OREGON
DEPARTMENT OF
AGRICULTURE

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May 22, 2026

Capital Project Advisory Board

RE: 2027-29 Agency Facility Plan

The Oregon Department of Agriculture (ODA) maintains the same owned facility portfolio as it did in the 2023-25 biennium. It did not purchase or construct new space during this time., Over the course of the 2023-25 biennium, ODA maintained its current portfolio condition to meet its operational needs.

ODA continues to grapple with space needs for its administrative functions due to evolving work culture. Because the agency's administrative functions are housed in DAS owned facilities, the agency works closely with DAS EAM to align ODA's administrative needs with DAS's expectations.

While ODA's administrative space needs are in flux, its operational space needs remain consistent. The agency's operational space needs are met through agency owned facilities. These warehouses, mechanical shops, greenhouses and laboratories are in good repair and currently suffice for the agency's operational needs.

ODA will maintain its current portfolio of owned and leased facilities. It does not foresee any major construction or acquisition projects in the coming biennium.

2027-2029 Agency Facility Plan

David Lane, Business Operations Manager

June 12, 2026

Oregon Department of Agriculture

Agency Overview

- Mission: safeguards Oregon's agriculture, natural resources, working lands, economies and communities through assistance, compliance and market support.
- Sells market access through regulatory compliance
- Agency funding:
  - 54% Other Funds (licenses and services), 24% General Funds, 12% Federal Funds, 10% Lottery/Bonded funds

Agency Overview

Facility Summary

• Total facilities	12
• Total major facilities	0
• Total minor facilities	12
• Total current replacement value (CRV)	$3.4 million
• Total gross square footage (GSF)	20,666
• Total leased facilities	12
• Total leased square footage (LSF)	92,972
• Total major leases	2

