



Oregon

Kate Brown, Governor

Department of State Police

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April 8, 2021

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, Oregon 97301

RE: SB 5505 Bonding Authorization and SB 5506 Capital Construction Limitation, for Oregon State Police Capital Construction funding requests for the Central Point Office, the Springfield Forensic & Medical Examiner Office, and the Springfield Area Command Office

Dear Co-Chairpersons:

The Oregon State Police (OSP) respectfully requests bonding authorization and limitation for three capital construction projects that were recommended in the 2021-23 Governor's Budget. The completion of these projects would address critical physical infrastructure needs for OSP in Central Point and Springfield, Oregon. These investments would not only benefit two specific Oregon communities, but all communities in Southern Oregon and part of the mid-Willamette Valley. The benefits realized would include the availability of enhanced public safety resources, such as medical examiner services and forensic laboratory services which would meet the needs of the communities and employees served.

Overview of Agency Efforts Related to this Request:

In 2015, the Oregon Legislature granted real property ownership authority to OSP through an amendment to ORS 181.090.

In July 2017, OSP worked with the Department of Administrative Services (DAS) and purchased the land and facilities we had been leasing from DAS in Central Point, Oregon. The property includes two structures that contain our patrol office, a dispatch center, a forensic laboratory, evidence storage space, storage for seized vehicles, an auto shop and a medical examiner office. The main building was built in 1997, the two buildings have a combined square footage of 46,183 sf and the entire campus encompasses 3.5 acres. Of the 44 statewide facilities operated by OSP, this is the only property that OSP owns and is responsible for.

In March 2020, OSP partnered with the DAS State Architect's Office to complete a Strategic Facilities Framework Plan. Following the completion of the framework plan, OSP contracted with an outside firm to provide an independent assessment of the agency's needs and to develop an OSP Strategic Master Facilities Plan. Once completed, the OSP Strategic Master Facilities Plan will be comprised of three phases. The first phase of this effort focused on our OSP offices

in Springfield and Central Point. The planning process included operational assessments of existing facilities, building prototype tours, staffing and operations workshops, employee workplace safety assessments, conceptual planning, and facility work packaging. With each step, the team focused on maximizing long term value to achieve the most effective use of state funds and to ensure capacity needs are anticipated to meet future space and service needs.

On June 29, 2020, the first phase of the OSP Strategic Master Facilities Plan was completed and a report issued by the independent contractor. (See Attachment A & B)

In February 2021, OSP began working with the independent contractor to initiate work on the second phase of OSP's Strategic Master Facilities Plan. A completion timeline has not been determined as of this date.

The OSP Strategic Master Facilities Plan is well-positioned to align with the state facility and agency goals outlined in Oregon Executive Orders 17-01, 17-20, and 20-04. These goals include energy and water efficiency targets, reducing greenhouse gas emissions, accomplishing cost savings by reducing the agency's energy footprint, creating workplace environments that support employee safety, health and well-being. Additional objectives for OSP include ensuring our facilities are modern, equitably designed, adequately sized for future growth, safe, and resilient.

Project #1

Central Point Area Command Campus Investment:

OSP is prioritizing this facility due to the significant deficiencies and need to perform critical functions associated to public safety services and other critical agency operations. Investment in this property would have a positive impact on providing a more equitable distribution of public safety resources across the state. The option of building an entirely new development on the existing site was evaluated against an alternate scheme that would remodel and expand the existing facilities. OSP believes this alternate scheme will result in the best value for the state and for the Southern Oregon communities it serves.

The entire campus is in desperate need of enhancements, upgrades and modernization. The property is lacking perimeter security cameras, windows that contain ballistic glass (level 3), the HVAC system has been past "end of life" since 2017. The system is so outdated that for the past fifteen months, the refrigerant used in the system is no longer available for purchase. The boiler at the office is from the 1990's, it has recently broken down, and needs replacement. The buildings do not have installed sprinkler systems and in the event of a fire, critical evidence, forensic samples and the buildings would likely sustain significant damage or be destroyed.

Project #2 and #3

Located in Springfield, Oregon, is OSP's Springfield Area Command Office and Forensic Laboratory. At a nearby hospital, an OSP Forensic Pathologist is allowed to use hospital space to conduct autopsy related services for decedents that are only from Lane County, Oregon. If a decedent is from any other Oregon county, they must be transported to the State Medical Examiner's Office in Clackamas County, or to the OSP Central Point Office to be processed.

OSP is leasing the Springfield Area Command Office facility from Oregon Department of Transportation through an inter-agency agreement and the property consists of two buildings and a parking area. The main building is 10,200 sf and was built in 1984, with its infrastructure remaining in its original condition. It has not been modernized, improved or enhanced. The facility does not meet the agency's current or future space needs, it is not a safe workplace facility for employees, and it is not designed or equipped for operational resiliency in the event of a natural or man-made disaster. If an event were to occur, public safety services would cease to operate from this facility. The property has not been upgraded for seismic resiliency, the only generator is non-operational, there are no perimeter or interior security cameras, buildings are lacking windows that contain ballistic glass (level 3) and the secondary building is not sprinklered. The secondary building contains critical evidence and forensic samples and in the event of a fire, the building and contents would likely sustain significant damage or be destroyed. The buildings contain inadequate bathroom and locker room facilities for female employees and the property does not have a dedicated private room for mothers. The HVAC systems and roofs are at or nearing the end of their service life.

