



5/25/2022

RE: CPAB Memo

The project approved by the board in the last biennium to design and construct an emergency water supply system to provide a backup water supply for the hospital is in the engineering phase. An RFP was solicited for the engineering and AEI engineering was the successful bidder. AEI engineering developed the preliminary project study and was involved with the original construction of the hospital. Engineering is anticipated to be complete by late summer and an ITB for construction will follow with final completion anticipated by Spring 2023. OSH major deferred maintenance projects underway this biennium include replacing the hospitals main backflow system, security camera replacements, demolishing an unused and uninhabitable building and sidewalk and parking lot improvements on our Pendleton campus

The Oregon State Hospital (OSH) Salem and Junction City campuses have a robust preventative maintenance program and adequate budgetary funding for routine preventative maintenance (PM).

OSH utilizes a computerized maintenance management system, and all asset PMs are routinely performed by in-house trades staff or contractors.

OSH has had to focus on staff and patient safety throughout the Covid 19 pandemic and the impacts that were brought about by the pandemic, OSH made significant changes in the infection control measures throughout the pandemic including creating covid positive units for patients who tested positive for covid 19 and units for persons under investigation (PUI) units and converting air pressure relationships to contain viral spread on Covid positive and PUI units. OSH invested in self-screening stations to screen staff daily and various infection control improvements throughout the facilities. To date OSH has not had a patient death related to Covid 19.

OSH is not submitting for any major construction/acquisition projects for the 2023-25 biennium.

Sincerely,  
Jerry Frampton  
Director of Facility Operations.





# Oregon State Hospital/2023-25 Facilities Plan

Capital Projects Advisory Board

June 10, 2022



# Salem Campus





# Junction City Campus



# Agency Overview



- Mission

We are a psychiatric hospital that inspires hope, promotes safety and supports recovery for all.

Our mission is to provide therapeutic, evidence-based, patient-centered treatment focusing on recovery and community reintegration all in a safe environment.

With two campuses, one in Salem and one in Junction City, Oregon State Hospital serves more than 1,400 people per year and employs more than 2,000 staff. Oregon State Hospital operates under the direction of the Oregon Health Authority. The superintendent is Dolly Matteucci. The Salem campus has the capacity to serve up to 620 people at a time, and the Junction Campus can serve up to 174.

Pendleton Cottage is a residential care facility in Pendleton, Oregon and has 16 beds

- Portfolio Size Gross SF 1,120,033 CRV over \$1M \$524,195,531
- Funding Type 95% GF, 5% OF



# Planning Factors

- Current/Future Demand

Salem Campus			
Asset	Qty	Est. Cost	Total
Patient room ligature resistant desks	590	\$800	\$472,000
Patient room ligature resistant wardrobe	590	\$700	\$413,000
Patient room ligature resistant nightstand	590	\$400	\$236,000
Patient room ligature resistant shelving unit	590	\$500	\$295,000
PLC system replacement		3,000,000	\$3,000,000
Security cameras (Incremental replacement)	200	\$1200	\$240,000
Lighting Control	TBD		
Trash Compactors	3	\$80,000	\$240,000
Smithco Leaf sweeper	1	\$35,000	\$35,000
Commercial Mowers	2	\$40,000	\$80,000
Kubota Tractor with Loader	1	\$35,000	\$35,000
Kubota RTV900 Replacements	3	\$20,000	\$60,000
Turf Vacuum	1	\$15,000	\$15,000
Dump Trailer	1	\$12,000	\$12,000
Chipper	1	\$30,000	\$30,000
Backhoe	1	\$100,000	\$100,000
<b>Total</b>			<b>\$5,263,000</b>

  

Junction City Campus			
Asset	Qty	Est. Cost	Total
Security Camera's (Incremental replacement)	200	\$1200	\$240,000
TBD			
<b>Total</b>			<b>\$240,000</b>





# Facility Condition

- OSH has not undergone a Facility Condition Assessment by an outside source. The Salem campus was constructed in 2011 and the Junction City campus was constructed in 2014- Both are newer facilities.
- Both campuses will bring in a consultant to perform an FCI assessment in the 2023-35 biennium.

