



Oregon

Tina Kotek, Governor

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MEMORANDUM

To: Michael Anderson, Facilities Manager, Department of Public Safety Standards and Training (DPSST)
From: Bill Foster, Chair, Capital Planning Advisory Board (CPAB/Board)
Date: August 20, 2024
Subject: DPSST's 2025-27 Agency Facilities Plan Acceptance

Michael,

The Capital Projects Advisory Board (CPAB/Board) has reviewed DPSST's 2025-27 facilities plan in accordance with ORS 276.227. Following your Board presentation on July 12th, the Board has **accepted** your plan with the following comments:

- *CPAB appreciates your thorough presentation and supports DPSST's efforts to increase capacity for future public safety trainees.*

Sincerely,

Bill Foster, Chair

Capital Projects Advisory Board (CPAB)



Oregon

Tina Kotek, Governor

Department of Public Safety Standards and Training

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June 28, 2024

To: Capital Projects Advisory Board

Subject: Department of Public Safety Standards and Training 2025-27 Agency Facility Plan

On behalf of the Department of Public Safety Standards and Training (DPSST), I am pleased to submit to the Capital Projects Advisory Board (CPAB) our agency report and presentation for the 2025-27 biennium.

Agency

The Department of Public Safety Standards and Training's campus was constructed in 2005 to house the agency and the Oregon Public Safety Academy. DPSST provides mandated basic training for the state's public safety professionals at the Salem campus. This includes police, local corrections, telecommunication, parole and probation, fire, OLCC, and leadership training.

Accomplishments in 2023-2025

In the current 2023-25 biennium, the agency is working on ongoing maintenance needs around campus. DPSST used its current budget to update several systems that needed replacement, including a rooftop HVAC unit in the dormitory building and multiple heat pumps in smaller buildings. The agency has also been working to update fluorescent lighting to new LED systems. DPSST has kept the campus in good condition through the use of a Facilities Condition Assessment (FCA), ongoing preventive maintenance work, and legislatively funded deferred maintenance packages passed on the FCA's planned timelines. The agency was unsuccessful in its 2023-25 deferred maintenance package, however in the 2021-23 session DPSST received a \$1.2 million deferred maintenance package to restore several large roofs on campus and repair and replace many heavily used and critical systems in its commercial kitchen. Ongoing facilities maintenance in addition to the deferred maintenance funding has allowed DPSST to keep its Facility Condition Index (FCI) at its current 1.0%. While the diligent work of our facilities team to keep up on preventive maintenance has helped the agency keep on a good path, the age of the campus and its infrastructure is beginning to show and major systems around campus are in need of replacement.

Changes and impact

Changes in the law enforcement employment landscape have caused significant turnover in the policing profession in recent years. This has resulted in a rise in demand for Basic Police training, DPSST's largest program. DPSST requested and received an increase in its 2023-25 budget to pilot three 60-student classes and three 40-student classes held in collaboration with Oregon State Police. This required increase for training put a strain on our campus and buildings, especially our dorm, village and classroom resources, all of which were designed for a 40-student class size model. DPSST was also required to conduct several A&E projects to develop fixes around campus, with the two largest projects centered around structural issues in a training building and a failing HVAC system in the dormitory building.

While the 60-student pilot courses have all been completed, DPSST anticipates an ongoing need to occasionally increase class sizes to accommodate surges in law enforcement hiring. Considering these factors, and others impacting our mission, DPSST developed Policy Option Packages (POPs) to address long-term impacts, including a deferred maintenance POP. If approved, the 2025-27 deferred maintenance POP - supported by the FCA and engineering studies - will provide the needed funds to address issues and maintain systems around campus. DPSST also plans to update its FCA plan in 2025-27, ensuring that a transition to the new capital system housed by DAS will better focus the agency's efforts and resources in line with industry standards, providing a new ten-year roadmap for the agency.

Major construction projects for 2025-27

DPSST conducted a feasibility study to address the current campus constraints and address future areas of concern. This study resulted in a POP requesting funding to expand the campus with three buildings, which would have an estimated project cost of \$120,435,000. DPSST has engaged DAS Capital Planning to assist with project management and ensure its successful completion if it is approved to move forward. The three proposed buildings include:

1. **Dormitory building extension:** The existing 347-bed dormitory building was originally designed for future expansion, and as training demand has increased, so has need for housing students and instructors. DPSST is looking to expand our dormitory building with additional housing on the second and third floors, and to add larger, more flexible instructional space on the first floor. This expansion would address the agency's growth while providing DPSST the capacity to complete maintenance and modernization work on existing dormitory and classroom space. Current demand makes it difficult to conduct necessary improvements because dormitory and classroom spaces are nearly always occupied.
2. **Clear span training building:** A large, adaptable training building with an open floor space and attached meeting and debriefing rooms would meet the agency's need for more skills-based training venues. The building would support flexible instruction that can be easily modified for different scenarios and lighting conditions based on curriculum needs, meeting the training needs of multiple public safety disciplines. For example, one day it could be set up for vehicle stops with staged cars, and the next day, movable wall systems could be used for building search exercises.
3. **Facilities shop and office:** The original building plan for DPSST's campus did not have a dedicated Facilities shop, so agency adapted a garage building in the Scenario Village training area to fulfill this need. This has caused safety concerns, inefficiencies and logistical challenges, as the shop is in a remote area of campus that sees heavy vehicle traffic from live training exercises. The new shop and office area would be centrally located, allowing the Facilities section to better serve the campus and improving the safety and quality of training in the Scenario Village. The current facilities shop would be converted into another training building, adding to the academy's resources.