The OSP Strategic Master Facility Plan recommends construction of two separate facilities, potentially located on different properties in or near Springfield, Oregon. It is best practices that an OSP Area Command Office be located near a major state route or interstate to ensure patrol troopers can respond quickly when needed to ensure traffic safety on Oregon's roadways. Normally, property with this type of access is in high demand by developers and is expensive. An OSP forensic laboratory or medical examiner's office does not need to be close to a major Oregon roadway, so the cost of the property tends to be significantly less. Having two separate facilities would allow the purchase and development of smaller parcels of land, which could result in financial savings to the state that could be invested elsewhere.

Springfield Forensic Laboratory & Medical Examiner Office Campus Investment:

A facility specially designed and constructed for a forensic laboratory and medical examiner office space would achieve the best value for the state by designing a facility to meet the growth needs and anticipated demands for services of both the Forensic Services Division and a satellite Medical Examiner's Office for the next twenty years. This will enable the existing forensic laboratories in Portland and Bend to stay at their current locations over that same time period, thus achieving a significant cost savings for the state. The new facility would be modern, contain current building and fire codes, have safety and security related equipment installed and would provide employees with a safe workplace.

Springfield Area Command Office Investment:

A facility specifically designed and constructed to be used for an OSP Area Command Office would include adequate workspace for current and future personnel, it would include space specifically designed for engaging and interviewing crime victims, space for processing persons that have been arrested and it would include areas and equipment for evidence processing and storage. The new facility would be modern, contain current building and fire codes, have safety and security related equipment installed and would provide employees with a safe workplace.

An investment in these State Police facilities is an important step towards providing public safety services and resources as well as disaster preparedness to additional areas in Oregon. It is critical that funding is approved during the 2021 legislative session to meet the proposed budget goals, as well as meet the schedule and operational requirements that sustain OSP operations.

The related project schedules are identified in the table below.

Project	Jul 2021 - Dec 2021	Jan 2022 - Jun 2022	Jul 2022 - Dec 2022	Jan 2023 - Jun 2023	Jul 2023 - Dec 2023	Jan 2024 - Jun 2024	Jul 2024 - Dec 2024
Central Point Office Remodel	Contracts	Design (15%)	Construction (85%)		Move-in	N/A	N/A
Springfield Forensic Lab & ME Office	Site Selection & Feasibility Study		Contracts	Design	Construction		Move in
Springfield Patrol Area Command	Site Selection & Feasibility Study		Contracts	Design	Construction		Move in

The bond authorization and limitation request in SB5505 and SB5506 includes the funding needed for these capital projects in the 2021-23 biennial period. However, the Springfield projects, (Springfield Forensic Lab and Medical Examiner’s Office and the Springfield Area Command Office) are three-year projects which will require additional funding in the 2023-25 biennium.

Due to the biennial budget process constraints, the agency will need to request the additional \$12.6 million of bond funding needed during the 2023-25 biennium budget build to complete these projects; \$10.3 million for the Forensics Lab and Medical Examiner’s Office and \$2.3 million for the Springfield Area Command Office.


OSP will consult and coordinate with the DAS Capital Finance Section regarding the 2023-25 bond sales and any additional details necessary to finalize the capital project budget request.

The 2021-23 Project costs are listed in the table below:

Bond Type	Agency	Project or Program Name	Bond Bill Amount	Project Amount
XI-Q	OSP	Springfield Forensic Lab & Medical Examiner's Office	\$ 62,710,000	\$ 61,982,733
XI-Q	OSP	Springfield Patrol Area Command Office	\$ 14,490,000	\$ 14,261,687
XI-Q	OSP	Central Point Office Expansion	\$ 34,435,000	\$ 33,961,269
XI-Q	OSP	Central Point Office Capital Improvement & Renewal	\$ 3,260,000	\$ 3,150,000
Total			\$ 114,895,000	\$ 113,355,689
			Cost of Issuance	\$ 1,539,311
			Total Bond Sale	\$ 114,895,000

Thank you for your consideration and for additional information, please contact Kailean Kneeland, Business Services Director, at (503) 602-9675.

Sincerely,


 Terri Davie
 Superintendent
 Oregon State Police

CC: Constantin Severe, Governor's Office
Julie Neburka, Legislative Fiscal Analyst
Michelle Lisper, DAS/CFO Policy & Budget Analyst
Jon Harrington, OSP Deputy Superintendent
Traci Cooper, OSP Chief Financial Officer

Attachment A – OSP Strategic Facilities Framework Plan
Attachment B – OSP Strategic Master Facilities Plan