# Major Construction/Acquisition

- The project approved by the board in the last biennium to design and construct an emergency water supply system to provide a backup water supply for the hospital is in the engineering phase, An RFP was solicited for the engineering and AEI engineering was the successful bidder. AEI engineering developed the preliminary project study and was involved with the original construction of the hospital. Engineering is anticipated to be complete by late summer and an ITB for construction will follow with final completion anticipated by Spring 2023. OSH major deferred maintenance projects underway this biennium include replacing the hospitals main backflow system, security camera replacements, demolishing an unused and uninhabitable building and sidewalk and parking lot improvements on our Pendleton campus. No major projects are projected for 2023-25



Facility Plan - Maintenance Priority 1-4  
2023-25 Biennium

Agency Name Oregon Health Authority/Oregon State Hospital

Current Maintenance Priority 1-4 for Owned Assets Over \$1M CRV\*

Campus	iPlan Data (Incl Soft Costs)										Agency Input	
	Building ID	Building Name	Construction Year*	Gross Square Footage	Current Replacement Value*	Priority 1 - Currently Critical (Life Safety, DM, Compliance)*	Priority 2 - Critical (Near Term Capital Renewal, Functionality)*	Priority 3 - Not Yet Critical (Mid-Term)	Priority 4 - Seismic + Natural Hazard Remediation (if applicable)	Total (G+H+I+J)	Current ECR less Seismic Nat Haz (G+H)/J	2023-25 LAB Approved
OSH - Pendleton Cottage	2781	EOTC - Building C-16 Bed Residence	0	5,838	\$1,867,016	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Junction City	3383	JC Cottage 3	2014	3,272	\$1,233,946	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Junction City	3382	JC Main Building	2014	220,000	\$136,486,701	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	309443	Motor Pool - S05	1999	4,800	\$1,782,279	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3592	Cottage 02	1909	4,609	\$1,993,046	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Junction City	3381	JC Cottage 1	2014	3,272	\$1,389,483	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Junction City	3380	JC Cottage 2	2014	3,272	\$1,636,307	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2785	EOTC - Building E 32-bed residence (E)	0	11,413	\$1,630,748	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3584	Cottage 08	1945	2,160	\$1,148,852	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3599	Physical Plant - Building 63	1929	33,592	\$3,891,839	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3588	Cottage 01	1901	3,300	\$2,034,521	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3602	Cottage 07	1942	2,000	\$1,128,469	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3606	Cottage 06	1941	2,900	\$1,734,527	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3609	Salem Campus Main Building	2011	812,398	\$363,112,672	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3610	Cottage 05	1940	2,500	\$1,779,140	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2778	EOTC - Building D-16 bed Residence	0	4,707	\$1,444,987	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Subtotal Over \$1M CRV				1,129,033	\$24,194,531	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
				1,179,400	\$36,081,063	\$0	\$0	\$0	\$0	\$0	0.0%	\$0

Maintenance Priority 1-4 for Owned Assets Under \$1M CRV (Optional) - This is not required for the budget submission or CPAB Report. Agencies may choose to complete.

Campus	iPlan Data (Incl Soft Costs)										Agency Input	
	Building ID	Building Name	Construction Year*	Gross Square Footage	Current Replacement Value*	Priority 1 - Currently Critical (Life Safety, DM, Compliance)*	Priority 2 - Critical (Near Term Capital Renewal, Functionality)*	Priority 3 - Not Yet Critical (Mid-Term)	Priority 4 - Seismic + Natural Hazard Remediation (if applicable)	Total (G+H+I+J)	Current ECR less Seismic Nat Haz (G+H)/J	2023-25 LAB Approved
OSH - Pendleton Cottage	2779	EOTC - Garage 112 garage (N)	0	575	\$10,882	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2778	EOTC - Building B 10- bed residence (D)	0	5,090	\$838,789	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2782	EOTC - Garage 108 (H)	0	528	\$11,197	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2783	EOTC - 990	0	0	\$33,212	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2784	EOTC - Building 106 garage Maintenance shop	0	264	\$12,761	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2777	EOTC - Building P generator building	0	1,572	\$35,647	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2776	EOTC - Building A 10-bed residence (C )	0	3,234	\$628,345	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2774	EOTC - 950	0	0	\$362,445	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2780	EOTC - FVBuilding 8 House 108	0	0	\$198,018	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3597	Cottage 14	1951	2,180	\$418,533	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3615	Cottage 16	1941	2,000	\$423,139	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3614	Cottage 03	1958	3,000	\$284,501	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3612	Cottage 23	1928	2,840	\$417,963	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3611	Building 93 - Cremins	1896	2,300	\$682,923	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3605	Cottage 17	1952	2,200	\$486,065	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3604	Cottage 15	1952	2,300	\$454,494	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3601	Cottage 11	1951	2,300	\$445,487	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3599	Cottage 18	1954	1,825	\$442,069	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3598	Cottage 13	1951	2,300	\$427,005	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3595	Cottage 22	0	3,010	\$445,493	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3596	Cottage 10	1946	2,000	\$431,386	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3595	Cottage 21	1958	2,300	\$457,592	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3594	Cottage 20	1956	2,300	\$465,076	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3593	Cottage 12	1951	2,000	\$427,296	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3591	Cottage 04	0	2,500	\$416,193	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Pendleton Cottage	2773	EOTC - Building MP multi purpose (L)	0	6,169	\$771,168	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3587	Cottage 19	1958	2,300	\$461,777	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
OSH - Salem	3600	Cottage 09	1946	2,300	\$416,075	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Subtotal Under \$1M CRV				59,367	10,886,533	\$0	\$0	\$0	\$0	\$0	0.0%	\$0