Thank you for your time, and please let me know if you have any questions.

Respectfully,



Michael Anderson
Facilities Manager
Department of Public Safety Standards and Training
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Facility Plan - Maintenance Priority 1-4
2025-27 Biennium

Agency Name Department of Public Safety Standards and Training

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

Campus	Building ID	Building Name	Construction Year	Gross Square Footage	Current (Calculated) Value ¹	Priority 1 - Currently Critical (Life Safety, DM, Compliance) ²	Priority 2 - Potentially Critical (Near Term Capital Renewal, Energy) ³	Priority 3 - Not Yet Critical (Mid-Term) ⁴	Priority 4 - Seismic + Natural Hazard (Remediation if applicable) ⁵	Total (G+H+I+J)	Agency Input	
											L	N
DPSST - 4190 Aumsville Hwy	1169 D - Skills Training Building	2006	28,630	\$8,301,744	\$0	\$0	\$0	\$0	\$0	\$75,000	0.9%	\$0
DPSST - 4190 Aumsville Hwy	1179 DPSSST Salem Campus Site Systems	2006	0	\$18,744,948	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1161 F - Scenario Training Building	2006	10,210	\$4,987,139	\$895,671	\$0	\$0	\$0	\$0	\$895,671	20.4%	\$0
DPSST - 4190 Aumsville Hwy	1162 A - Administration	2006	39,030	\$15,490,683	\$0	\$0	\$247,042	\$0	\$0	\$247,042	1.6%	\$0
DPSST - 4190 Aumsville Hwy	1176 G - Tactical Training Building	2006	4,955	\$2,031,808	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1174 J - Firearms Training Building	2006	54,820	\$19,452,707	\$84,000	\$0	\$0	\$0	\$0	\$84,000	0.4%	\$0
DPSST - 4190 Aumsville Hwy	1173 K - Fire Equipment Storage Building	2006	5,000	\$1,292,042	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1181 M - Maintenance Building	2006	7,200	\$1,644,677	\$0	\$15,000	\$0	\$0	\$0	\$15,000	0.9%	\$0
DPSST - 4190 Aumsville Hwy	1165 E - Dormitory Housing Building	2006	82,249	\$43,371,716	\$150,000	\$0	\$0	\$0	\$0	\$150,000	0.3%	\$0
DPSST - 4190 Aumsville Hwy	1159 C - Academic Building	2006	38,260	\$18,661,813	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1167 B - Multi-Purpose	2006	41,130	\$24,208,715	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
	Subtotal Over \$1M CRV		311,584	157,577,891	\$1,129,671	\$90,000	\$247,042	\$253,654	\$0	\$1,465,713	0.9%	\$0
			328,023	162,052,894	\$1,129,671	\$157,000	\$253,654	\$0	\$0	\$1,540,525	1.0%	\$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	Building ID	Building Name	Construction Year	Gross Square Footage	Current (Calculated) Value ¹	Priority 1 - Currently Critical (Life Safety, DM, Compliance) ²	Priority 2 - Potentially Critical (Near Term Capital Renewal, Energy) ³	Priority 3 - Not Yet Critical (Mid-Term) ⁴	Priority 4 - Seismic + Natural Hazard (Remediation if applicable) ⁵	Total (G+H+I+J)	Agency Input	
											L	N
DPSST - 4190 Aumsville Hwy	1160 H - Professional Office Prop Building	2006	2,409	\$253,298	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1163 S - Fuel Site	2006	200	\$26,775	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1164 T - Training Prop#1 - Home Building	2006	800	\$167,338	\$0	\$0	\$6,812	\$0	\$0	\$6,812	4.1%	\$0
DPSST - 4190 Aumsville Hwy	1168 U - Training Prop#2 - Home Building	2006	1,105	\$341,762	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1168 P - Maintenance Offices Building	2006	1,680	\$861,763	\$0	\$12,000	\$0	\$0	\$0	\$12,000	1.4%	\$0
DPSST - 4190 Aumsville Hwy	1171 Storage Bunker	1950	1,516	\$29,612	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1172 L - Active Shooter Village	2013	3,700	\$166,631	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1175 V - Training Prop#3 - Home Building	2006	813	\$231,138	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1177 Tactical Training Portal	2007	220	\$251,450	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1178 Rose Park Pavilion	2006	1,156	\$65,085	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
DPSST - 4190 Aumsville Hwy	1180 N - Emergency Vehicle Operations Course Building	2006	1,860	\$902,100	\$0	\$15,000	\$0	\$0	\$0	\$15,000	1.7%	\$0
DPSST - 4190 Aumsville Hwy	1170 O - Gatehouse Building	2006	880	\$1,175,040	\$0	\$40,000	\$0	\$0	\$0	\$40,000	3.4%	\$0
	Subtotal Under \$1M CRV		16,438	4,475,093	\$0	\$67,000	\$6,812	\$0	\$0	\$73,812	1.6%	\$0

Definitions

1	Current costs for all facility maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
2	Original Construction Year
3	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)
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.
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.
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.
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.
8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Facility Plan - Maintenance Priority 1-4
2025-27 Biennium

