Oregon
Tina Kotek, Governor

OREGON DEPARTMENT OF EDUCATION
Oregon achieves . . . together!

Dr. Charlene Williams
Director of the Department of Education

During the 2025-27 biennium, the Oregon Department of Education (ODE) has been working toward a more concrete nuanced proposal for Oregon School for the Deaf (OSD) bond funds in the 27-29 biennium. We have:

- Established an Intergovernmental Agreement with DAS Construction Project Management for their assistance and access to their preferred vendors and price agreements.
- Executed a contract and started a working relationship with OTAK for construction project management for the 23-15 bond projects as well as planning for 27-29.
- 23-25 bonds were sold in the spring ’25 sale, and the contract for the track was recently executed. That work is in progress.
- Gained a more nuanced understanding of the Facility Condition Assessment – specifically that it did not include a below-ground analysis.
- Began a partnership with Oregon Emergency Management (OEM) to use the OSD campus as an emergency facility in case of catastrophic emergencies when students are not present.
- Maintained a steady enrollment at OSD.

ODE’s plan for the OSD campus will accomplish:

- Fixing the failing underground infrastructure on the OSD campus by replacing and consolidating all services into a single system – water, sewer, gas, power, and fiber. Requested funds: $20,603,400
- Phase 1 of a 4 phase plan to modernize the OSD campus. This creates a new residence hall for students (and OEM as needed). This is the first phase in part to create a more welcoming living space for residential students. It also takes advantage of a largely empty part of campus that does not impact current use at all. The funds also include a redesign of the Cherry St entrance to reconfigure it for safety and additional use. Requested funds: $80,000,000
- Refreshing the grandstands for the track to address accessibility issues. We will soon have a new track and there is no way for someone with a mobility disability to get to the grandstands or use the bathroom once they are there. Requested funds: $2,100,000
- Add a pavilion to the center of campus for outdoor dining and recreation. Requested funds: $926,000
- Using economies of scale, funding all four projects together will eliminate some non-construction costs. If that is the decision, the requested funds are $99,100,000

2027-2029 Agency Facility Plan

Melissa Garner, Business Services Director

May 2026

Oregon Department for Education

About ODE

OREGON
DEPARTMENT OF
EDUCATION

The Oregon Department of Education works in partnership with school district, education service districts, and community partners to foster equity and excellence for every learner;

We believe every student should have access a high-quality, well-rounded learning experience; and

We work to ensure every student in Oregon graduates with a plan for their future.

Oregon School for the Deaf

Excellence for each student...
Community fosters success



VALUES

VISION

Empowering students with LANGUAGE, CULTURE, and COMMUNITY.



MISSION

Oregon School for the Deaf is where Oregon Deaf students BELONG. We are an institution steeped in tradition and a renewable dedication to equity. It is our continuing mission to create a safe and empowering learning environment, rich in language where Deaf students can THRIVE, entering the world with new connections.



ABOUT US

- 

and English Bilingual Education
- Direct instruction by certified teachers of the deaf;
- Positive Behavioral Interventions and Supports (PBIS);
- Complete transition package with outside agencies who are knowledgeable about deaf issues.