Definitions

Current Maintenance Priority 1-4	1	Current costs for all facility maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
Construction Year	2	Original Construction Year
Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also include significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Facility Condition Index	8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage).

Facility Plan - Maintenance Priority 1-4  
2023-25 Biennium

Agency Name Oregon Health Authority/Oregon State Hospital

10 Year Maintenance Priority 1-4 for Owned Assets Over \$1M CRV

Campus	A	Building ID	B	Building Name	C	Plan Data (Incl Soft Costs)										Agency Input			
						D	E	F	G	H	I	J	K	L	M	N	O		
OSH - Pendleton Cottage		2781	EOTC - Building C-16 Bed Residence	0	5,838	\$1,857,016	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0	
OSH - Junction City		3383	JC Cottage 3	2014	3,272	\$1,233,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Junction City		3382	JC Main Building	2014	220,000	\$136,486,701	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		309443	Motor Pool - S05	1999	4,800	\$1,782,279	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3592	Cottage 02	1909	4,609	\$1,993,048	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Junction City		3381	JC Cottage 1	2014	3,272	\$1,389,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Junction City		3380	JC Cottage 2	2014	3,272	\$1,536,307	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2785	EOTC - Building E 32-bed residence (E)	0	11,413	\$1,630,748	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3584	Cottage 08	1945	2,160	\$1,148,852	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3599	Physical Plant - Building 53	1929	33,592	\$3,891,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3588	Cottage 01	1901	3,300	\$2,034,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3602	Cottage 07	1942	2,000	\$1,128,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3606	Cottage 06	1941	2,900	\$1,734,527	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3609	Salem Campus Main Building	2011	812,398	\$363,112,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Salem		3810	Cottage 05	1940	2,500	\$1,779,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2775	EOTC - Building D-16 Bed Residence	0	4,707	\$1,444,987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		
<b>Subtotal Over \$1M CRV</b>						<b>1,120,033</b>	<b>\$524,194,631</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.000%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
						1,179,400	\$535,081,063	\$0	\$0	\$0	\$0	\$0	\$0	0.000%	\$0	\$0	\$0		

Maintenance Priority 1-4 for Owned Assets Under \$1M CRV (Optional) - This is not required for the budget submission or CPAB Report. Agencies may choose to complete

Campus	A	Building ID	B	Building Name	C	Plan Data (Incl Soft Costs)										Agency Input			
						D	E	F	G	H	I	J	K	L	M	N	O		
OSH - Pendleton Cottage		2779	EOTC - Garage 112 garage (N)	0	575	\$10,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2778	EOTC - Building B 10-bed residence (D)	0	5,090	\$838,789	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2782	EOTC - Garage 108 (I)	0	528	\$11,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2783	EOTC - 990	0	0	\$33,212	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2784	EOTC - Building 106 garage Maintenance shop	0	264	\$12,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2777	EOTC - Building P generator building	0	1,572	\$35,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2776	EOTC - Building A 10-bed residence (C)	0	3,234	\$628,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2774	EOTC - 950	0	0	\$362,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Pendleton Cottage		2780	EOTC - FY Building 8 House 108	0	0	\$199,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Salem		3597	Cottage 14	1951	2,160	\$418,533	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Salem		3615	Cottage 16	1941	2,000	\$423,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Salem		3614	Cottage 03	1958	3,000	\$284,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Salem		3612	Cottage 23	1928	2,840	\$417,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
OSH - Salem		3611	Building 93 - Cremons	1998	2,300	\$682,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
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OSH - Salem		3600	Cottage 09	1946	2,300	\$415,075	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0		
<b>Subtotal Under \$1M CRV</b>						<b>99,367</b>	<b>\$10,886,633</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		