Department of Public Safety Standards and Training

Agency Name

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

Campus	Building ID	Building Name	Construction Year	iPlan Data (Incl Soft Costs)										Agency Input			Remaining 10 Year Need (Estimated) K-M
				E	F	G	H	I	J	K	L	M	N	O	2023-25 LAB Approved	2025-27 Requested Budget	
DPSSST - 4190 Aumsville Hwy	1169	D - Skills Training Building	2006	28,630	\$6,301,744	\$0	\$451,771	\$2,151,747	\$2,603,518	31.361%	\$0	\$0	\$2,603,518	31.361%	\$0	\$0	\$2,603,518
DPSSST - 4190 Aumsville Hwy	1179	DPSSST Salem Campus Site Systems	2006	0	\$16,745,948	\$0	\$0	\$2,745,911	\$2,745,911	14.649%	\$0	\$0	\$2,745,911	14.649%	\$0	\$0	\$2,745,911
DPSSST - 4190 Aumsville Hwy	1161	F - Scenario Training Building	2006	10,210	\$4,387,139	\$40,838	\$176,807	\$376,270	\$593,715	13.533%	\$0	\$0	\$593,715	13.533%	\$0	\$0	\$593,715
DPSSST - 4190 Aumsville Hwy	1162	A - Administration	2006	39,030	\$15,490,883	\$834,574	\$607,148	\$2,182,628	\$2,860,648	19.112%	\$0	\$0	\$2,860,648	19.112%	\$0	\$0	\$2,860,648
DPSSST - 4190 Aumsville Hwy	1176	G - Tactical Training Building	2006	34,955	\$2,031,909	\$0	\$4,550	\$14,603	\$19,453	0.957%	\$0	\$0	\$19,453	0.957%	\$0	\$0	\$19,453
DPSSST - 4190 Aumsville Hwy	1174	J - Firearms Training Building	2006	54,820	\$19,482,707	\$0	\$849,498	\$2,985,071	\$3,871,469	19.624%	\$0	\$0	\$3,871,469	19.624%	\$0	\$0	\$3,871,469
DPSSST - 4190 Aumsville Hwy	1173	K - Fire Equipment Storage Building	2006	5,000	\$1,282,042	\$0	\$3,713	\$1,725	\$10,838	0.845%	\$0	\$0	\$10,838	0.845%	\$0	\$0	\$10,838
DPSSST - 4190 Aumsville Hwy	1181	M - Maintenance Building	2006	7,200	\$1,644,877	\$3,327	\$1,062,476	\$223,307	\$73,3109	22.6865%	\$0	\$0	\$73,3109	22.6865%	\$0	\$0	\$73,3109
DPSSST - 4190 Aumsville Hwy	1165	E - Dormitory Housing Building	2006	82,349	\$43,371,716	\$140,811	\$1,277,898	\$7,101,855	\$8,520,455	16.184%	\$0	\$0	\$8,520,455	16.184%	\$0	\$0	\$8,520,455
DPSSST - 4190 Aumsville Hwy	1159	C - Academic Building	2006	38,260	\$19,661,913	\$1,663	\$214,976	\$2,803,676	\$3,020,315	16.184%	\$0	\$0	\$3,020,315	16.184%	\$0	\$0	\$3,020,315
DPSSST - 4190 Aumsville Hwy	1167	B - Multi-Purpose	2006	41,130	\$24,208,715	\$2,443	\$273,232	\$7,390,270	\$7,655,885	31.6255%	\$0	\$0	\$7,655,885	31.6255%	\$0	\$0	\$7,655,885
		Subtotal Over \$1M CRV		311,584	\$157,577,991	\$523,657	\$4,006,287	\$27,791,383	\$32,321,328	20.511%	\$0	\$0	\$32,321,328	20.511%	\$0	\$0	\$32,321,328
				328,023	\$162,052,994	\$540,453	\$4,160,487	\$28,953,854	\$33,654,794	20.768%	\$0	\$0	\$33,654,794	20.768%	\$0	\$0	\$33,654,794

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

Campus	Building ID	Building Name	Construction Year	iPlan Data (Incl Soft Costs)										Agency Input			Remaining 10 Year Need (Estimated) K-L
				E	F	G	H	I	J	K	L	M	N	O	2023-25 LAB Approved	2025-27 Requested Budget	
DPSSST - 4190 Aumsville Hwy	1160	H - Professional Office Prop Building	2006	2,409	\$253,298	\$0	\$84,945	\$187,459	\$272,383	107.5%	\$0	\$0	\$272,383	107.5%	\$0	\$0	\$272,383
DPSSST - 4190 Aumsville Hwy	1163	S - Fuel Site	2006	200	\$26,775	\$0	\$3,133	\$1,286	\$4,469	16.7%	\$0	\$0	\$4,469	16.7%	\$0	\$0	\$4,469
DPSSST - 4190 Aumsville Hwy	1164	T - Training Prop#1 - Home Building	2006	800	\$167,338	\$0	\$0	\$14,989	\$14,989	9.0%	\$0	\$0	\$14,989	9.0%	\$0	\$0	\$14,989
DPSSST - 4190 Aumsville Hwy	1165	U - Training Prop#2 - Home Building	2006	1,105	\$341,762	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	0.0%	\$0	\$0	\$0
DPSSST - 4190 Aumsville Hwy	1168	P - Maintenance Offices Building	2006	1,680	\$961,763	\$0	\$24,494	\$109,458	\$133,952	15.5%	\$0	\$0	\$133,952	15.5%	\$0	\$0	\$133,952
DPSSST - 4190 Aumsville Hwy	1171	Storage Bunker	1950	1,516	\$29,612	\$0	\$4,893	\$527,956	\$532,849	1799.4%	\$0	\$0	\$532,849	1799.4%	\$0	\$0	\$532,849
DPSSST - 4190 Aumsville Hwy	1172	I - Active Shooter Village	2013	3,700	\$166,631	\$0	\$0	\$9,773	\$318	0.2%	\$0	\$0	\$318	0.2%	\$0	\$0	\$318
DPSSST - 4190 Aumsville Hwy	1175	V - Training Prop#3 - Home Building	2006	613	\$231,138	\$0	\$0	\$16,609	\$9,773	4.2%	\$0	\$0	\$9,773	4.2%	\$0	\$0	\$9,773
DPSSST - 4190 Aumsville Hwy	1177	Tactical Training Portal	2007	220	\$251,450	\$0	\$0	\$16,609	\$16,609	6.6%	\$0	\$0	\$16,609	6.6%	\$0	\$0	\$16,609
DPSSST - 4190 Aumsville Hwy	1156	Rose Park Pavilion	2006	1,156	\$65,095	\$0	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	0.0%	\$0	\$0	\$0
DPSSST - 4190 Aumsville Hwy	1180	N - Emergency Vehicle Operations Course Buildi	2006	1,960	\$902,100	\$16,796	\$32,986	\$198,565	\$247,778	27.5%	\$0	\$0	\$247,778	27.5%	\$0	\$0	\$247,778
DPSSST - 4190 Aumsville Hwy	1170	O - Gatehouse Building	2006	880	\$1,178,040	\$0	\$4,200	\$98,048	\$100,337	8.5%	\$0	\$0	\$100,337	8.5%	\$0	\$0	\$100,337
		Subtotal Under \$1M CRV		16,439	\$4,475,003	\$16,796	\$154,200	\$1,162,470	\$1,333,466	29.8%	\$0	\$0	\$1,333,466	29.8%	\$0	\$0	\$1,333,466