Agency Overview

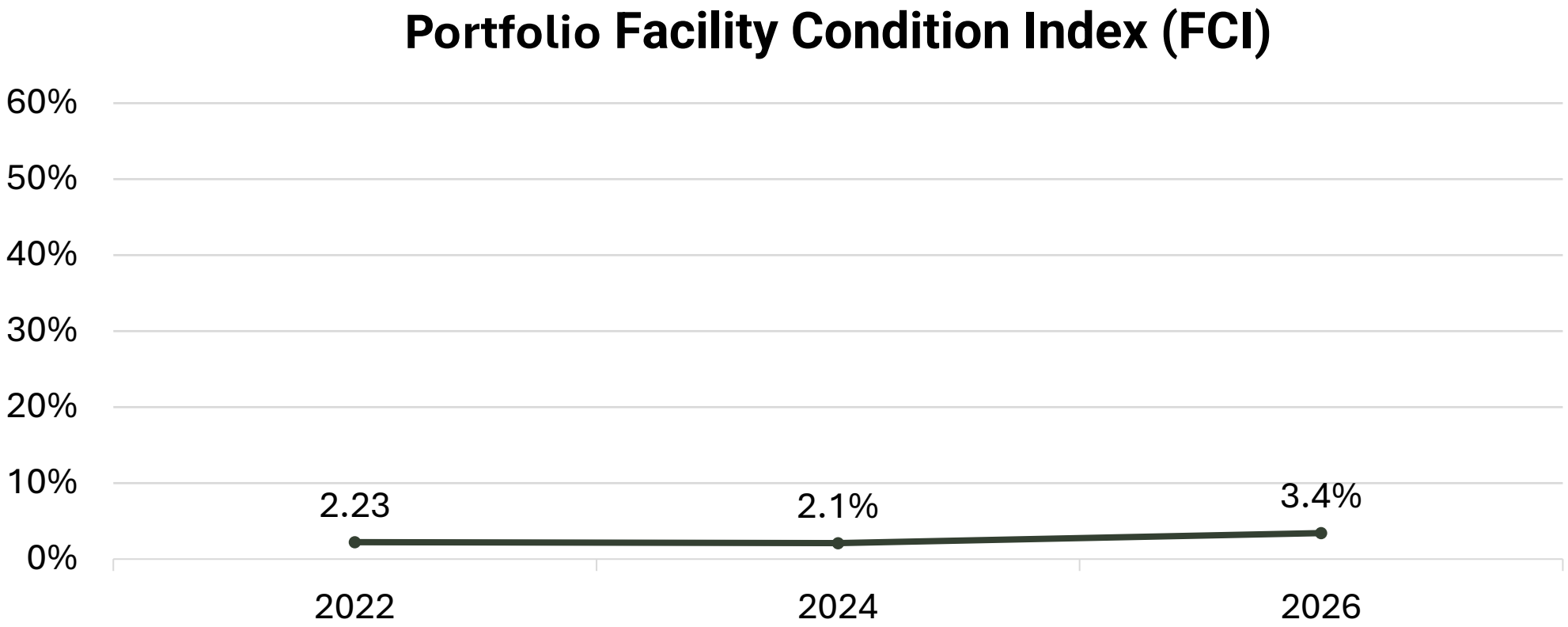
Facility Condition

• Current facility condition index (FCI)	2.1
• Current condition rating	Good

Planning Factors

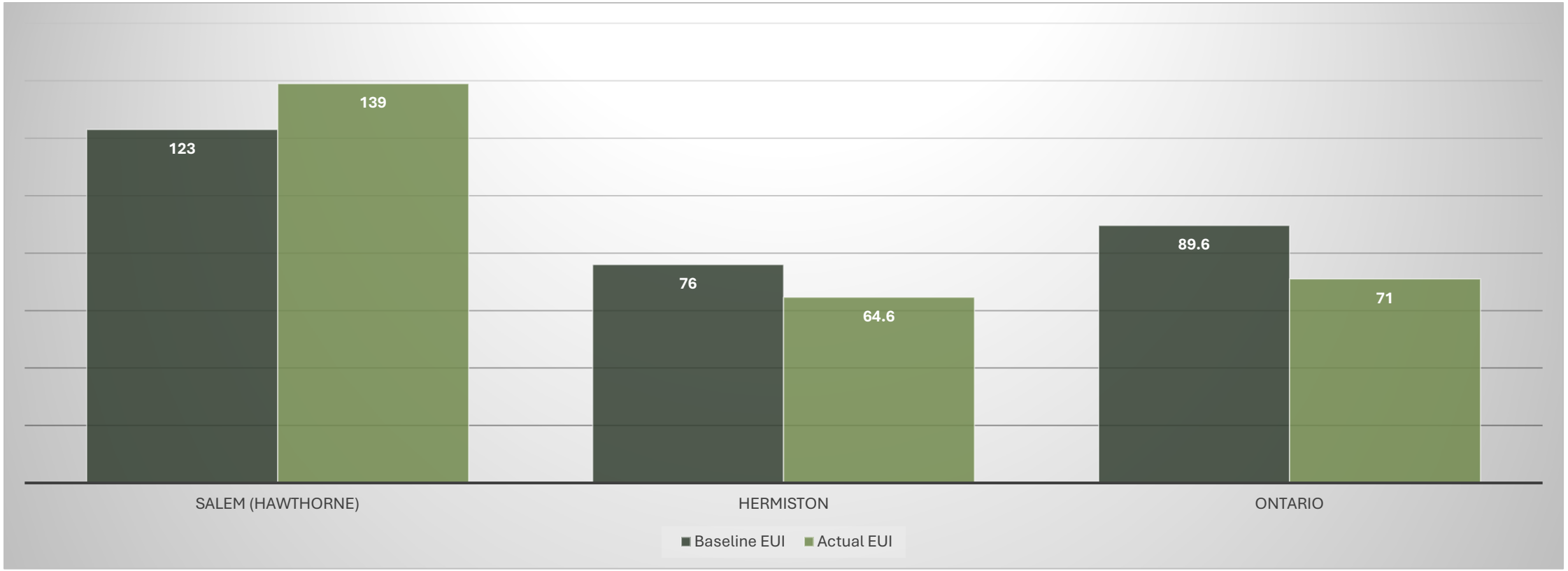
- **Location**
- **Strategic business needs**
- **Funding**

Facility Condition



Energy

Building Energy Performance Standards (BPS)



Seismic

Seismic Risk (Executive Order 25-22 Compliance)

- ODA owned buildings are outbuildings – warehouses, greenhouses, workshops. These are not designed or constructed for seismic resilience.
- ODA does not plan to retrofit its buildings, as they do not meet EO 25-22 requirements for needing upgrades.
- ODA does not plan to dispose of any of its buildings currently.

