future costs. In addition, the largest work items, including modernization of mechanical systems, all require opening up the same locations inside the building. Fragmenting these items would cause repeated disturbances and increased costs.



Other project elements include:

- Restoring wood, masonry, the roof, and other exterior elements.
- Increasing daylighting in the basement, expanding usable work areas.
- Addressing security vulnerabilities at public entrances.
- Meeting state energy efficiency mandates.
- Optimizing useable operational space and making more space available to the programs.

Investment

Request for \$8 million in bond proceeds.

Contact

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Enhanced Mission Readiness

What this budget request does

The purpose of this funding request is to replace the aging ODF Unit Office Facilities Compound located in Toledo.



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, and not adequate for long-term use due to existing constraints and future programming needs. Along with the possibility of slope failure, a narrow one-way access and increased maintenance costs, this facility has exceeded its useful service life and is in need of relocation to ensure that the Unit Office is properly positioned to meet current and future mission-readiness needs. This project has been scoped to be part of a larger co-locate project with the Oregon Department of Transportation, which plans on

combining two of its current maintenance stations located at Rose Lodge and Ona Beach, and relocating them to a more centrally located area that will be outside of the mapped tsunami inundation zone and better positioned strategically.

By partnering with another state agency, ODF expects to take advantage of both the operational and budgetary benefits of being co-located with ODOT. Both agencies have similar missions with respect to emergency response and public service, and share the same common needs in a facility compound.



Investment Request for \$3.83 million in bond proceeds.

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