Definitions

1	Current costs for all facility, maintenance and deferred maintenance except those that are covered in operations and maintenance budgets (routine maintenance).
2	Original Construction Year
3	Current Replacement Value
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.
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.
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.
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.
8	A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)

Current Maintenance Priority 5¹ for Owned Assets Over \$1M CRV

iPlan Data (Incl. Soft Costs)						Agency Input	
Campus	Building ID	Building Name	Construction Year	Gross Square Footage	Current (Calculated) Replacement Value ²	Modernization Estimate	Notes/Description
A	B	C	D	E	F	G	H
DPSST - 4190 Aumsville Hwy	1169	D - Skills Training Building	2006	28,630	\$8,301,744	\$0	
DPSST - 4190 Aumsville Hwy	1179	DPSST Salem Campus Site Systems	2006	-	\$18,744,948	\$0	
DPSST - 4190 Aumsville Hwy	1161	F - Scenario Training Building	2006	10,210	\$4,387,139	\$15,000	ADA Updates.
DPSST - 4190 Aumsville Hwy	1162	A - Administration	2006	39,030	\$15,490,683	\$200,000	ADA updates / Lighting upgrades.
DPSST - 4190 Aumsville Hwy	1176	G - Tactical Training Building	2006	4,955	\$2,031,808	\$0	
DPSST - 4190 Aumsville Hwy	1174	J - Firearms Training Building	2006	54,820	\$19,452,707	\$0	
DPSST - 4190 Aumsville Hwy	1173	K - Fire Equipment Storage Building	2006	5,000	\$1,282,042	\$0	
DPSST - 4190 Aumsville Hwy	1181	M - Maintenance Building	2006	7,200	\$1,644,677	\$0	
DPSST - 4190 Aumsville Hwy	1165	E - Dormitory Housing Building	2006	82,349	\$43,371,716	\$25,000	ADA Updates.
DPSST - 4190 Aumsville Hwy	1159	C - Academic Building	2006	38,260	\$18,661,813	\$25,000	ADA Updates
DPSST - 4190 Aumsville Hwy	1167	B - Multi-Purpose	2006	41,130	\$24,208,715	\$50,000	ADA Updates / Lighting upgrades.
				Subtotal Over \$1M CRV	311,584	\$315,000	

Definitions

Priority Five: Modernization	1	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 typically addresses deficiencies that do not conform to current codes, but are 'grandfathered' in their existing condition to the extent feasible.
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)

Facility Plan - Facilities Planning Narrative 107BF02
2025-27 Biennium

Agency Name Department of Public Safety Standards and Training

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

DPSST provides mandated basic training for multiple public safety disciplines at the Oregon Public Safety Academy, a 240-acre campus with 23 buildings. These buildings, including training venues, meeting rooms, and classrooms, were designed to meet the needs of a fully functioning training academy. Office and storage spaces were designed to manage, process, and store all records and required documentation to ensure the certification standards of public safety officers are met and maintained.

Ongoing facility needs, such as maintenance and repair, are guided by a reserve study that outlines system repairs and replacements based on the age of the facility, as well as the integration and lifecycle of technology and mechanical systems. Construction needs are based on infrastructure requirements or the determination that additional training facilities or capacity are necessary.

Office buildings have systems furniture layouts designed based on a standard 8-by-8-foot cubicle design, with offices designed for single or double occupancy. Training buildings contain special-use facilities such as mat rooms, firing ranges, classrooms, computer labs, and skills venues, designed to accommodate 20 to 40 students. Although the academy was originally designed for 40-student classes, DPSST recently piloted three 60-person Basic Police classes to address a training backlog. The agency has a demonstrated need for larger training spaces, as 60-person classes will be held as required to accommodate hiring surges in law enforcement.