Definitions		
Current Maintenance Priority 1-4	1	Current costs for all facility maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
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Current Replacement Value	3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
Priority One: Currently Critical	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
Priority Two: Potentially Critical	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
Priority Three: Necessary - Not yet Critical	6	From the Budget Instruction: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
Priority Four: Seismic and Natural Hazard Remediation	7	From the Budget Instruction: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
Facility Condition Index	8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Facility Plan - Maintenance Priority 5  
2023-25 Biennium

Agency Name

Oregon Health Authority/Oregon State Hospital

Current Maintenance Priority 5<sup>1</sup> for Owned Assets Over \$1M CRV

iPlan Data (Incl Soft Costs)						Agency Input				
Campus	Building ID	Building Name	Construction Year <sup>2</sup>	Gross Square Footage	Current (Calculated) Replacement Value <sup>3</sup>	Modernization Estimate	Notes/Description	2021-23 LAB Approved	2023-25 Requested Budget	Remaining Need (Estimated) = Columns G-I-J
A	B	C	D	E	F	G	H	I	J	K
OSH - Pendleton Cottage	2781	EOTC - Building C-16 Bed Residence	0	5,838	\$1,867,016	\$0		\$0	\$0	\$0
OSH - Junction City	3383	JC Cottage 3	2014	3,272	\$1,233,946	\$0		\$0	\$0	\$0
OSH - Junction City	3382	JC Main Building	2014	220,000	\$136,486,701	\$0		\$0	\$0	\$0
OSH - Salem	309443	Motor Pool - S05	1999	4,800	\$1,782,279	\$0		\$0	\$0	\$0
OSH - Salem	3592	Cottage 02	1909	4,609	\$1,993,046	\$0		\$0	\$0	\$0
OSH - Junction City	3381	JC Cottage 1	2014	3,272	\$1,389,483	\$0		\$0	\$0	\$0
OSH - Junction City	3380	JC Cottage 2	2014	3,272	\$1,536,307	\$0		\$0	\$0	\$0
OSH - Pendleton Cottage	2785	EOTC - Building E 32-bed residence (E)	0	11,413	\$1,630,748	\$0		\$0	\$0	\$0
OSH - Salem	3584	Cottage 08	1945	2,160	\$1,148,852	\$0		\$0	\$0	\$0
OSH - Salem	3599	Physical Plant - Building 63	1929	33,592	\$3,891,839	\$0		\$0	\$0	\$0
OSH - Salem	3588	Cottage 01	1901	3,300	\$2,034,521	\$0		\$0	\$0	\$0
OSH - Salem	3602	Cottage 07	1942	2,000	\$1,128,469	\$0		\$0	\$0	\$0
OSH - Salem	3606	Cottage 06	1941	2,900	\$1,734,527	\$0		\$0	\$0	\$0
OSH - Salem	3609	Salem Campus Main Building	2011	812,398	\$363,112,672	\$0		\$0	\$0	\$0
OSH - Salem	3610	Cottage 05	1940	2,500	\$1,779,140	\$0		\$0	\$0	\$0
OSH - Pendleton Cottage	2775	EOTC - Building D-16 bed Residence	0	4,707	\$1,444,987	\$0		\$0	\$0	\$0
<b>Subtotal Over \$1M CRV</b>				<b>1,120,033</b>	<b>\$524,194,531</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Definitions

<b>Priority Five: Modernization</b>	<b>1</b>	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
<b>Construction Year</b>	<b>2</b>	Original Construction Year
<b>Current Replacement Value</b>	<b>3</b>	Current Replacement Value Reported to Risk Management <b>or</b> <i>Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)</i>