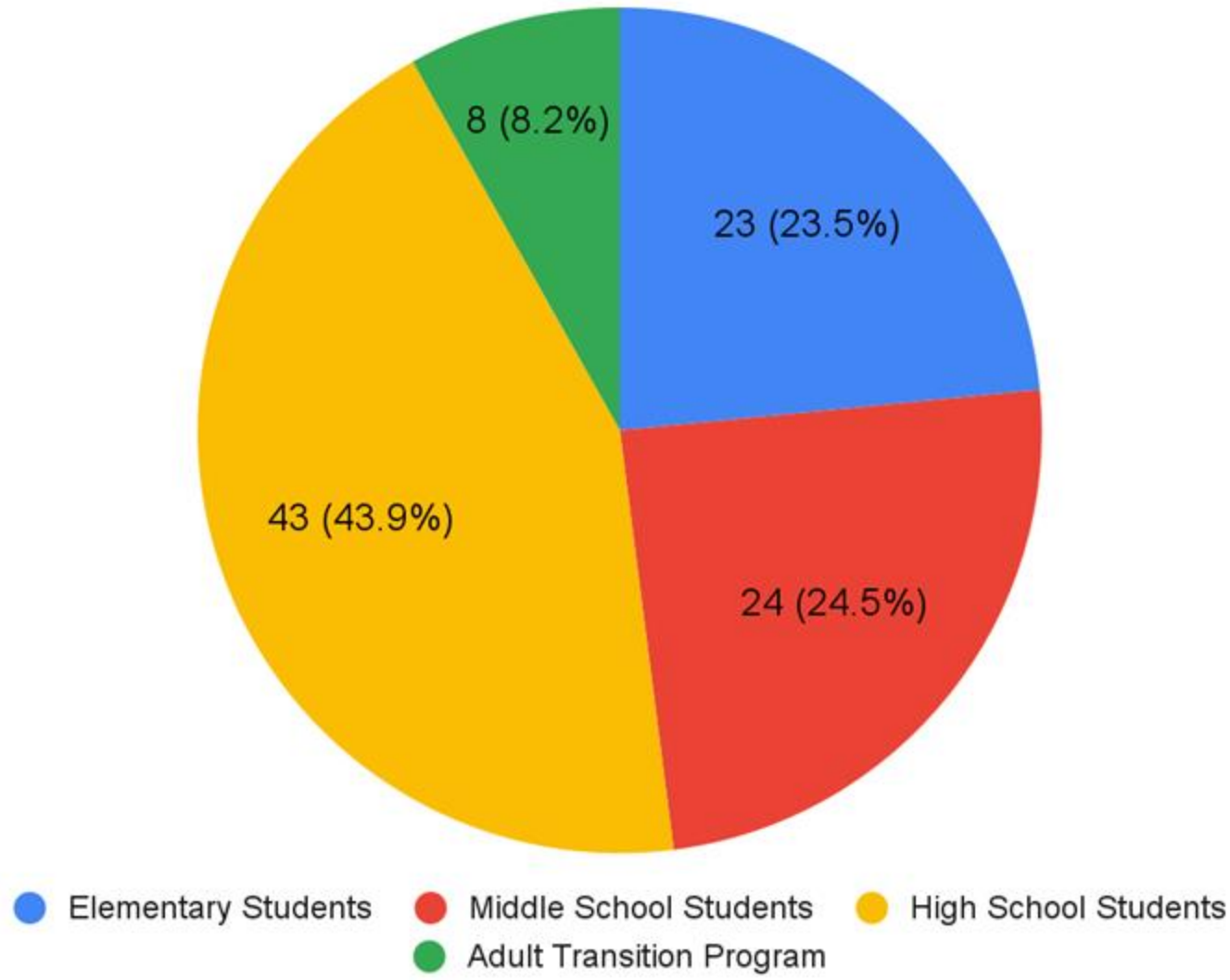
STUDENT DEMOGRAPHICS

Current Student Count: 99

Residential Population: 52.58%
School Day Only: 47.42%

Gender:
Males: 62.89%; Females: 36.08%
Non-Binary 1.03%

Currently serving over 49 school districts in Oregon
Eligible to serve Deaf* students from all counties in the state of Oregon



PROGRAMS & SERVICES

We ensure quality education through extensive Educator Evaluation following SB 290

- **ASL Assessments**, PK-21
- **Core Classes & Electives**
  - Core subjects include ASL courses
  - Community Based Instruction
- **Audiologist & Specialist Services**
  - Deaf Audiologist on campus
  - Autism, PT, SLP, Vision Specialists
- **Family & Community**
  - FACTS Night
  - Site Council
  - Virtual ASL Workshops





AFTER SCHOOL ACTIVITIES & SPORTS

- **Dormitory Programs & After School Activities**
  - BEAT, Community Service, Nightmare Factory Haunted House, PAC Training, Pride Club, Study Hours, Theater Club & more

- **OSAA Sports**
  - **Elementary:** Basketball
  - **Middle School:** Basketball, Cross Country, Track & Field, Soccer, and Volleyball
  - **High School:** Academic Bowl, Basketball, Cross Country, Track & Field, Soccer, and Volleyball





About OSD Facilities

OSD Facilities Overview

Facility Summary

- Total facilities 1
- Total acreage 37.4
- Total buildings 13
- Total current replacement value (CRV) $142,570,153
- Total gross square footage (GSF) 282,414

OSD Facilities Condition Overview

Facility Condition

- Current facility condition index (FCI): 120%
- Current condition rating: Very poor - poor
- 10-Year FCI : 80%
- 10-Year condition rating: Very poor

Planning Factors

- Building to the 200-student capacity that is appropriate for OSD given Oregon's consistent k-12 Deaf population of 1000.
- OSD is the cultural center of Oregon's Deaf Community and is the largest employer of Deaf adults
    - Moving OSD from Salem would substantially impact Oregon's Deaf Community and there is no other suitable place in or near Salem that has the capacity for a full school campus
- OSD is working with Oregon Emergency Management on an MOU for emergency housing and an alternative ECC location for the state during a major emergency
    - Planned finalization – December 2026

Planning Improvements

- IGA with DAS Construction Project Management
  - Using their preferred vendors and price agreements
- Ongoing contract with OTAK for construction project management
- Facilities Specialist 2 for construction coordination between OSD, contractors, and contract administrator

Energy

Building Energy Performance Standards (BPS)

- One building meets or nearly meets energy standards
  - Built in 2010 by Extreme Makeover Home Edition
- Next two newest buildings built in 1970s and do not meet energy standards
- Everything else is older

Seismic

Seismic Risk (Executive Order 25-22 Compliance)

- No official evaluation of seismic status of buildings
- Similar to energy, it’s unlikely any of the buildings meet seismic standards
- Seismic Retrofit is complicated because Asbestos is present in nearly every building
- Even not including Seismic Risk, most buildings have an already high FCI

Proposed Projects

Services Infrastructure - $20,603,400

- Initial scope of work and budget donated by Skanska Construction
- Replaces all services to the campus in one project
  - Power
  - Water
  - Sewer
  - Gas
  - Fiber
- Takes advantage to existing tunnel system as appropriate
- Relocates the main network entry point from the basement of a condemned building