The large multipurpose room and dining hall have a maximum seating capacity of approximately 500. Office and administrative usable square feet (USF) is primarily in Building A and second floor of Building C, totaling of 23,612 USF. All other buildings on campus are designed for special uses to meet the training mission of the agency. DPSST also leases office space to several public safety agencies, including Oregon Youth Authority (Training Section) and Oregon State Police

(Training Section and Tribal Criminal Section)

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

DPSST's most significant challenge over the next 10 years is securing funding and implementing its Facilities Condition Assessment (FCA) priorities to prevent expensive and detrimental deferred maintenance. The DPSST campus, comprising 23 buildings constructed simultaneously, faces the issue of major systems—such as roofs, HVAC systems, carpets, and paint—reaching the end of their lifespan concurrently. This simultaneous aging makes the cost of restoration or replacement prohibitive. To mitigate these costs, DPSST has a long-term plan to restore major building roofs over the next eight to ten years.

Additionally, the current facilities for housing and training the state's public safety professionals inadequate to meet growing demand. The 347-bed dormitory and some training venues are operating near maximum capacity. The campus, constructed in 2005, had an original master plan that anticipated future expansion. DPSST has completed a feasibility study to update the campus master plan, identifying the need for three new buildings to address housing capacity, classroom space, a multipurpose covered training space, and a new facilities shop. The agency will pursue these additions in the 2025-27 budget request process. Securing funding for this expansion is critical to keeping pace with the needs of Oregon's public safety agencies, which have higher training demands amid an ongoing trend of high turnover.

Lastly, several critical systems, including air handlers and roofs, have been identified in the FCA for replacement or major repairs over the next 10 years. Additionally, one training building has significant structural issues requiring costly repairs. The agency is also focusing on energy conservation efforts, including targeted metering, lighting upgrades, and water conservation devices, to counter the increased demand on its systems.

3. What do you need to meet these challenge? DPSST's Agency Requested Budget will include a deferred maintenance package to address high-priority facility needs. Addressing ongoing maintenance will depend on legislative approval of that package. Additionally, the agency must maintain a robust preventative maintenance budget.

DPSST will also seek support and funding to expand the campus footprint to meet the evolving demands of the public safety employment landscape. The agency projects increased academy enrollment due to shorter careers of law enforcement officers, the retirement of older officers, and Oregon's growing population.

The Oregon Public Safety Academy requires ongoing curriculum updates to meet the dynamic needs of public safety providers across the state. As the curriculum evolves, so do training needs, which can influence facility requirements. This may include new training venues, props, and additional classroom spaces. The agency also needs funding to enhance the technology within its buildings to accommodate modern learning methods. Leveraging existing infrastructure to offer a hybrid instructional model can help relieve some demands on facilities.

Through ongoing preventative maintenance and flexible, adaptive facilities use schedules, DPSST will work to extend the life and usability of its systems while seeking funds to ensure the campus remains in good and efficient working order.

Facility Plan - Facility Summary Report 107BF16a
2025-27 Biennium

Agency Name

Department of Public Safety Standards and Training

Table A: Owned Assets Over \$1M CRV

		FY 2024 DATA	
1	Total Number of Facilities Over \$1M	10	
	Current Replacement Value \$ (CRV)	\$157,577,991	4 FCA
	Total Gross Square Feet (GSF)	306,584	
2	Office/Administrative Usable Square Feet (USF)	23,612	5 Estimate/Actual
3	Occupants Position Count (PC)	175.75	6 Office/Admin USF/PC
			7 or Agency Measure
			Risk or FCA
			8% % USF/GSF
			134

Table B: Owned facilities under \$1M CRV

1	Number of Facilities Under \$1M	13
	CRV	\$4,425,003.00
	Total Gross Square Feet (GSF)	21,439

Table C: Leased Facilities

8	Total Rented SF	3,274	
	Total 2021-23 Biennial Lease Cost	\$140,335	
9	Additional 2023-25 Costs for Lease Properties (O&M)	0	
2	Office/Administrative Usable Square Feet (USF)	3,274	5 Estimate/Actual
3	Occupants Position Count (PC)	16	6 Office/Admin USF/PC
			100% % USF/GSF
			204.6

Definitions

1	CRV	Current Replacement Value Reported to Risk Management or Calculated Replacement Value Reported
2	USF	Conditions Assessment (FCA)
3	Occupant Position Count (PC)	Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required for operations of a building. If not known, estimate the percentage.
4	Source	Total Legislatively Approved Budget (LAB) Position Count within the buildings or leases as applicable.
5	Estimate/Actual	Enter Source of CRV as "Risk" or "FCA"
6	Office/Administrative USF/PC	Use actual USF % of USF to GSF, if available. If not known, estimate the percentage.
7	Agency Measure	Divide your USF by your position count. If office/admin space is a less than 10% of your space use, fill in N/A
		If not using USF/PC, insert Agency Measure as defined in 107BF02 question #1.

<p>RSF</p>	<p>8</p>	<p>Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the floor and building building.</p>
<p>O&M</p>	<p>9</p>	<p>Total Operations and Maintenance Costs for facilities including all maintenance, utilities and janitorial</p>

Facility Plan - Facility O&M/DM Report 107B16b
2023-25 Biennium

Agency Name

Department of Public Safety Standards and Training

Facilities Operations and Maintenance (O&M) Budget excluding Capital Improvements and Deferred Maintenance
Personal Services (PS) Operations and Maintenance
Services and Supplies (S&S) Operations and Maintenance
Utilities not included in PS and S&S above
Total O&M
O&M \$/SF

1	2021-23 Actual	2023-25 LAB	2025-27 Budgeted	2027-29 Budgeted
	\$ 3,162,824	\$ 4,472,857	\$ 3,947,720	\$ 4,303,015
	\$ 4,543,334	\$ 4,473,691	\$ 4,744,171	\$ 4,938,682
	\$ 7,706,158	\$ 8,946,548	\$ 8,691,891	\$ 9,241,697
	23.49	27.27	26.49	28.17