**Facility Plan - Facilities Planning Narrative 107BF02**

**2023-25 Biennium**

**Agency Name** Oregon Health Authority/Oregon State Hospital

**1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand?**

Oregon State Hospital is subject to standards determined by the Centers for Medicaid and Medicare Services (CMS) and reviewed and accredited through the Joint Commission on Accreditation of Healthcare Organizations (JCAHO). In addition to standard repair and maintenance of buildings and equipment, the hospital may be required to meet more stringent facilities requirements as determined by those governing bodies. These will be related to patient and staff safety, such as anti-ligature efforts.

The occupancy of the hospital is primarily determined by the judicial system. Periodic legislative changes will impact the types and quantities of patients to be admitted to OSH. Depending on the changes in law, this can drive an increase or decrease to the facility demand, partially determined by the level of care required for new patient admissions and the associated adaptation of existing hospital space.

Space requirements are therefore fluid. The measurement of space is done through monitoring of legislative and regulatory requirements, with associated increases or decreases to staffing dependent on shifting requirements and the needs of the patients.

**2. What are the key facility-related challenges over the next 10-years? (Please answer in order of priority)**

Construction or renovation to ensure efficient hospital utilization and sustainability.

Lifecycle replacement of high value equipment and assets.

Responding to regulatory changes requiring facility improvements.

Ensuring that a 5- and 10-year equipment replacement cycle is maintained.

Funding to develop life cycle costing, and budget for life cycles in advance of equipment breakdown.

Ensure upgrades are made to equipment to extend life cycles.

Above standard wear and tear of a facility partially occupied by persons not invested in long term facility care.

**3. What do you need to meet these challenge**

Receive budgetary funding adequate to meet these challenges.

Ensure that related technology resources are adequate and available.

Update and maintain associated maintenance software.

Agency Name Oregon Health Authority/Oregon State Hospital

Table A: Owned Assets Over \$1M CRV		FY 2022 DATA	
Total Number of Facilities Over \$1M		16	
Current Replacement Value \$ (CRV)	1	\$524,194,531	Source 4 Risk Risk or FCA
Total Gross Square Feet (GSF)		1,120,033	
Office/Administrative Usable Square Feet (USF)	2	675,451	Estimate/Actual 5 73% % USF/GSF
Occupants Position Count (PC)	3	1,751	Office/Admin USF/PC 6
			or Agency Measure 7 JCAHO

Table B: Owned facilities under \$1M CRV	
Number of Facilities Under \$1M	28
CRV	\$10,886,533
Total Gross Square Feet (GSF)	59,367

OSHO is regulated by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO or Joint Commission). OSH is a 24/7 facility with three shifts. We calculate 2/3 of total position count for space occupied by a person during their shift.

Table C: Leased Facilities			
Total Rented SF	8	0	
Total 2021-23 Biennial Lease Cost		\$0	
Additional 2021-23 Costs for Lease Properties (O&M)	9	0	
Office/Administrative Usable Square Feet (USF)	2	0	Estimate/Actual 5 % USF/GSF
Occupants Position Count (PC)	3	0	Office/Admin USF/PC 6

**Definitions**

CRV	1	Current Replacement Value Reported to Risk Management <b>or Calculated Replacement Value Reported from iPlan Facility Conditions Assessment (FCA)</b>
USF	2	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
Occupant Position Count (PC)	3	Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
Source	4	Enter Source of CRV as "Risk" or "FCA"
Estimate/Actual	5	Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
Office/Administrative USF/PC	6	Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A and fill in #7, "Agency Measure".
Agency Measure	7	If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.
RSF	8	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
O&M	9	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial

Agency Name Oregon Health Authority/Oregon State Hospital

**Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance**

1	2019-21 Actual	2021-23 LAB	2023-25 Estimated	2025-27 Estimated
Personal Services (PS) Operations and Maintenance	\$13,243,046.00	\$14,122,501.00	\$15,817,201.00	\$17,715,265.00
Services and Supplies (S&S) Operations and Maintenance	\$7,601,507.00	\$7,649,466.00	\$7,970,744.00	\$8,305,515.00
Utilities not included in PS and S&S above				
<b>Total O&amp;M</b>	<b>\$20,844,553.00</b>	<b>\$21,771,967.00</b>	<b>\$23,787,945.00</b>	<b>\$26,020,780.00</b>
<b>O&amp;M \$/SF</b>	18.61	19.44		

