



OREGON MILITARY DEPARTMENT
JOINT FORCE HEADQUARTERS, OREGON NATIONAL GUARD
DEPUTY DIRECTOR
1776 MILITIA WAY SE
P.O. BOX 14350
SALEM, OREGON 97309-5047

April 12, 2019

The Honorable Senator Fred Girod, Co-Chair
The Honorable Representative Paul Holvey, Co-Chair
Joint Committee on Ways and Means, Subcommittee on Capital Construction
900 Court Street NE
H-178 State Capitol
Salem, OR 97301-4048

Dear Co-Chairpersons:

The Oregon Military Department respectfully submits the following written testimony in relation to House Bill 5005.

We are requesting the sale of Article XI-Q General Obligation Bonds, and the establishment of six-year Other Funds expenditure limitation, in the amount of \$20,230,000 for projects at five facilities across the state. The following is a high level synopsis of the goals and objectives for these projects.

Regional Armory Emergency Enhancement Projects - \$9,985,000 (\$9,852,000 project costs and \$133,000 bond issuance costs):

The Regional Armory Emergency Enhancement Projects are for two facilities critical to emergency response following a major natural disaster such as a Cascadia Subduction Zone rupture. These facilities and estimated costs are as follows:

- Salem Aviation Support Facility (Salem Airport) – \$6,460,394
 - Projects will encompass three buildings within the facility
- Pendleton Aviation Support Facility (Pendleton Airport) – \$3,391,606

The goal of these projects is to ensure continuity of operations for the OMD and our partners in the aftermath of major or catastrophic seismic events or other natural disasters. Each of the facilities listed above is identified in the State of Oregon's Emergency Response Plan as having a critical role in response actions.

In order to meet that goal, each project will focus on the following four objectives in priority order:

1. Seismically retrofit each facility to meet Essential Facility standards
2. Create sufficient storage space for aviation fuel
3. Ensure sufficient Backup Power is available to meet the needs of each facility
4. Develop/modify systems for Potable Water

Priority one: Seismic retrofits to meet essential facility standards, and this priority applies to both facilities. This is the highest seismic safety standard currently in place in Oregon. By meeting this standard each facility should be able to survive an incident and be immediately operational for OMD staff and other emergency response agencies.

Priority two: Fuel storage at the Salem and Pendleton Aviation Support Facilities. These projects will provide for seismically stable above ground fuel storage tanks associated with aviation fuel and general purpose diesel fuel. These fuel storage tanks would be for use during a disaster, or distribution to other facilities or entities depending on the response and recovery mission.

Priority three: Ensure that sufficient backup power is available to operate each facility in the event of primary power disruption. OMD will be looking at existing infrastructure such as onsite generators, current electrical load capacities, status of utility systems, automatic transfer switches etc. and making improvements to those systems that are most in need of improvement. Sufficient backup power is critical to allowing our facilities to act as emergency coordination centers for federal, state and local partners.

Priority four: Develop or modify systems to access potable water at both flight facilities. Potable water will be delivered through maintained, tested, and certified wells, pumps, storage tanks, and automatic controls. Onsite potable water is critical to facility operations as it may be difficult, depending on the severity of the incident, to transport water to these facilities in the quantities needed. The water will be available for emergency use by OMD and our partners based on operation requirements.

As with all projects funded through state sponsored General Obligation Bonds, OMD will seek to leverage additional federal funds from the National Guard Bureau to help enhance and expand the scope of the work being performed.

Armory Service Life Extension Projects - \$10,245,000 (\$10,075,000 project costs and \$170,000 bond issuance costs):

The Armory Service Life Extension Projects (ASLEP) are for three facilities we are seeking to extend the useful life due to the value each facility provides to the community it serves, and the National Guard mission. The goal of these projects is to perform infrastructure improvements to extend the useful life of a facility due to the complexities and long term planning and programming requirements associated with constructing new facilities. The facilities and estimated costs are as follows:

- Jackson Armory (Portland) – \$4,275,000
- Owen Summers / Anderson Readiness Center - \$5,800,000

Since 2007 the OMD has completed, or will be completing, ASLEP's at 12 facilities around the state:

- Woodburn Armory
- St. Helens Armory

- Newport Armory
- Gresham Armory
- Hood River Armory
- Milton-Freewater Armory
- Sharff Hall (Portland)
- Medford Armory
- Roseburg Armory
- Baker City Armory
- Oregon Youth Challenge Program (Bend) (on going)
- Grants Pass Armory (on going)

Each of these projects have, or will, result in significant improvements to the operational effectiveness and overall longevity of the each facility.

The goals for the projects being considered at the Jackson Armory, the Owen Summers Building, and the Anderson Readiness Center are as follows:

1. Bring the facilities into conformance with code
2. Abate any hazardous materials
3. Improve operational efficiencies
4. Upgrade mechanical, electrical and lighting systems
5. Upgrade building “envelope”
6. Upgrades to facility grounds

The Jackson Armory was constructed in 1963, and the Owen Summers Building was constructed in 1990. Both facilities are in a state of significant decline. Severe deficiencies in electrical, mechanical, and structural components threaten the ability of OMD to continue using these facilities for their intended purpose. The Jackson Armory is more than 35,000 square feet short of the current federal requirement. The Owen Summers facility requires a significant reconfiguration to accommodate a major shift in facility occupants and units caused by the recently completed Major General George White Headquarters project. The work associated with the Jackson Armory and the Owen Summers Building is anticipated to be approximately \$9,075,000.

The Anderson Readiness Center was constructed in 2001. The facility requires an expansion of the female latrines and showers as well as some reconfiguration of its administrative spaces to accommodate the expanded campus population caused by the recently completed Major General George White Headquarters project. The work associated with the Anderson Readiness Center is anticipated to be approximately \$1,000,000.

The proposed projects will bring the facilities into conformance with current building code, will replace outdated, inefficient, or defective building systems (to include mechanical, electrical and plumbing), will remodel existing classrooms, administrative space, latrines and showers, equipment storage areas, kitchen, and assembly hall areas. The projects will repair or replace failed paving areas, and will repair or replace existing site lighting, landscaping and fencing.

OMD anticipates an increase in rental activity as a result of these projects. Funds from rental activity are currently used to partially offset facility operation and maintenance costs, and any funds resulting from an increase in rental activity will continue to be used in the same manner. A review of the long range federal funding forecast indicates that no federal funds will be available to replace either facility in the foreseeable future thereby requiring OMD to extend the useful life of the facility through other means.

As with all projects funded through state sponsored General Obligation Bonds, the OMD will leverage additional federal funds from the National Guard Bureau to help enhance and expand the scope of the work being performed. We anticipate receiving an additional \$6.2 million in federal funds for the Owen Summers/Anderson Readiness Center ASLEP.

This concludes my written testimony. Thank you for your consideration of these projects.



David A. Stuckey
Deputy Director
Oregon Military Department