Total O&M SF

328,023 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
			100%	

Deferred Maintenance Funding In Current Budget Model

2025-27 Biennium	Ongoing Budgeted (non POP)	Ongoing Budgeted (non POP)

Total Short and Long Term Deferred Maintenance Plan for Facilities

3	Current Costs 2024	Ten Year Projection	2025-27 Budgeted SB 1067 (2% CRV min.)	2027-29 Projected SB 1067 (2% CRV min.)
4,5,6	\$1,540,525	\$33,654,794	\$3,241,060	\$3,241,060
7	\$0	\$0		
8	\$0	\$315,000		
9	\$1,540,525	\$33,969,794		
	1.0%	20.8%	-1.0%	18.8%

Assets CRV

\$162,052,994 Current Replacement Value Reported to Risk or Calculated Replacement Value Reported from Facility Conditions Assessment (FCA)

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

Brightly Asset Essentials (formerly know as Dude Solutions)	Provide narrative
4tell, iPlan (Legacy reports)	Provide narrative
CSL, POP, LAB	Provide narrative

From iPlan FCA

Definitions

Facilities Operations and Maintenance Budget	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.
O&M Estimated Fund Split Percentage %	Show the fund split by percentage of fund source allocated to facility O&M for your agency

SB 1067 G
If your allo
(minus DM

<p>Total Short and Long Term Maintenance and Deferred Maintenance Plan for Facilities Value Over \$1M</p>	<p>3</p>	<p>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.</p>
<p>Priority One: Currently Critical</p>	<p>4</p>	<p>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.</p>
<p>Priority Two: Potentially Critical</p>	<p>5</p>	<p>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.</p>
<p>Priority Three: Necessary - Not yet Critical</p>	<p>6</p>	<p>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.</p>
<p>Priority Four: Seismic and Natural Hazard Remediation</p>	<p>7</p>	<p>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.</p>
<p>Priority Five: Modernization</p>	<p>8</p>	<p>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.</p>
<p>Facility Condition Index</p>	<p>9</p>	<p>A calculated measure of facility condition relative to its current replacement value (expressed as a percentage)</p>

**Facility Plan - Major Construction/ Acquisition Project Narrative 107BF11
2025-27 Biennium**

Note: Complete a separate form for each project

Agency	Department of Public Safety Standards and Training		Schedule	
Project Name	Dorm Expansion / Training Building / Facilities Shop		Start Date	
Address /Location	Cost Estimate	Cost Est. Date	Land Use/Zoning Satisfied	
	GSF	# Stories		
	111,885	3	Y	

Funding Source/s: Show the distribution of dollars by funding source for the full project cost.	General Funds	Lottery	Other	Fed
	100%			

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

DPSST has been working on a feasibility study to expand the capacity of the Salem campus that serves to train all Public Safety Professionals around the state. During this time enrollment, especially our Basic Police program came into great demand. DPSST statutorily requirement to have a recruit at the academy within 90 days of hire was pushed seven months. This pushed the agency to ask the legislature for funding of a new pilot to increase class sizes to 60 students from the agency's designed 40. With the funding support of the legislature and Governor the agency ran an increase of student numbers at the campus for 6 months and was successful in bringing the wait time back within a day mandate. This pilot did show the agency that the campus which was built in 2005 is lacking in some areas to allow for the academy to flex and grow as needed to meet the needs of the public safety agencies of Oregon. This dorm expansion is working to correct two issues of the campus. With more dorm rooms and capacity along with this additional capacity the agency will be better able to modernize and maintain our existing systems without limiting our needed students. Also, the expansion includes classroom space for the 60-person model allowing the agency to flex and grow as needed, included space for Fire training to use to expand their training for Fire Agencies on campus. The expansion plan also includes a much need covered training space that is designed to be flexible depending on what skill is needed to be instructed and gives a safe and controllable space for the students can safety reinforce curriculum with out outside factors of weather. The last is problem that the agency is working to fix is the location and design of the Facility programs building. This building was not designed for facilities maintenance but was repurposed from a training building and is in the training village requiring work arounds protocols for our training program.

Project Scope and Alternates Considered

The project is to expand the campus with three buildings, The first is a third wing of the existing dormitory building. The plan would continue our current dorm layout on the second and third floors to add to capacity when needed and add the ability to repair or modernize or repair other rooms without limiting the agencies capacity. The first floor of the proposed building primarily be for classroom expansion of the campus allowing for several larger classrooms with breakouts for smaller group projects. These spaces would also be used by our Fire Academy Program and tenant agencies such as Oregon State Police and Oregon Youth Authority. This would also allow for the agency to add capacities along with ability to being able to have more maintenance projects that have been hard to complete with the demand on the resources for ongoing classes. The large training building would have an open floor plan

Many large maintenance projects that have been hard to complete with the current budget. The large training building would have an open hall span with an attached area for student briefing, training simulation check out and restrooms. The flexibility of the building would be the ability to move from a scenario based on with the use of large rollup doors, with the next day removing the doors and using modular wall systems to work on building searches. This can all be done in a climate-controlled which also would allow for day and night conditions. The controlled space would allow for the agency to continue to provide safe training to its students and staff. Our third building requested would be the construction of a new facilities shop and office area outside of our training venue. This would allow for this program to have better access to the tools on campus. The current shop was a repurposed training building located at the end of our campus within a secure training village. Although the agency has been able to work around with the building and location, removing facilities with all its projects and tools would increase the safety of the training village. The current shop would be repurposed into a training add to the agency training resources.