**Total O&M SF** 1,120,033 Include only the SF for which your agency provides O&M funding.

O&M Estimated Fund Split Percentage %	2	General Fund	Lottery Fund	Other Funds	Federal Funds
		95%		5%	

**Deferred Maintenance Funding In Current Budget Model**

**Total Short and Long Term Deferred Maintenance Plan for Facilities**

3	2023-25 Biennium		Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)	SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)	SB 1067 Guidance Below If your allocation is <= 2%, replace with your value
	Current Costs 2021	Ten Year Projection	2023-25 Budgeted SB 1067 (2% CRV min.)	2025-27 Projected SB 1067 (2% CRV min.)			
4,5,6	\$17,326,312	\$15,355,356	\$10,343,356	\$10,225,091			
7	\$0	\$0	\$0	\$0			
8	\$0	\$0	\$0	\$0			
	\$17,326,312	\$15,355,356	\$10,343,356	\$10,225,091			(minus DM funding in current budget model)
9	3.238%	2.670%	1.305%	0.959%			

Assets CRV	Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
\$535,081,063	

Process/Software for routine maintenance (O&M)	zLink Maintenance Software	Provide narrative
Process/Software for deferred maintenance/renewal	zLink Maintenance Software	Provide narrative
Process for funding facilities maintenance	Contained within the Oregon State Hospital Budget	Provide narrative

From iPlan FCA

**Definitions**

<b>Facilities Operations and Maintenance Budget</b>	1	The Facilities Operations and Maintenance budget includes costs to operate and maintain facilities and keep them in repair including utilities, janitorial and maintenance costs. Maintenance costs are categorized as external building (roof, siding, windows, etc.); interior systems (electrical, mechanical, interior walls, doors, etc.); roads and ground (groundskeeper, parking lots, sidewalks, etc.) and centrally operated systems (electrical, mechanical, etc.). Agencies with significant facilities may include support staff if directly associated with facilities maintenance activities. Do not include other overhead costs such as accounting, central government charges, etc.
<b>O&amp;M Estimated Fund Split Percentage %</b>	2	Show the fund split by percentage of fund source allocated to facility O&M for your agency
<b>Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M</b>	3	All Maintenance excluding routine O&M costs. 23-25 and 25-27 auto-populates with 2% of the sum of your agency portfolio's CRV. Written to deliver on SB 1067: SECTION 9. (1) Each biennium, the Governor shall propose as part of the Governor's recommended budget an amount for deferred maintenance and capital improvements on existing state-owned buildings and infrastructure that is equivalent to at least two percent of the current replacement value of the state-owned buildings and infrastructure.
<b>Priority One: Currently Critical</b>	4	From the Budget Instruction: Priority One projects are conditions that require immediate action in order to address code and accessibility violations that affect life safety. Building envelope issues (roof, sides, windows and doors) that pose immediate safety concerns should be included in this category.
<b>Priority Two: Potentially Critical</b>	5	From the Budget Instruction: Priority Two projects are to be undertaken in the near future to maintain the integrity of the facility and accommodate current agency program requirements. Included are systems that are functioning improperly or at limited capacity, and if not addressed, will cause additional system deterioration and added repair costs. Also included are significant building envelope issues (roof, sides, windows and doors) that, if not addressed, will cause additional system deterioration and added repair costs.
<b>Priority Three: Necessary - Not yet Critical</b>	6	From the Budget Instructions: Priority Three projects could be undertaken in the near to mid-term future to maintain the integrity of a building and to address building systems, building components and site work that have reached or exceeded their useful life based on industry standards, but are still functioning in some capacity. These projects may require attention currently to avoid deterioration, potential downtime and consequently higher costs if corrective action is deferred.
<b>Priority Four: Seismic and Natural Hazard Remediation</b>	7	From the Budget Instructions: Priority Four projects improve seismic performance of buildings constructed prior to 1995 building code changes to protect occupants, minimize building damage and speed recovery after a major earthquake. Projects also include those that mitigate significant flood hazards.
<b>Priority Five: Modernization</b>	8	From the Budget Instructions: Priority Five projects are alterations or replacement of facilities solely to implement new or higher standards to accommodate new functions, significantly improve existing functionality as well as replacement of building components that typically last more than 50 years (such as the building structure or foundations). These standards include system and aesthetic upgrades which represent sensible improvements to the existing condition. These projects improve the overall usability and reduce long-term maintenance requirements. Given the significant nature of these projects, the work typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
<b>Facility Condition Index</b>	9	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)



