



Capital Projects

Current Status & Long Range Planning

June 2008

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Department of Administrative Services Facilities Division

Purpose

Through service, collaboration and vision, DAS Facilities promotes an efficient and effective work environment for State employees.

Program Units

Statewide Property Management, Planning & Construction Management, Leasing, Operations & Maintenance, and Parking

07-09 Project Updates



Justice Building Renovation

- DJC Top Projects Award - 1st Place
- Maintained historical integrity (1929)
- Seismic, electrical & mechanical upgrades
- Introduced sustainability and security
- Substantial completion: July 2007

07-09 Project Updates

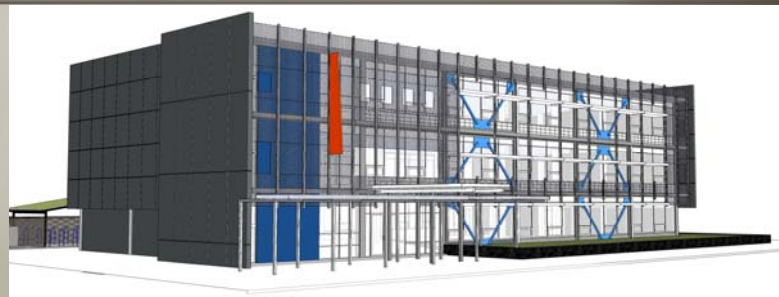


DEQ/DHS Public Health Lab (Hillsboro)

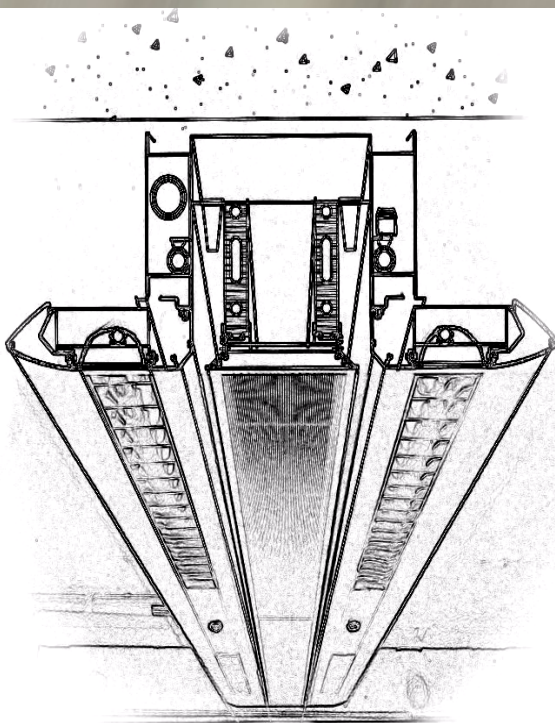
- DJC Top Projects Award - 1st Place
- Deployed new technologies
- High Security, Sustainability
- Substantial completion Feb. 2008



07-09 Project Updates



Eugene State Office Building Renovation



Chilled Beam Radiant
HVAC System

*... Will save over 35% of the
energy consumption of a
conventional HVAC system.*

Tenants: DOJ & DEQ

07-09 Project Updates



Pendleton Solar Project



- Pendleton Office Bldg #2; South Parking Lot
- First solar carport application in Oregon State Government
- Application pending for 50% of the cost to be reimbursed through a Pacific Power incentive
- Elevated structure will provide sheltered parking