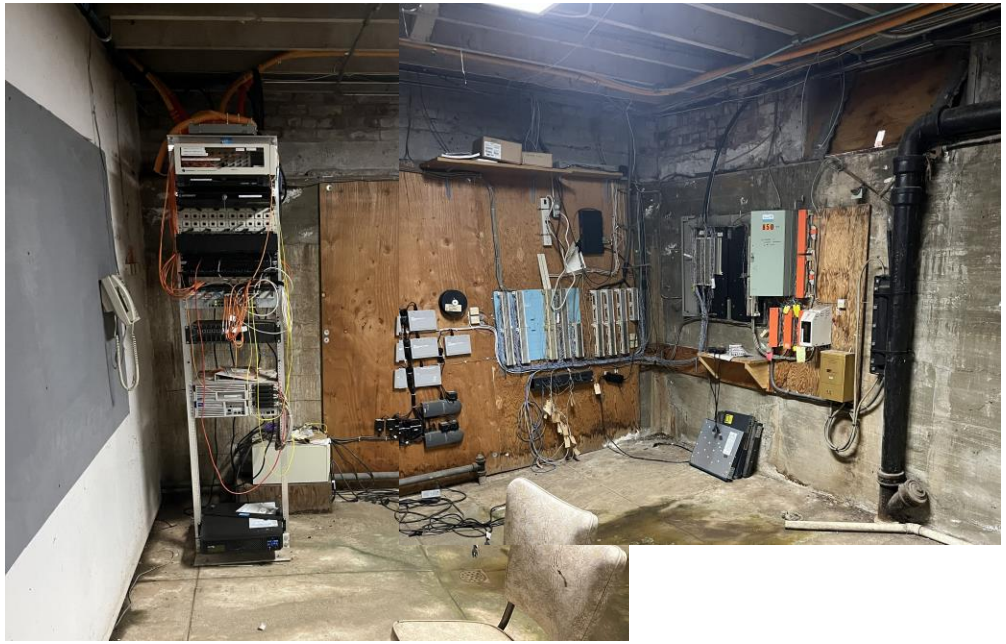




Current Services

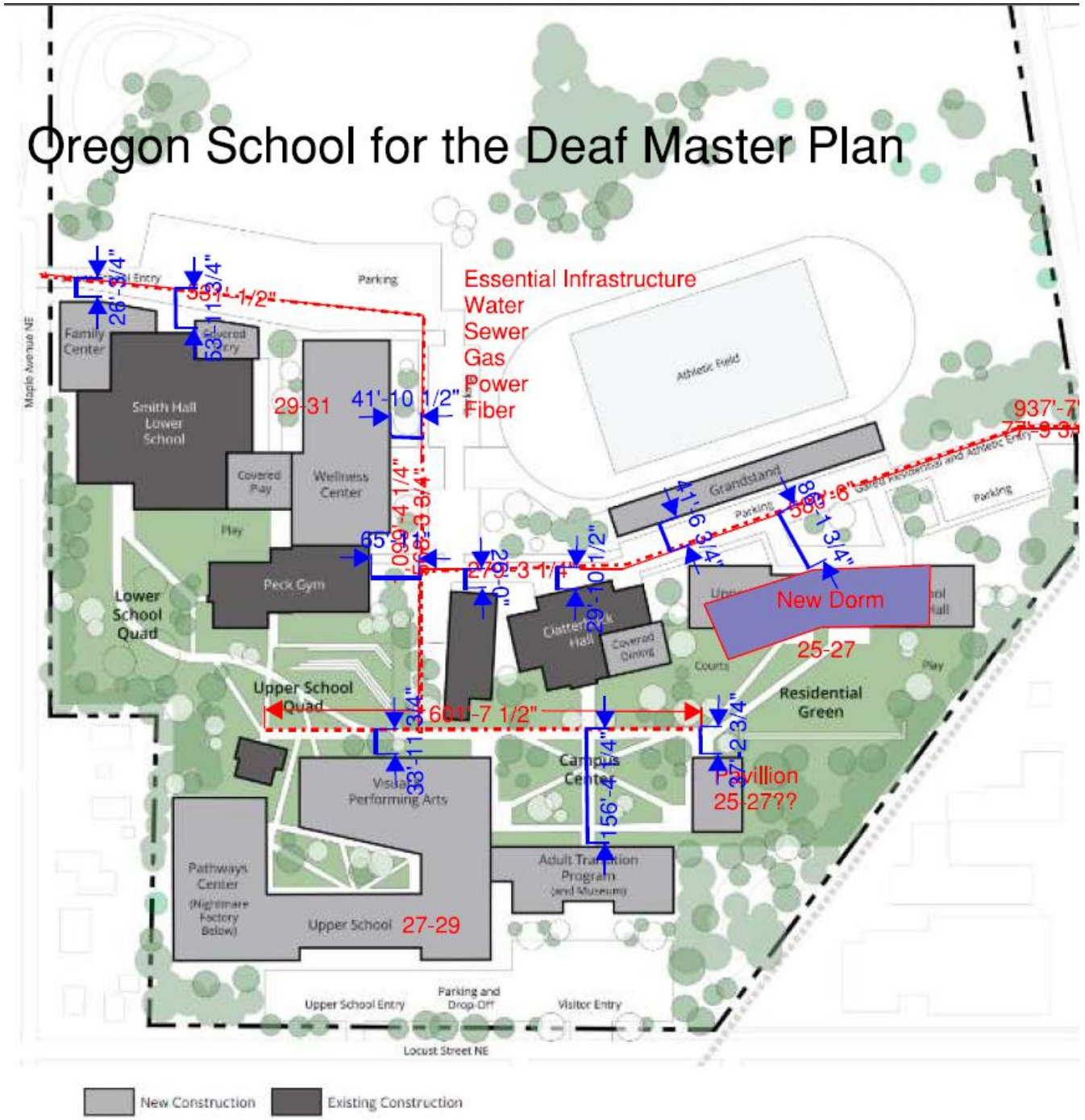
Clockwise from top left:

- Domestic water vault
- NW Natural
- Smith Transformer
- Server Closet



Plan Map

This map shows the intended infrastructure pathways on the map of the future campus as planned in our long-range facilities plan.