Plan Summary

Plan Cost Summary by Type and Priority	Total
Deferred Maintenance and Life Safety – Priority 1	$0
Capital Renewal – Priority 2 + 3	$0
Seismic and Risk – Priority 4	$0
Modernization (Net) – Priority 5	$0
Total	**$0**

Major Project

The ODA has no major projects in development or concept.

David Lane

Business Operations Manager
503 989 3178
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Facilities Summary Report

2027-29 Biennium

Facility Plan - Facilities Planning Narrative 107bf02a
2027-29 Biennium

Agency Name **Oregon Department of Agriculture**

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

The key driver for the agency's space needs are: 1) proximity to customers, 2) adequate space for business critical equipment/supplies, 3) adequate space for administrative functions, 4) adequate budget.

Space demand is measured by the business needs to meet the agency's mission demands and expectations. This is informed partially by DAS's space calculator for the agency's administrative space needs. Adequate storage for equipment is essential. Finally, space demand is determined by the proximity to strategic customers and industries.

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

1) Funding challenges (ODA's budget is funded by 60% Other Funds) and the ability to pay for deferred maitenance, capital renewal/improvement and any major facility construction project; 2) Space utilization - ODA maintains more space than it needs.The agency is working with DAS to determine its actual space needs and conform to its space use policy; 3) ODA maintains a statewide presence (16 field office, 10 storage facilities, 2 warehouses and 2 green houses), and must adapt to client/industry needs which dictates facility/lease footprint.

3. What do you need to meet these challenges?

Funding to meet the agency's deferred maintenace needs. Continued support from DAS leasing to find office space.

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:		Priority (Agency #):		Schedule	
Project Name:	N/A	Cost Estimate	Cost Est.Date	Start Date	Est. Completion
		N/A	N/A	N/A	N/A
Address/Location:		GSF	# Stories	Land Use/Zoning Satisfied	
				Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal

Description of Agency Business/Master Plan and Project Purpose/Problem to be Corrected

The Oregon Deparment of Agriculture has no major construction or acquisitions planned for the 2027-2029 biennium.

Project Scope and Alternatives Considered

ESTIMATED PROJECT COST

		$	% Project Cost	$/GSF
DIRECT CONSTRUCTION COSTS				
1	Building Cost Estimate			
2	Site Cost Estimate (20 Ft beyond building footprint)			
3	**TOTAL DIRECT CONSTRUCTION COSTS**	$ -	0%	$ -
INDIRECT CONSTRUCTION COSTS				
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 or unique regulatory requirements not in hard costs			
7	Architectural, Engineering Consultants			
8	Other Design and PM Costs			
9	**TOTAL INDIRECT COSTS**	$ -	0%	$ -
10	**OWNER'S PROJECT CONTINGENCY** insert %			
		$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST	$ -	0%	$ -

Project Image/Illustration (optional)

Major Construction/Acquisition 10-Year Plan, Lease Plans, Disposals

2027-29 Biennium

Agency Name: Oregon Department of Agriculture

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

Biennium	Priority	Concept/Project Name	Description	GSF	Position Count	General Fund	Other Funds	Lottery Funds	Federal Funds	Estimated Cost/Total Funds
2027-29		NA								-
2029-31		NA								-
2031-33		*NA*								-
2033-35		*NA*								-
2035-37		NA								-

Proposed Lease Changes over 10,000 RSF - *Complete for 5 Biennia*

Biennium		Location	Description/Use	Term in Years	Total RSF[2] +/- (added or eliminated)	USF[3]	Position Count[1]	Biennial $ Rent/RSF[2]	Biennial $ O&M[4]/RSF[2] not included in base rent payment	Total Cost / Biennium
					A	B	C	D	E	(D+E)*A
2027-29		NA								-
2029-31		NA								-
2031-33		*NA*								-
2033-35		*NA*								-
2035-37		NA								-

Planned Disposal of Owned Facility

Biennium		Facility Name	Description
		NA	

Definitions:

Position Count: **1** Total Legislatively Approved Budget (LAB) Position Count assigned to (home location) each building or lease as applicable.

