



Oregon

Tina Kotek, Governor

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April 18, 2025

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

Written testimony for Senate Bill 5505

The Oregon Department of Forestry (ODF) respectfully submits the following written testimony on Senate Bill (SB) 5505.

This bill, as introduced, contains bonding authority of \$57,625,000 for capital improvement and renewal and projects at five ODF facilities. We are requesting a reduction of this amount by \$20 million in project costs as outlined below.

Capital Improvement and Renewal - \$6,075,000 (\$6 million project costs and \$75,000 bond issuance costs)

This deferred maintenance package in the amount of \$6 million is needed to continue addressing long-term strategic capital needs, life-cycle replacement, compliance with the Americans with Disabilities Act (ADA), safety, and sustainability performance requirements for our assets throughout the state. ODF's Facilities Capital Management Program manages 381 structures statewide, representing a combined current replacement value estimated at nearly \$300 million. Over half of these buildings are more than 50 years old, which is significant as the typical building lifecycle is 20 to 50 years. These structures consist of office space, mechanical shops, strategic equipment and supply storage, as well as communication sites, lookout towers, fueling stations, kiosks, guard stations, and vault toilets. These projects will replace outdated, inefficient or defective building systems and support essential maintenance and repair needs.

Klamath Fire Cache Warehouse Replacement - \$5,070,000 (\$5 million project costs and \$70,000 bond issuance costs)

For the Klamath Fire Cache Replacement Project, we are seeking bond authorization in the amount of \$5 million for the reconstruction of the district's fire cache building, which was destroyed by fire in 2021. In addition to the reconstruction of the 80-year-old building, the project also provides for other facility and site system improvements to meet operational needs. ODF has retained an architectural firm and are ready to proceed with this project.

Santiam Facility Replacement, Phase 1 - \$5,070,000 (\$5 million project costs and \$70,000 bond issuance costs)

For the replacement of ODF’s Santiam Unit office, which was destroyed in the 2020 Labor Day wildfires, we are seeking bond authorization in the amount of \$5 million. Additional facility needs also include replacement of the fire shop based on masterplan findings. Replacing this facility also offers the opportunity to upgrade to current building codes and supports ADA, safety, and sustainability performance requirements while ensuring that the facility remains able to support critical services and ODF’s mission.

Toledo Facility Replacement, Phase 3 - \$6,075,000 (\$6 million project costs and \$75,000 bond issuance costs)

This authorization covers the final phase of the Toledo Unit Office relocation to Newport. The Toledo headquarters building was constructed in 1937. Five additional buildings were added from 1939 to 1979 to meet evolving needs but no longer meet the strategic needs of the district. The Newport facility, which will be cooperatively utilized with the Newport Fire Department, is currently slated for completion in October 2025. Replacing this facility also offers the opportunity to upgrade to current building codes and supports ADA, safety, and sustainability performance requirements.

Veneta Campus Remodel - \$15,155,000 (\$15 million project costs and \$155,000 bond issuance costs)

The objective of this project is the modernization of the Western Lane District’s headquarters and grounds due to the age and condition of most of its structures. The project will include removal of six existing buildings that were originally constructed in the 1960s. The concept is an addition to the existing administration building and construction of a new multi-purpose operations facility. This will enable more effective and efficient operations, address adjacency of functions and fire crew safety, and enhance mission readiness. It also provides the opportunity to upgrade to current building codes and supports ADA, safety, and sustainability performance requirements.

State Forester’s Office Building Restoration - \$20,180,000 (\$20 million project costs and \$180,000 bond issuance costs)

SB 5505 currently contains \$20,180,000 bonding authority for the complete restoration of the State Forester’s Office Building. For this project, ODF has decided to undertake a phased approach to the restoration of this building, and requests authorization for \$1.5 million and issuance costs to begin the first phase of exterior rehabilitation on the structure.

The State Forester’s Office Building was constructed in 1938 utilizing a workforce assembled under New Deal federal programs including the Works Projects Administration. The building was placed into service in 1939 and was added to the National Register of Historic Places in 1982. Since that time, it has housed the statewide administrative arm of the agency. Over the last few years, ODF has consulted with architects, historians, and building system experts on an overall plan to conserve and protect this building while considering the best way to adapt it to current and future needs. The results of these efforts are found in the Historic Preservation Plan, prepared by the Architectural

Resources Group. This reduced request will address substantial exterior deficiencies identified in the Plan, and may include exterior sealing and paint, a roof replacement with seismic tie-in, excavation and waterproofing of the building perimeter to address water intrusion, and replacement of an antiquated sewer line, and upgrade of stormwater management infrastructure. This project is the first step toward preservation of the building's overall integrity.