Deficiencies Addressed – Campus Infrastructure

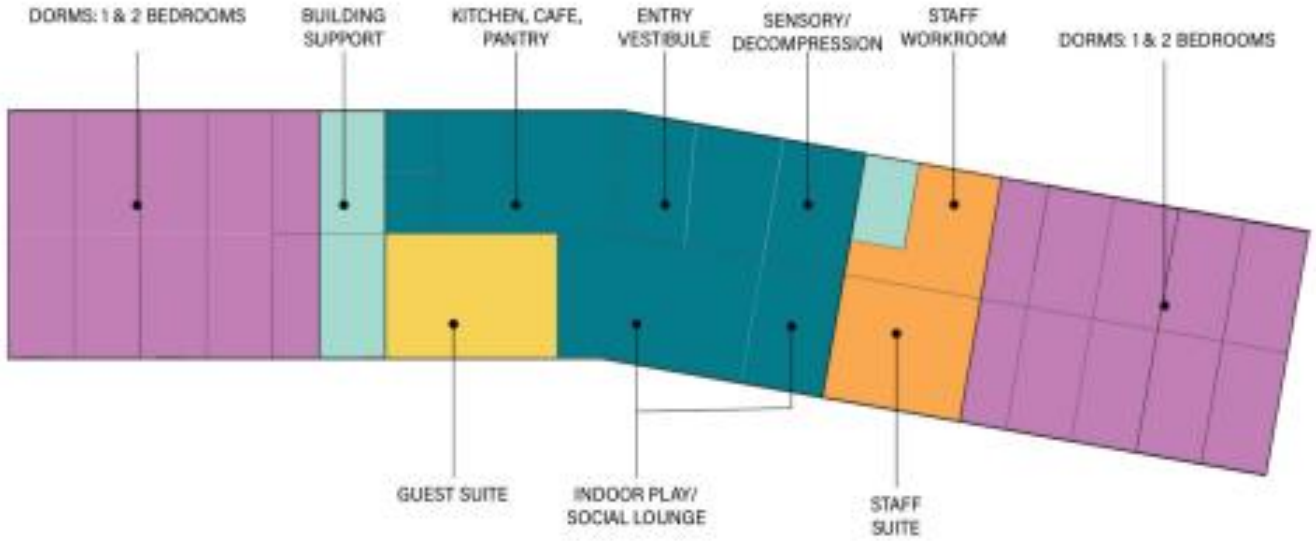
Plan Cost Summary by Type and Priority	Total
Deferred Maintenance and Life Safety – Priority 1	
Capital Renewal – Priority 2 + 3	$917,000
Seismic and Risk – Priority 4	
Modernization (Net) – Priority 5	$5,000
Total	**$922,000**