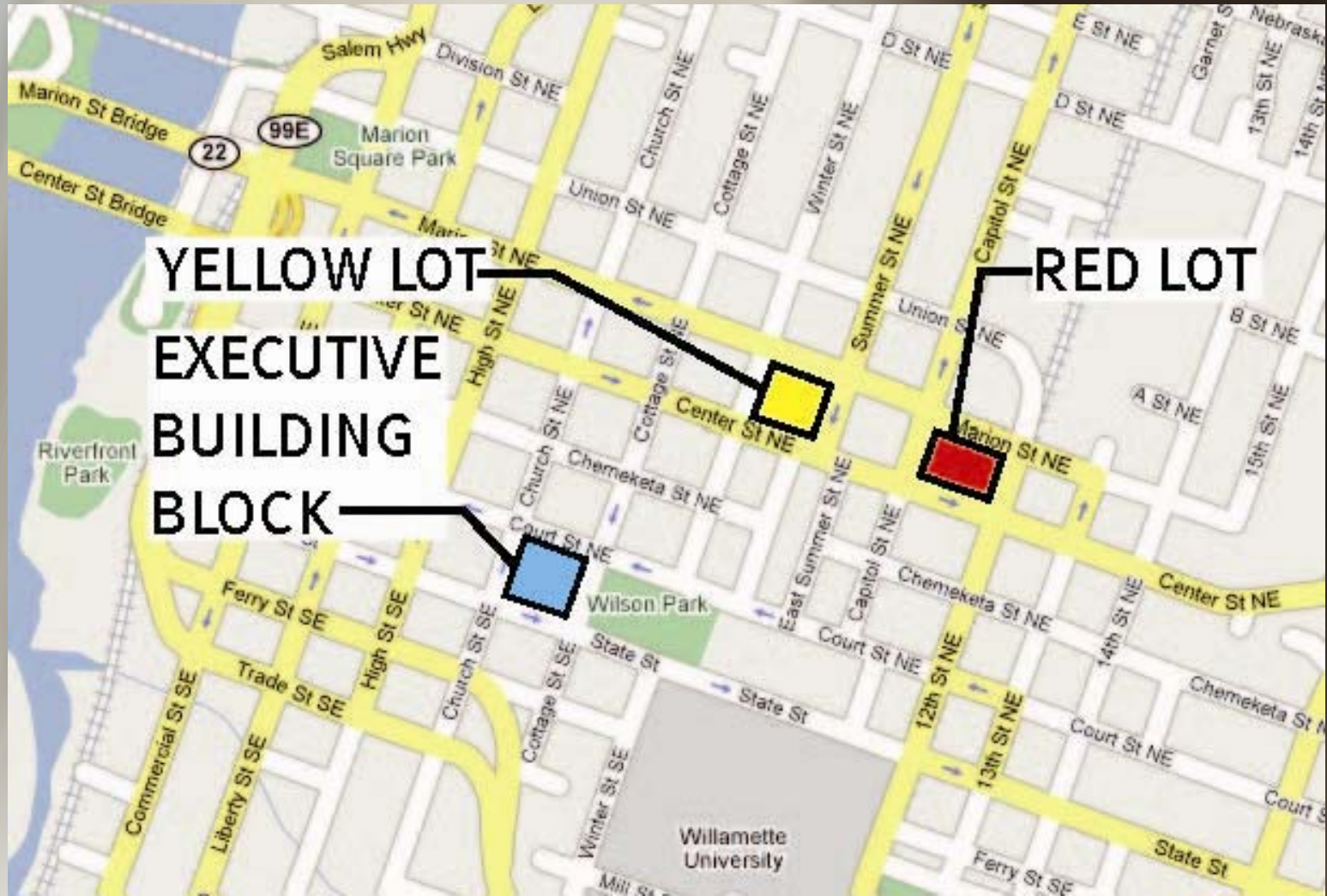
07-09 Project Updates

Capital Mall Planning

- Comprehensive study of office space needs completed Dec. 2007
- Feasibility studies completed Jan. 2008
 - Red Lot
 - Yellow Lot
- Executive Building assessment



Capitol Mall Area





Future Proposed Projects

- **Executive Building Replacement & Parking**
- **Central Mall Office Building #3 & Parking (Yellow Lot)**
- **Red Lot Building & Parking**
- **Pendleton State Office Buildings**

Executive Building Replacement Background



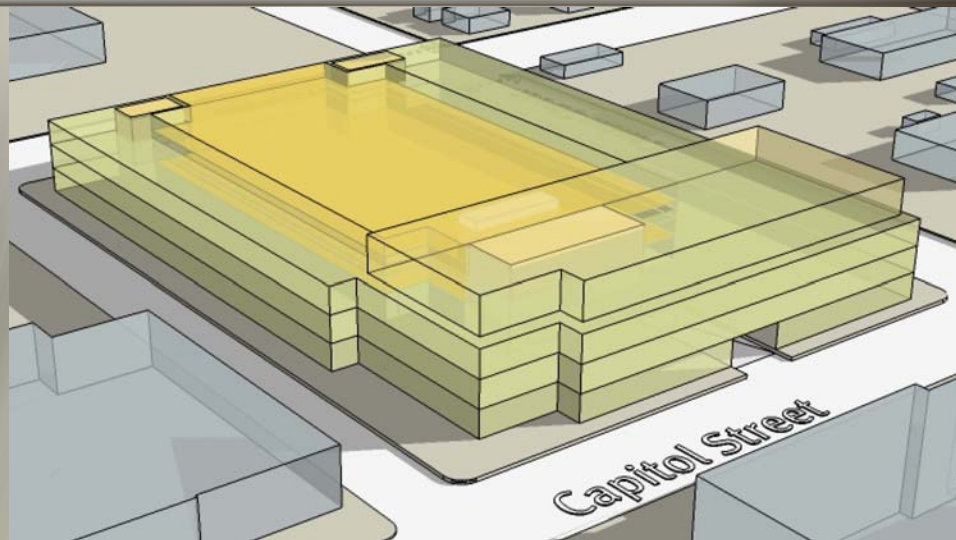
- Existing 63,700 sq ft office building with adjacent two-story parking structure; houses critical State operations
- Building Assessment; completed Oct. 2006
- Detailed Building Risk Assessment; estimated completion Aug. 2008

