

ANALYSIS

Item 40: Department of Public Safety Standards and Training Scenario Village Structural Repairs

Analyst: John Terpening

Request: Allocate \$1,133,830 General Fund from the Emergency Fund to the Department of Public Safety Standards and Training for structural repairs to the training scenario village building.

Analysis: Located on the Department of Public Safety Standards and Training (DPSST) Academy campus, the scenario village building is a rectangular, single-story tilt-up concrete building with a drive-through port. Within this large building, the Department has constructed a full-sized city street with curbs and sidewalks and realistic facsimiles of various locations on either side of the street, such as a bank, bar, pawn shop, apartment, or local jail. These locations provide students with realistic training scenarios to prepare them for their further employment in law enforcement.

When the building was originally constructed in 2005, no explicit design for wind load was required. However, over the years, lateral wind pressures from having the large garage doors on the north and south sides of the building open for scenario training has caused increasingly large cracks to form throughout the building. The Department has attempted to address cracking in the past with epoxy injection, but the cracks have increased, with some completely through the wall structure. As a result, the Department has worked with a structural engineer to identify the issue and solution, including installation of strong backs to strengthen the wall system and repair the cracks. Without repair, the building will continue to degrade, likely leading to structural failure. The cost of the engineering and repair work total \$1.1 million. DPSST is typically funded through Criminal Fine Account (CFA) monies; however, there is not sufficient CFA revenue to support this request, nor does the Department have enough operating funds to cover these costs within existing resources.

Recommendation: The Legislative Fiscal Office recommends that the Emergency Board allocate \$1,133,830 General Fund from the Emergency Fund to the Department of Public Safety Standards and Training for structural repairs to the training scenario village building.

Request: Allocate \$1.1 million from the State Emergency Fund for repairs to a building at the Training Academy.

Recommendation: Approve the request.

Discussion: The Department of Public Safety Standards and Training (DPSST) is requesting emergency funding for an urgently needed repair to one of the buildings used for basic law enforcement training courses.

The F building, used for scenario-based training, was built in 2005. Over the 20 years since the campus was built, the building has developed visible cracks, which have been repaired by maintenance staff at the facility. In the last year and a half, these have worsened. DPSST contracted with a structural engineering firm for an assessment of the damage and whether it impacted the structural integrity of the building. This assessment found that the building was not designed to accommodate the wind pressures that arise when the large doors at either end of the facility are open, as they typically are during training exercises. This was not a building code requirement at the time the facility was built, but updated codes now require consideration of wind flow and pressure.

The structural engineering firm has provided a remediation plan for the building in order to mitigate further damage and avoid structural failure in a building that is heavily used during training courses.

Legal reference: Allocation of \$1,133,830 from the State Emergency Fund for the Department of Public Safety Standards and Training, for structural repairs to Building F at the Training Academy.



Oregon

Tina Kotek, Governor

Department of Public Safety Standards and Training

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Salem, OR 97317

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www.oregon.gov/dpsst

August 26, 2024

The Honorable Senator Rob Wagner, Co-Chair
The Honorable Representative Julie Fahey, Co-Chair
State Emergency Board
900 Court Street NE
H-178 State Capitol
Salem, OR 97301

Dear Co-Chairs:

Nature of the Request

The Department of Public Safety Standards and Training (DPSST) respectfully requests a General Fund allocation of \$1,133,830 to repair structural damages sustained by one of the Academy's training buildings.

Agency Action

Building F (6) is used as a scenario-based training facility, on the north end of the Department of Public Safety Standards and Training (DPSST) campus. Building F (6) was built concurrently with the majority of the DPSST campus in 2005, it is a rectangular, single-story tilt-up structural with a partial basement and covered drive-through port. Over the years minor cracks have developed in the wall primary in the west and south facing directions, these have been managed by the facilities section via epoxy injection, however over the last 18 months larger cracks were identified. These cracks lead DPSST to hire a structural engineer (SEFT Consulting Group) to investigate the issues and develop a remediation plan and cost estimate to repair the damage. Through this work SEFT found that the building had cracking throughout the building including several that were completely through the wall structure. This was found to have been caused by lateral (wind) pressures which resulted from the large garage doors on the south and north side of the buildings that are typically open for training. The original design of the wall panels was based on the 1997 UBC, which did not include any explicit requirements related to serviceability design for wind load. In accordance with our review of historic Oregon building codes, the Oregon Structural Specialty Code started to require explicit serviceability consideration for wind load shortly after the design of Building F.

The agency is asking for the funds to repair this highly used training building based on the remediation plan designed by SEFT Consulting Group (see attached report) which would include the installation of strong backs to strengthen the wall system against lateral (wind) pressures and the repair of cracks with epoxy injection, and the repainting of the building with elastomeric paint. These repairs are necessary to maintain the life cycle of the building and to mitigate further damage and risk to the structural integrity of the buildings envelop, and to prevent further damage to the wall structure from wind shear and moisture penetration. Failure to do so could



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result in an unsafe training environment, caused by further building degradation up to and including structural failure.

Action Requested

DPSST requests the Emergency Board approve a General Fund allocation of \$1,133,830 to repair the training building.

Legislation Affected

- Limitation – Senate Bill 5533, Chapter 482, Section 2(1), Oregon Laws 2023

Sincerely,

Philip Castle
Agency Director
Department of Public Safety Standards and Training