Incomplete data – Alta Survey Work Order executed

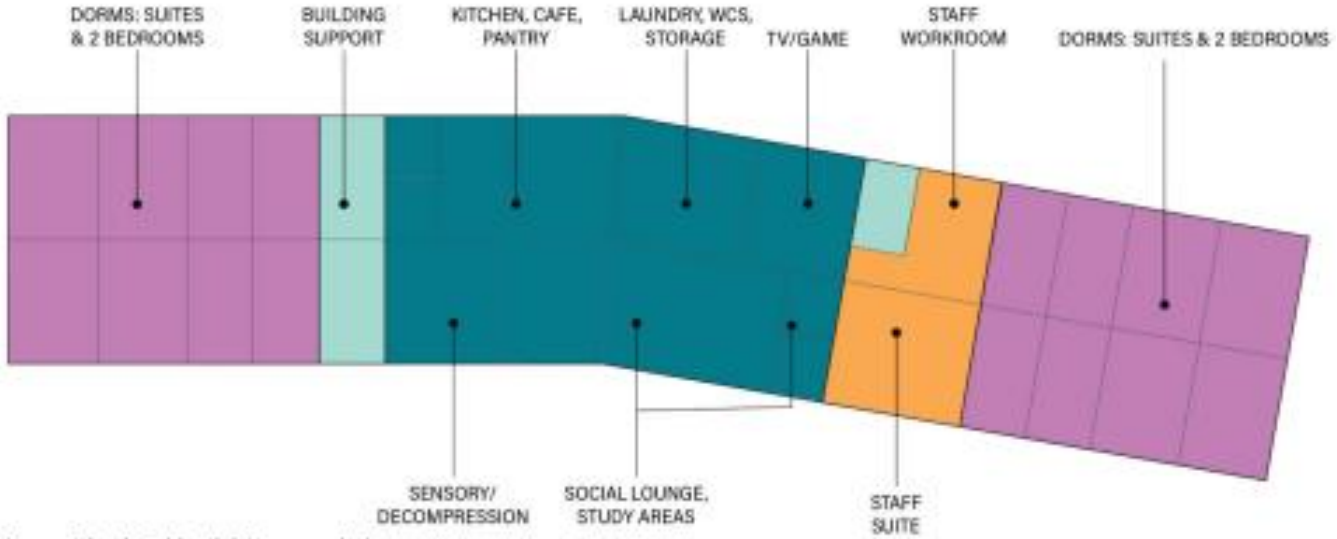
New Residence Hall - $80,000,000

- Refined from 2025 ask - one building, two stories, two wings
- Initial design donated by BR|IC Architects
- Accommodates 200 students
- Includes home-like central communal areas with a kitchen for social development
- Individual, double, and family rooms
- OEM’s needs considered in design

Conceptual Floor Plan



LOWER LEVEL CONCEPTUAL FLOOR PLAN



Lower School Residential Accommodations

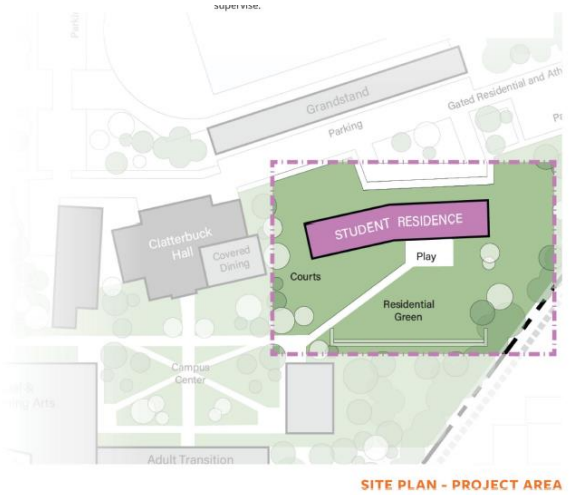
Age-appropriate accommodations create a close-knit, family-like environment that fosters security and belonging.