Note: Complete a separate form for each project

<b>Agency</b>	Oregon Health Authority/Oregon State Hospital		<b>Schedule</b>
<b>Project Name</b>	None	<b>Cost Estimate</b>	<b>Cost Est. Date</b>
		\$ 1,775,000	
<b>Address /Location</b>	2600 Center St NE, Salem, OR 97301	<b>GSF</b>	<b># Stories</b>
			Land Use/Zoning Satisfied
			Y N

<b>Funding Source/s: Show the distribution of dollars by funding source for the full project cost.</b>	<b>General Funds</b>	<b>Lottery</b>	<b>Other</b>	<b>Federal</b>
	100			

**Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected**  
The hospital has identified an administrative and program staff space shortage and have had to move staff and programs to the cottages on campus and have identified future space needs requiring additional staff space. taff space shortage and have had to move staff and programs to the cottages on campus and have identified future space needs requiring additional staff space.

**Project Scope and Alternates Considered**  
OSH Commissioned SRG architects to perform a feasibility study and budget proposal to infill an existing space within the secure perimeter that would add 2700 square feet of office space that would accommodate 32 staff and include a conference room, copy room, and unisex toilet room.

**Project Budget Estimate - Escalate to the mid-point of construction. Use 4.5% Annual Escalation.**

DIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
1 Building Cost Estimate	\$ 1,775,000		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 <b>TOTAL DIRECT CONSTRUCTION COSTS</b>	\$ 1,775,000		

INDIRECT CONSTRUCTION COSTS	\$	% Project Cost	\$/GSF
4 Owner Equipment / Furnishings / Special Systems			
5 Construction Related Permits & Fees			
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements			
7 Architectural, Engineering Consultants			
8 Other Design and PM Costs			
9 Relocation/Swing Space Costs			
10 <b>TOTAL SOFT COSTS</b>			

11 **OWNER'S PROJECT CONTINGENCY**

TOTAL PROJECT COST	\$	% Project Cost	\$/GSF
	\$ 1,775,000		

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.)

**Project Image/Illustration (optional)**

**Facility Plan - 10 Year Space Needs Summary Report  
2023-25 Biennium**

**Agency Name** Oregon Health Authority/Oregon State Hospital

*Note: List each project/lease or disposal separately.*

**Proposed New Construction or Acquisition - Complete for 5 Biennia**

Biennium	Agency Priority	Concept/Project Name	Description	GSF	Position Count <sup>1</sup>	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2023-25		Office Renovation	Renovation to increase office space	861,858	2,121	100				\$ 1,775,000
2025-27										
2027-29										
2029-31										
2031-33										

**Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia**

Biennium	Location	Description/Use	Term in Years	Total RSF <sup>2</sup> +/- (added or eliminated)	USF <sup>3</sup>	Position Count <sup>1</sup>	Biennial \$ Rent/RSF <sup>2</sup>	Biennial \$ O&M <sup>4</sup> /RSF <sup>2</sup> not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

**Proposed Lease Changes over 10,000 RSF - Complete for 3 Biennia**

Biennium	Location	Description/Use	Term in Years	Total RSF <sup>2</sup> +/- (added or eliminated)	USF <sup>3</sup>	Position Count <sup>1</sup>	Biennial \$ Rent/RSF <sup>2</sup>	Biennial \$ O&M <sup>4</sup> /RSF <sup>2</sup> not included in base rent payment	Total Cost/Biennium
				A	B	C	D	E	(D+E) * A

**Planned Disposal of Owned Facility**

Biennium	Facility Name	Description

**Definitions**

<b>Occupant Position Count (PC)</b>	<b>1</b>	Estimated Position Count assigned to (home location) each building or lease as applicable
<b>RSF</b>	<b>2</b>	Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.
<b>USF</b>	<b>3</b>	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.
<b>O&amp;M</b>	<b>4</b>	Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial