

# RECAP

## Meeting Name

Approved 2/20/2009



**Meeting Date:** January 16, 2009

**Time:** 10:00 am to 11:14 am

**Location:** Department of Forestry  
Tillamook Conference Room  
2600 State Street  
Salem, OR 97310

**Attendees:** Tom McMullen  
Peter Fernandez  
Bob Stutte  
Vickie Hardin Woods

Denny Nielsen  
Lisa Strader  
Alan Maul

Robin Kirkpatrick, DAS Facilities  
Jeffery Kohlleppel, DAS Facilities

Elaine Schacher, DAS Facilities

**Guests:** Rex Emery, OYA  
Jean Straight, OYA

Shawna Hill, OYA  
Andrzej Pekalski, ODOE

### A. Board Administration

#### 1. Call to Order

**Chair McMullen** called the meeting to order at 10:02 a.m. noting a quorum was present and reminded guests interested in presenting testimony to sign the Public Testimony sheet at the entrance.

#### 2. Presentation of the Letter of Reappointment

Robin Kirkpatrick, DAS Facilities Statewide Property Management Program Manager presented a re-appointment letter to **Vickie Hardin Woods**, extending her term until 2014.

#### 3. Approval of minutes for October 17, 2008 meeting

**Motion: Lisa Strader** moved to accept the minutes of the October 17, 2008 meeting, as presented.

**Bob Stutte** seconded and the motion passed unanimously.

### B. Salem Area Reviews

#### 1. Capitol Mall Restroom Project update – Robin Kirkpatrick

- **Robin Kirkpatrick** presented construction photos of the restrooms along with his presentation.
- This project has appeared before both the Capitol Mall Projects Review Committee (CMPRC) and CPAB. It has completed both review processes.
- Senator Atkinson was involved with initiating the project.
- The project has achieved substantial completion per **Otto Poticha**, the architect of the project.
- The contractor is working on punch list items related to minor structural defects.
- DAS is in the process of transitioning the operation of the restrooms to the Oregon Parks and Recreations Department (OPRD) for integration into the State Capitol Mall State Park. OPRD will manage the restrooms upon completion.
- Prominent features include:

- mini-solar panels
- stainless steel fixtures
- anti-graffiti coatings and surfaces throughout
- exterior finishes matching adjacent Capitol Mall structures
- The restrooms are operational now and within a month, they should be open.
- Final project costs will be less than \$195,000 for commercial grade, durable restrooms. This is about \$30,000 under budget.

#### **Questions, Clarifications, Comments from the Board:**

- The Board had questions about the weatherproofing qualities of the restrooms. **Robin** explained that weatherproofing measures have been taken, but they have yet to be tested by very cold weather.
- The Board asked about the status of the Indian Tribal Flags Memorial and the Fallen Worker Memorial.
- OPRD is working with the Tribes on the Indian Tribal Flags Memorial project. The completion of the project was to coincide with the 150<sup>th</sup> year birthday celebration of Oregon, next month. OPRD is waiting for funding from a few of the Tribes before starting the project. **Robin's** last communication with the project manager, Russ Richards, was last month. The status of the project is unknown.
- The OPRD is also managing the Fallen Worker Memorial project. They are currently looking for a contractor for the project.

### **C. Agency Facility Plans**

#### **1. Oregon Youth Authority (OYA): Follow up facility report – Rex Emery and Jean Straight**

- **Rex** asked the Board if they desired a recap of the entire project or if the Board preferred that he just highlight the changes to the facility plan from their initial presentation at the August 15, 2008 meeting. The Board agreed that they were familiar with the over all plan and they preferred to hear only about the changes.
- **Corvallis House Replacement**
  - Certificates of Participation would fund this project.
  - OYA presented a renovation project to the Board in August 2008; however, the feasibility study findings supported some of the concerns raised by this Board so the project is now a replacement project. The renovation concept was intended to eliminate the deferred maintenance backlog, adapt the facility to better accommodate programmatic needs and resolve the ongoing safety and security issues associated with the 95-year-old facility.
  - Since the August presentation, Beaman Architecture of Portland completed a feasibility study for The Young Women's Transitional Facility program. The feasibility study findings addressed the following concerns:
    - The cost to renovate the building is higher than the cost of constructing a new facility better suited to meet the program needs.
    - It was also determined that even with extensive work, the four-story building could not fully meet program safety and security standards.
  - Beaman Architecture recommended, and OYA Administration agreed, that the facility should be sold and a new building constructed on agency property at the Oak Creek Youth Correctional Facility site in Albany.
  - The Oak Creek site is ideal in that the program will make use of existing services at the correctional facility such as food service, on site maintenance staff, medical and counseling services, and educational and recreation programs.
  - The main drawback of the new proposal will be the loss of the prime location on 9<sup>th</sup> Street and Harrison Boulevard in Corvallis. The Corvallis location provided the advantage of having youth within walking distances to public transportation and jobs. Siting the program in Albany will require additional effort to get youth to buses and job locations. However, it is anticipated that OYA will be able to accomplish this with existing staffing levels and without too much trouble