UPPER LEVEL CONCEPTUAL FLOOR PLAN

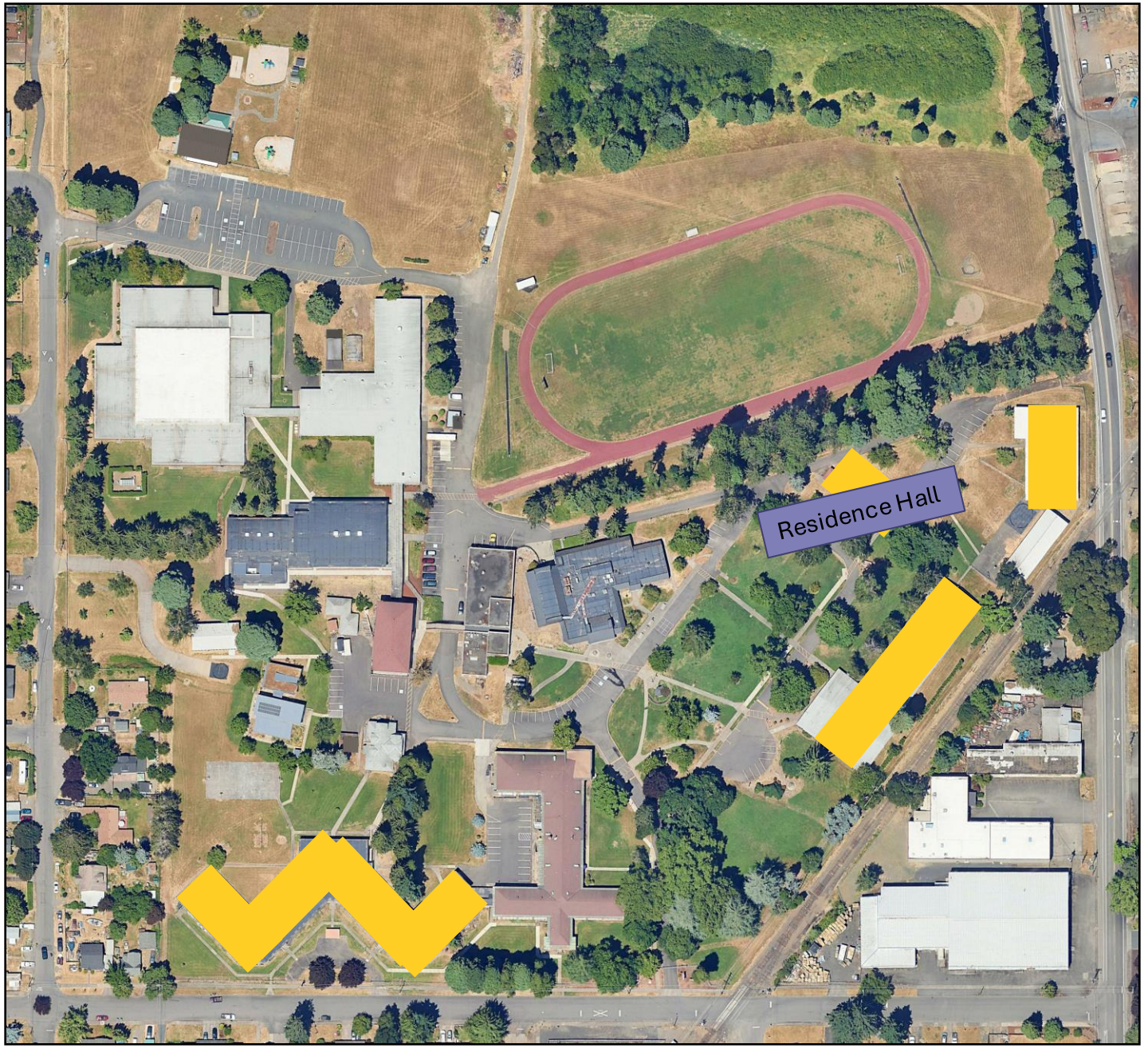
Campus Map – Residence Hall

Residence hall placement noted

Eliminated or discontinued use buildings in gold



SITE PLAN - PROJECT AREA



Deficiencies Addressed – Residence Hall

Plan Cost Summary by Type and Priority	Total
Deferred Maintenance and Life Safety – Priority 1	$4.4 million
Capital Renewal – Priority 2 + 3	$32 million
Seismic and Risk – Priority 4	
Modernization (Net) – Priority 5	$3.4 million
Total	**$39.8 million**

Grandstand Refresh - $2,100,000

- Concrete-up replacement of the grandstands
- Addresses old, student/staff-built structure
- Takes advantage of existing concrete, power, and plumbing
- Addresses absent accessibility for both access and restrooms

Existing Grandstand







Pavilion - $926,000

- Add 50 x 100 ft pavilion to the center of campus
- Outdoor dining
- Space for socialization and play

Campus Map - Pavilion

Pavilion
placement noted
(not to scale)



Economy of Scale - $99,100,000

By combining all four projects into one approval, some of the non-construction costs can be combined, bringing the overall cost of the projects down from $103,629,400 to $99,100,000

Melissa Garner

Business Services Director
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OREGON SCHOOL FOR THE DEAF

Residential Hall Legislative Summary

BRIC ARCHITECTURE

WINTER 2026



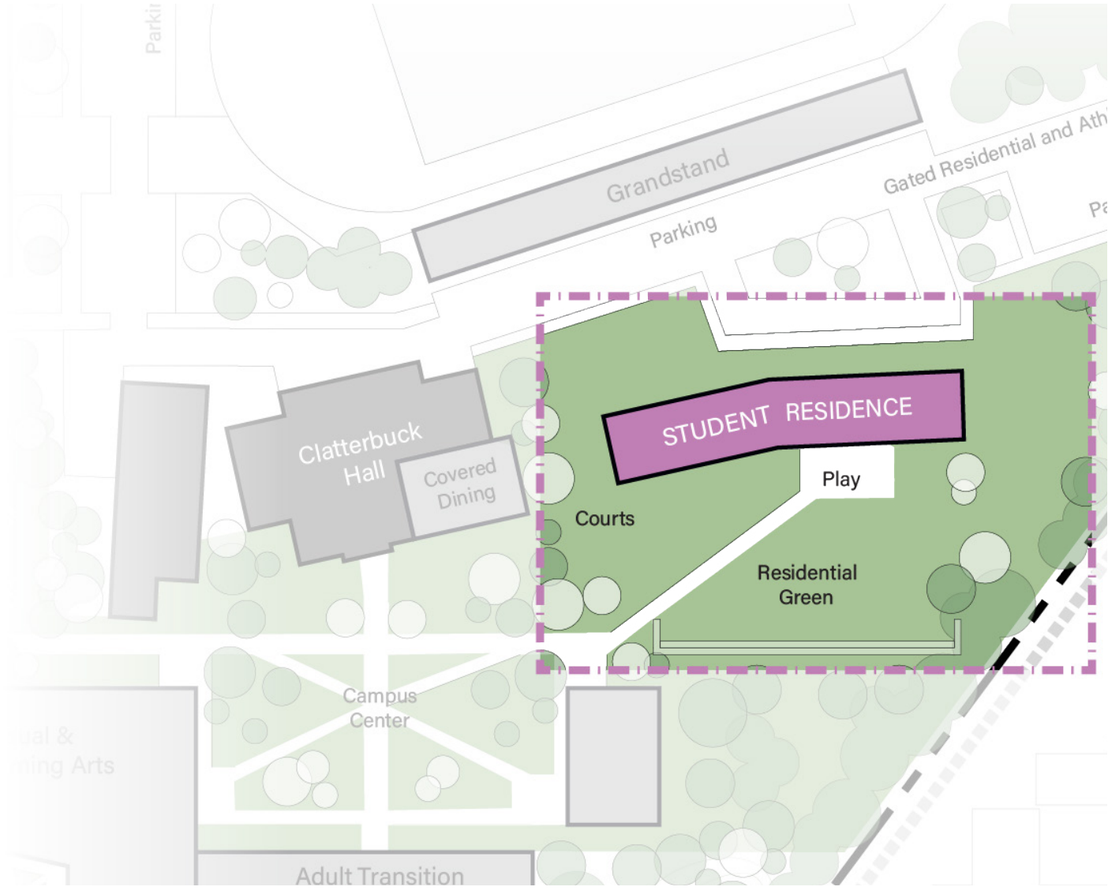
Residential Living

Intro

Tailoring residential neighborhood layouts to the specific needs of each age group, a deaf residential dormitory can provide a nurturing and effective living environments that encourages socialization and comradery while supporting the personal and academic growth of its students.