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Executive Building Replacement

- 279,650 sq ft office building and additional 401 below grade parking stalls (total 560 stalls)
- LEED™ Silver rating equivalent, modern seismic design, plus heightened security
- Design 2009-11, Construction 2011-2013
- Project Budget \$187 million (2010 dollars)
- Governor, Sec. of State, & Treasurer's offices have been displaced at the Capitol
- Develop a tenant relocation plan while under construction

Red Lot Building



- 201,200 sq ft office building and additional 836 multi-level parking stalls (total 1,111 stalls)
- Project Budget \$147 million (2010 dollars)
- Design 2009-11, Construction 2011-2013

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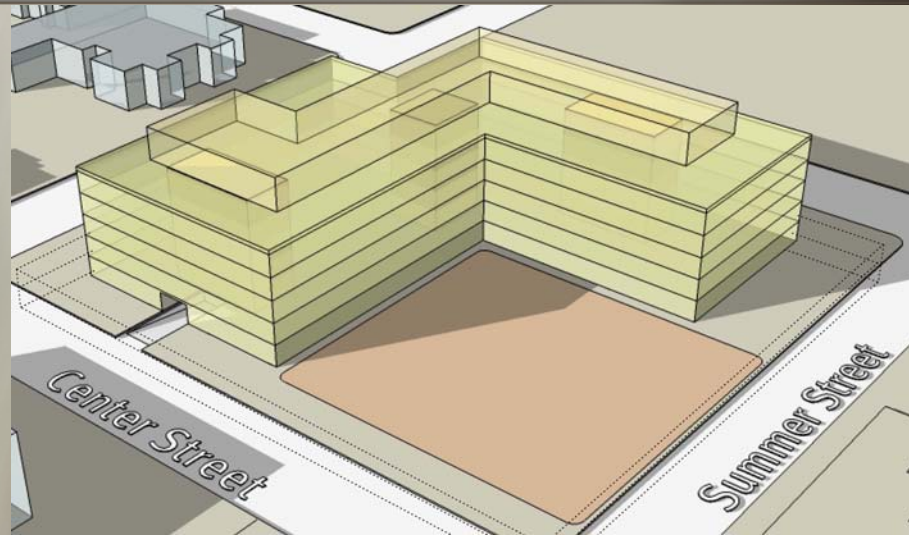
Red Lot Building



- Existing Real Estate Board Building
13,400 sq ft and 275 parking spaces
- Develop a tenant relocation plan while under construction
- LEED™ Silver rating equivalent

Central Mall Office Building #3

Yellow Lot



- 279,200 sq ft office building and additional 241 below grade parking stalls (total 575 stalls)
- LEED™ Silver rating equivalent
- Design 2011-13, Construction 2013-2015
- Project Budget \$160 million (2010 dollars)

Pendleton State Office Buildings Background



Pendleton State Office Building #1

- Built 1968, 10,100 sq ft, single story
- Least energy efficient of all DAS buildings
- Tenants: State Police, Employment, State Fire Marshal & DAS

Pendleton State Office Buildings Background



Pendleton State Office Building #2 (Annex)

- Built 1978, 46,600 sq ft, three story
- Currently does not meet agencies program needs
- Tenants: Building Codes, DEQ, DHS, DOJ, LCC, ODOT & Revenue



Pendleton State Office Buildings

- 09-11 Biennium; Study both buildings
 - Existing structural assessment (functional obsolescence)
 - Evaluate future tenant program needs
 - Renovation feasibility and/or New construction to meet 40+ year life-cycle standard
 - Integrate modern sustainability features
- 11-13 Project design & construction
- Project budget to be determined