- because of Albany's close proximity to Corvallis.
- The new building will be approximately 8,500 square feet. It will be a single story, stick built structure conforming to modern detention standards.
- This new building will include:
  - dorm area for sleeping
  - Individual rooms for youth that have earned the privilege
  - a living room/dayroom
  - vocational and education spaces
  - a counseling office and group treatment room
  - an auxiliary kitchen
  - staff offices
- The existing building in Corvallis is 13,657 square feet with approximately 8,000 square feet of usable space.
- The current deferred maintenance costs on the Corvallis site total \$1.4 million.
- The original renovation estimate was \$2 to \$3 million.
- The current estimated cost range for the new building at the Oak Creek site in Albany is \$2.8 million.
- The project is anticipated to start in the summer of 2009, or sooner, if possible.
- The new facility will meet or exceed State Energy Efficient Design (SEED) criteria.

**Questions, Clarifications, Comments from the Board:**

- The Board asked for and estimated selling price of the existing Corvallis House. **Rex** thought that OYA could get \$1 million for it, but OYA will know more once the building is appraised.
- The Board asked what the zoning is for the Corvallis site. **Rex** was unsure of the zoning. The Board encouraged **Rex** to find out. This information would aid in the disposition of the building.
- OYA will follow DAS procedures for the disposition of the Corvallis site.
- The Corvallis location provided a prime testing ground for these young women as they transition back into society.
- The Board appreciated OYA's efforts and open mindedness to the Board's previous suggestions.

**Motion: Lisa Strader** moved to accept the Oregon Youth Authority's Follow-Up Facility report as presented without exception.

**Bob Stutte** seconded and the motion passed unanimously.

**D. Other Issues**

**1. 2009 Meeting Schedule – Robin Kirkpatrick**

- The Board will keep the same meeting schedule and location.

**2. Feedback of questions from the Board relating to cost comparison of green power – Robin Kirkpatrick on the behalf of Elin Shepard**

- This information item relates to the presentation given by ODOT, during the October 17, 2008 meeting, on the renovation of the Transportation building on the Capitol Mall.
- During this presentation, the Board requested clarification on the cost benefits of solar versus traditional power.
- **Robin** provided the Board with a handout comparing 100 kilowatt-hours (kWh) solar and conventional electrical systems.
- The handout did not take into account all factors, such as pollution production by the energy sources, in the comparison.
- There are incentives in place to decrease the cost of solar projects. These incentives include Oregon Department of Energy's Business Energy Tax Credits and the ETO.
- The handout showed that the cost of using solar is getting closer to conventional electricity in price, but is not quite there yet.
- Energy consumption goals set by the Governor and the Legislature must be taken into account

when considering these projects.

- **Chair McMullen** and **Robin** agreed that a more detailed analysis would be appropriate with better explanations of where the numbers specifically come from and how they are calculated.
- **Robin** would like to see a lifecycle cost comparison between solar and conventional systems.
- **Robin** will bring back more information to the Board.

### **3. Non- Agenda Report: Legislative Concept 658 – Robin Kirkpatrick**

- This concept should get a hearing early in the legislative session.
- The bill number is SB 166.
- Once approved, the concept will establish a ten-member taskforce.
- E-mails have been prepared to send out to the agency Directors of large facility-owning agencies. The Directors will appoint the members.
- The goal of this taskforce will be to develop a recommended program for dealing with deferred maintenance, operating maintenance, and long-range capital planning for all state-owned facilities.
- Members will probably include one representative each from CPAB, DAS Facilities, DAS Capital Finance, OMD, ODOT, ODF, OUS, OPRD and others. The membership details will be finalized once approved.
- Supporting documentation attached to the testimony includes SB 5505-B Budget Note Deferred Maintenance Report put together by Jack Kenny. Also included were the meeting notes from the construction summit by DAS and DHS.
- This bill would also bring a consist definition to what is and what is not deferred maintenance to all state agencies.

### **4. Next meeting scheduled for February 20, 2009**

There being no further business, the meeting adjourned at 11:14 am.

#### **Next meeting:**

February 20<sup>th</sup>, 2009

10:00 am to 12:00 pm

Department of Forestry, Tillamook Conference Room

2600 State Street, Salem, OR 97310