The new Residence Hall is envisioned as a 46,000-50,000 SF building providing accommodations for upper school and lower school students. The new building will provide modern, age-appropriate, home-like living and social opportunities for residential students at OSD.

Elementary and middle school aged students are envisioned to occupy the lower level of the two story building with high school aged students occupying the upper level. Age-appropriate social, study, and play areas are envisioned at the center of the building, on each floor, providing spaces that support the social and academic development of students in a way that are easy to supervise.



SITE PLAN - PROJECT AREA

Project Importance

SAFE & EMPOWERING RESIDENTIAL ENVIRONMENTS

The project provides safe residential environments for OSD students to foster community living and personal independence. A range of living spaces and common areas are tailored to the specific needs of age groups (elementary through high school) and they encourage social gathering and independent living skills.

RESILIENCY & WELL-BEING

The project corrects current conditions-related hazards and outdated living environments to provide age-appropriate residences that support student well-being and long-term campus resiliency. The residences have access to critical components of well-being like natural light, connection to the outdoors, and sustainable/healthy materials.

A HOME AWAY FROM HOME

Many OSD students spend Monday-Friday living on campus and depend on their residences to support home-like living. The provide provides multi-use common spaces that accommodate social gathering, study groups, events, and relaxation. A family suite provides space for families to visit and participate in their student's community.

WHAT WE HEARD FROM STUDENTS

"I went to public school and then came here. It was honestly a culture shock. I speak some and sign some. I can see myself wanting to sign more here."

Students want safe spaces that feel comfortable and accessible to students.



CONCEPTUAL
UPPER LEVEL LIVING AREA

Existing Conditions

The Long-Range Facilities Plan identified several areas where OSD's residences don't meet state standards for safe, modern, and supportive student living that feels like home.

ACCESSIBILITY

The current dormitories are not accessible, including common areas and bathrooms. They do not have accessible connections to recreation areas for student play.

HEALTH & WELLNESS

There are underlying hazardous materials that prevent updates to more modern and comfortable finishes. Dormitories need updated HVAC/ventilation for student health and wellness.

LIVING NEEDS

The current dormitories do not meet the needs of Deaf students or encourage communication and social development. The dormitories are not designed with age-appropriate spaces that support student connections and independence across all grade levels.

SAFETY

Dormitories need to be upgraded to meet safety standards and create a space that feels both welcoming and secure.





LIVING AREAS





COMMON AREAS





KITCHEN & EATING AREAS

Residential Program

SHARED BUILDING PROGRAM — 4,000 SF

Secure entry vestibule, custodial areas, mechanical, electrical, data spaces, elevator, and receiving areas.

FAMILY/GUEST SUITE — 1,000 SF

Small family suite with modest bedroom, bathrooms, and living area to support the needs of prospective or visiting families.

LOWER SCHOOL SHARED AREAS — 6,000 SF

Lounges and other play, study, and decompression areas suitable for younger elementary-aged students. Also includes kitchen, pantry, storage, and staff support areas.

LOWER SCHOOL BEDROOMS — 13,500 SF

Efficient, modest, age-appropriate, single- and double-occupancy bedrooms and bathrooms for 50 students. Also staff support areas.

UPPER SCHOOL SHARED AREAS — 6,000 SF

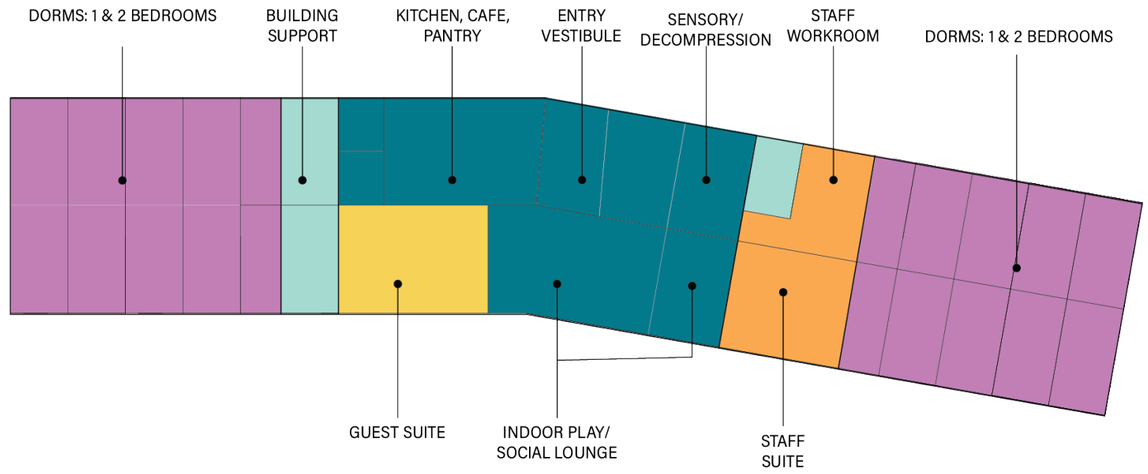
Lounges, kitchens, study and decompression areas suitable for high school-aged students. Also includes kitchen, pantry, storage, and staff support areas.