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

	\$	% Project Cost	\$/C
1 Building Cost Estimate	87,992,331		
2 Site Cost Estimate (20 Ft beyond building footprint)			
3 TOTAL DIRECT CONSTRUCTION COSTS	87,992,331		

INDIRECT CONSTRUCTION COSTS

4 Owner Equipment / Furnishings / Special Systems	366,271		
5 Construction Related Permits & Fees	1,319,885		
6 Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state requirements	6,159,463		
7 Architectural, Engineering Consultants	7,258,430		
8 Other Design and PM Costs	1,500,000		
9 Relocation/Swing Space Costs	-		
10 TOTAL SOFT COSTS	16,604,049		

11 OWNER'S PROJECT CONTINGENCY

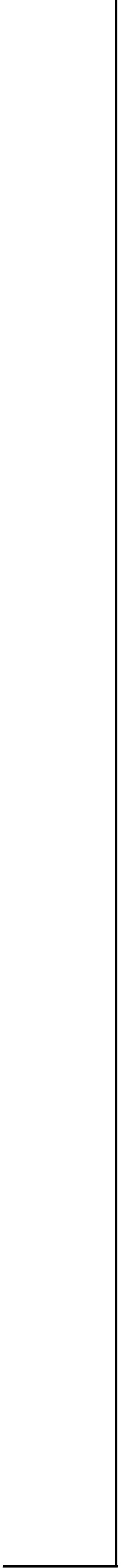
	15,838,620		
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\$	% Project Cost	\$/C
120,435,000		

TOTAL PROJECT COST

Cost Estimate Source (EG Agency, Cost Estimator, A/E, etc.) Hennebery Eddy DCW Cost Management

Project Image/Illustration (optional)



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

Agency Name Department of Public Safety Standards and Training

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 ¹	General Fund	Other Funds
2025-27	1	Campus Expansion	Dormitory expansion / Training Building Facilitieis shop and office	111,885	0	100%	
2027-29	1	Campus Expansion	Dormitory expansion / Training Building Facilitieis shop and office	111,885	0	100%	
2029-31	1	Campus Expansion	Dormitory expansion / Training Building Facilitieis shop and office	111,885	0	100%	
2031-33							
2033-35							

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

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennium Re
				A	B	C	

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

Biennium	Location	Description/Use	Term in Years	Total RSF ² +/- (added or eliminated)	USF ³	Position Count ¹	Biennium Re
				A	B	C	

Planned Disposal of Owned Facility

Biennium	Facility Name	Description

Definitions

Occupant Position Count (PC)	1	Estimated 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 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



Department of Public Safety Standards and Training

2025-27 Agency Facility Plan

Capital Projects Advisory Board

[July 12th, 2024]

Agency Overview - Mission

Mission Statement

Pursuing excellence in training and accountability for public safety professionals

Guiding Principles

- 1. Safety and well-being of staff and students**
- 2. Quality of services provided**

Agency Overview -Services

- **Training and Certification of:**
 - Police Officers
 - Firefighters
 - Local Corrections Officers
 - Parole and Probation Officers
 - Telecommunicators/Emergency Medical Dispatchers
- **Private Security Professional Certification and Licensing**
- **Polygraph Examiner Licensing**
- **OLCC Enforcement Training**



Agency Overview – Salem Campus



Oregon Public Safety Academy

- 213 acres / 23 buildings
- Current Replacement Value \$162,050,000
- GSF 306,584 (10 buildings over 1M GSF)
 - Dorm building
 - Training venues
 - Shooting Range
- USF 23,612
 - Admin building
 - Training offices
- Position Count
 - Full Time: 184.75 Staff
 - Part Time Trainers / Loans: 38
 - Tenants: 42 Staff
 - OSP Training and Tribal C
 - OYA Training
 - High-Intensity Drug Traff (HIDTA)

Agency Overview – Leased Properties

Leased Spaces

- Law Enforcement Regional
- Fire Training Regional
- HIDTA
- Locations
 - Redmond
 - Coos Bay
 - Hermiston
 - Banks
 - Burns
 - Hood River
 - Salem (HIDTA)



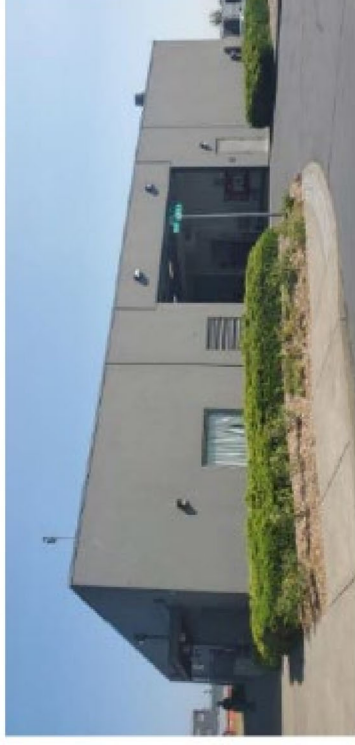
Planning Factors



- Current priority is ongoing preventive maintenance and upkeep of the campus.
 - DPSST submitted Policy Option Package for review and approval process.
- A recently completed pilot project increased training to eliminate a police training backlog.
 - The academy was built based on a 40-person pilot, but the pilot added three 60-student classes, and surges may require DPSST to regularly increase training.
 - During the pilot, dormitory and classroom capacity was met or exceeded. Continued high demand for training and safety training will require expanded facilities.

Planning Factors – Current Issues

- Training building #6 (F) was found to have structural issues in 2023.
- DPSST hired SEFT Consulting to conduct a remediation and feasibility study.
- DPSST is working on funding to repair this highly used training structure.