RSF **2** Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.

USF **3** 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.

O&M **4** Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial.

Facilities Summary Report

2027-29 Biennium

Agency Name: **Oregon Department of Agriculture**

Owned Facilities Over $1 million	**FY 2025 DATA**			
Number of Facilities	0			
Current Replacement Value $ (CRV)	$ -	Source		Risk or FCA
Gross Square Feet (GSF)	-			
Usable Square Feet (USF)	-	*Estimate/Actual*		% USF/GSF
Occupants Position Count (PC)	0	**USF/PC**		

Owned Facilities Under $1 million	
Number of Facilities	12
CRV	$ 3,392,107
GSF	20,666

Leased Facilities				
Total Rentable SF	120,565			
Biennual Lease Cost	4,221,968			
Additional Costs for Lease Properties (O&M)	0			
Usable Square Feet (USF)	*91,972*	*Estimate/Actual*		% RSF/GSF
Occupants Position Count (PC)	328	**USF/PC**		

Definitions

CRV Current Replacement Value Reported to Risk ***or Calculated Replacment Value Reported from Facility Conditions Assessment (FCA)***

RSF Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building common areas within a building.

USF Usable Square Feet per BOMA definition. 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 precentage.

PC Legislatively Approved Budget (LAB) Position Count

O&M Total Operations and Maintenance Costs for facilities including all maintenence, utilities and janatorial.

Facilities Operations and Maintenance and Deferred Maintenance Report

2027-29 Biennium

Agency Name: Oregon Department of Agriculture

Facilities Operations and Maintenance (O&M) Budget	2023-25 Actual	2025-27 LAB	2027-29 Budgeted	2029-31 Projected
Personal Service (Maintenance)	0	0	0	0
Services & Supplies (Maintenance)	15198	15836	16849	18197
O&M $/GSF (Maintenance)				
Personal Service (Utilties & Janitorial)	0	0	0	0
Services & Supplies (Utilties & Janitorial)	80977	84378	89778	95524
O&M $/GSF (Utilities & Janitorial)				

	General Fund	Lottery Fund	Other Funds	Federal Funds
O&M Estimated Fund Split %	2.4		97.6	

Short and Long Term Deferred Maintenance Plan for Facilities Value Over $1M	Current Value (2023)	Ten Year Projection	2025-27 Budgeted	2027-29 Projected
Priorities 1-3 - Currently, Potentially and Not Yet Critical	$ -	$ -	$ -	0
priority 4 - Seismic & Natural Hazard				
Priority 5 - Moderization				
Total Priority Need	$ -	$ -	$ -	$ -
Facility Condition Index (Need/CRV)				

Assets Over $1M CRV 0

Process/Software for routine maintenance (O&M)	
Process/Software for deferred maintenance/renewal	
Process for funding facilities maintenance	

Oregon
Tina Kotek, Governor

Department of Administrative Services
155 Cottage Street NE
Salem, OR 97301

MEMORANDUM

DATE: June 16, 2026

TO: David Lane, Business Operation Manager, Oregon Department of Agriculture

FROM: Daniel Christensen, Department of Administrative Services

SUBJECT: Agency Facility Plan Acceptance

The Capital Projects Advisory Board (CPAB/Board) has reviewed the Oregon Department of Agriculture's 2027-29 facilities plan in accordance with ORS 276.227. Following your Board presentation on June 12, the Board voted to accept your agency facility plan with the following comments:

- The Board appreciates the agency's long-term planning and is impressed by the agency's energy use intensity (EUI) values relative to their target.

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Agency Facility Plan Acceptance

CPAB Meeting Date 06/12/26

Presenting Agency

Department of Agriculture (ODA)

Does the board accept the agency facility plan?

Yes

Additional Comments

Shout out for EUI and Business Orientation

For future - keep doing long-term thinking, that adds value