Facility Strategies

- DPSST has updated its campus master plan is proposing an expansion of the campus.
- DPSST will be updating its Facilities Condition Assessment (FCA) for the first time since 2018.
- Demand for services is based on public safety agency needs.
- DPSST is also seeking funding for a Learning Management System (LMS) to facilitate remote training.
- The physical nature of training means students will still need to be in a classroom, and aging campus technology needs updating.
- DPSST is engaged in Strategic Energy Management (SEM) and work preparations for HB 3409 rollout.

Completed in 2023-25

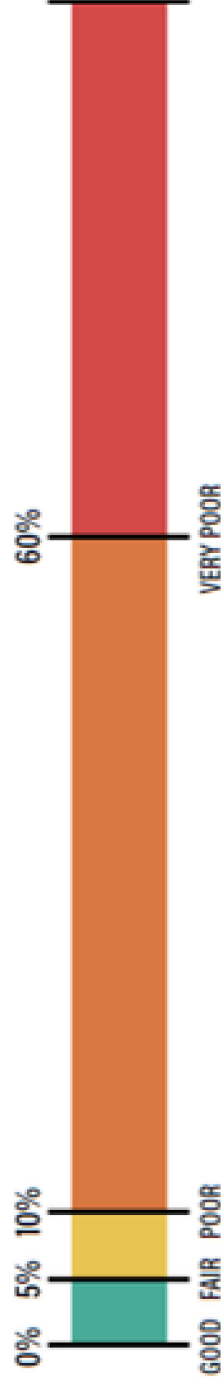


- DPSST commissioned architecture and engineering to evaluate known issues, including:
 - The dormitory building's cooling system, which needs repair
 - Structural issues on training building #6
- DPSST will commence repairs/replacements when funding is available
- Replacement of HVAC units in the dormitory building
- Transition to ductless heat pumps on several smaller buildings
- Ongoing LED lighting retrofit throughout the campus

Facility Condition

FACILITY CONDITION INDEX (FCI)

FCI (%) = Facility Need (Capital Renewal + Deferred Maintenance) / Current Replacement Value (CRV)



CURRENT

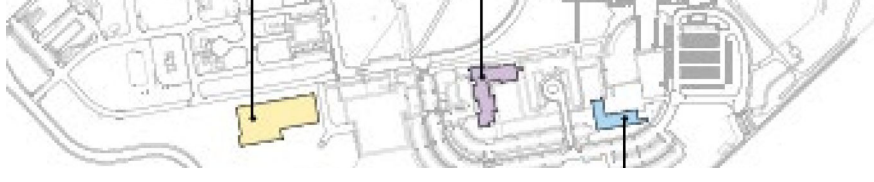
1.0%
2024

TEN YEARS

20.8%
2028

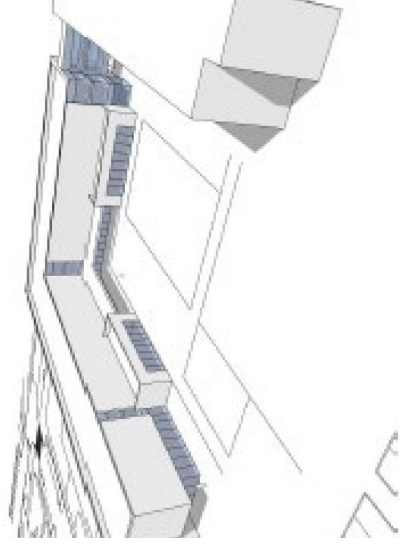
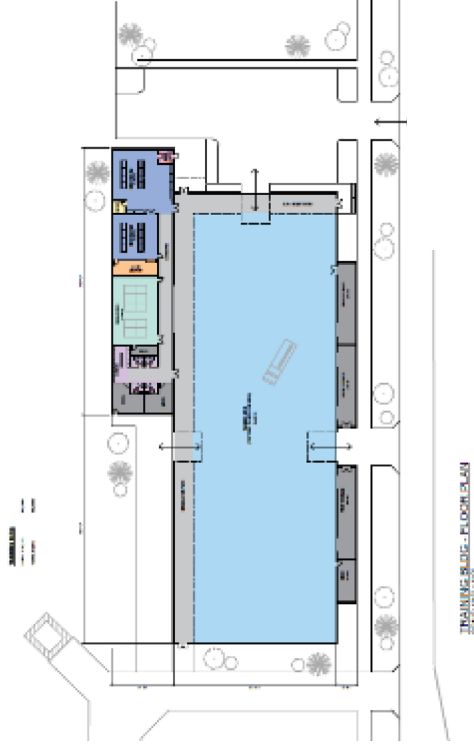
DPSST Campus Expansion

- Due to increased demands for public safety training, DPSST is requesting to add three new buildings:
 - A new wing on the dormitory building, with classrooms on the first floor and housing on floors two and three.
 - A large, clear span building to provide adaptable covered training space. The multipurpose facility would support flexible skills-based training instruction that could be modified for different scenarios and lighting conditions, and would include meeting and debriefing rooms.
 - A new facilities shop and office, which would replace a shop currently sited in a secured training area. The new location would better serve the campus, and the current shop would be converted into a training venue.



DPSST Campus Expansion

- DPSST conducted a feasibility study with Hennebery Eddy Architects resulting in building programing and concepts, along with A&E costs and building cost estimates by DCW Cost Management.
- Estimated project cost is \$120,435,000
- Partnering with DAS on project management.



Questions?

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Facilities Manager

Department of Public Safety Standards and Train

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