UPPER SCHOOL BEDROOMS — 15,500 SF

Efficient, modest, age-appropriate suites and single-occupancy bedrooms and bathrooms for 50 high-school aged students. Also staff support areas.

TOTAL BUILDING AREA — 46,000 SF

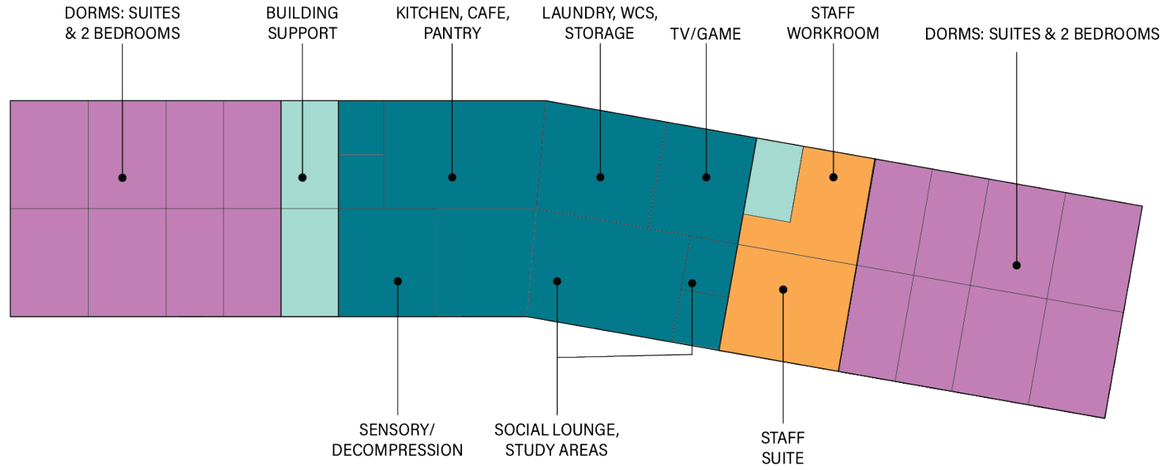
Covered Outdoor area for play and social activities. — 2,5000 SF



LOWER LEVEL CONCEPTUAL FLOOR PLAN

Lower School Residential Accommodations

Age-appropriate accommodations create a close-knit, family-like environment that fosters security and belonging. A mix of individual and shared bedrooms provide flexibility to meet varied needs, promote social interactions, and facilitate staff in assisting younger students in daily morning and evening routines. Central common areas provide opportunities for group activities, socialization, storytelling, and play.

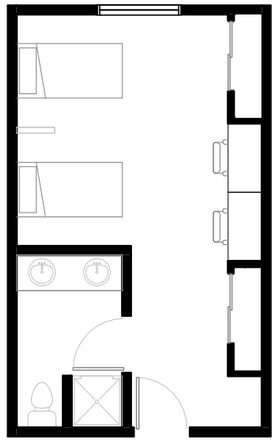


UPPER LEVEL CONCEPTUAL FLOOR PLAN

Upper School Residential Neighborhoods

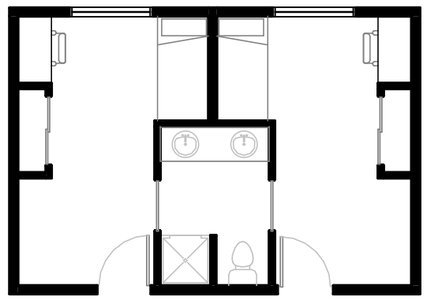
Gender-specific neighborhoods address privacy and social needs while preparing students for more independent living. A mix of individual rooms and suite arrangements meet developmentally-appropriate needs related to privacy and social interaction. Centrally located (and easy to supervise) gender-neutral common areas support a wide range of social, collaboration, and life-skills related activities.

Residential Room Type Plans



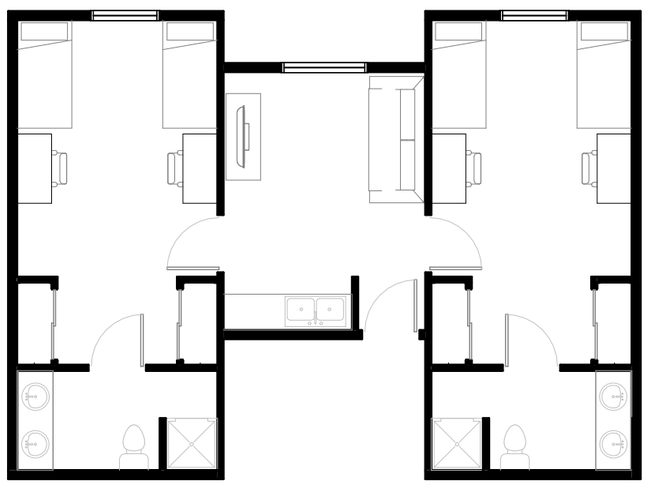
DOUBLE ROOM

Close-knit, family-like environments for younger students to foster security and belonging.



SINGLE ROOM, SHARED WC

Semi-private rooms with shared bathrooms to encourage independence while still providing a sense of community.



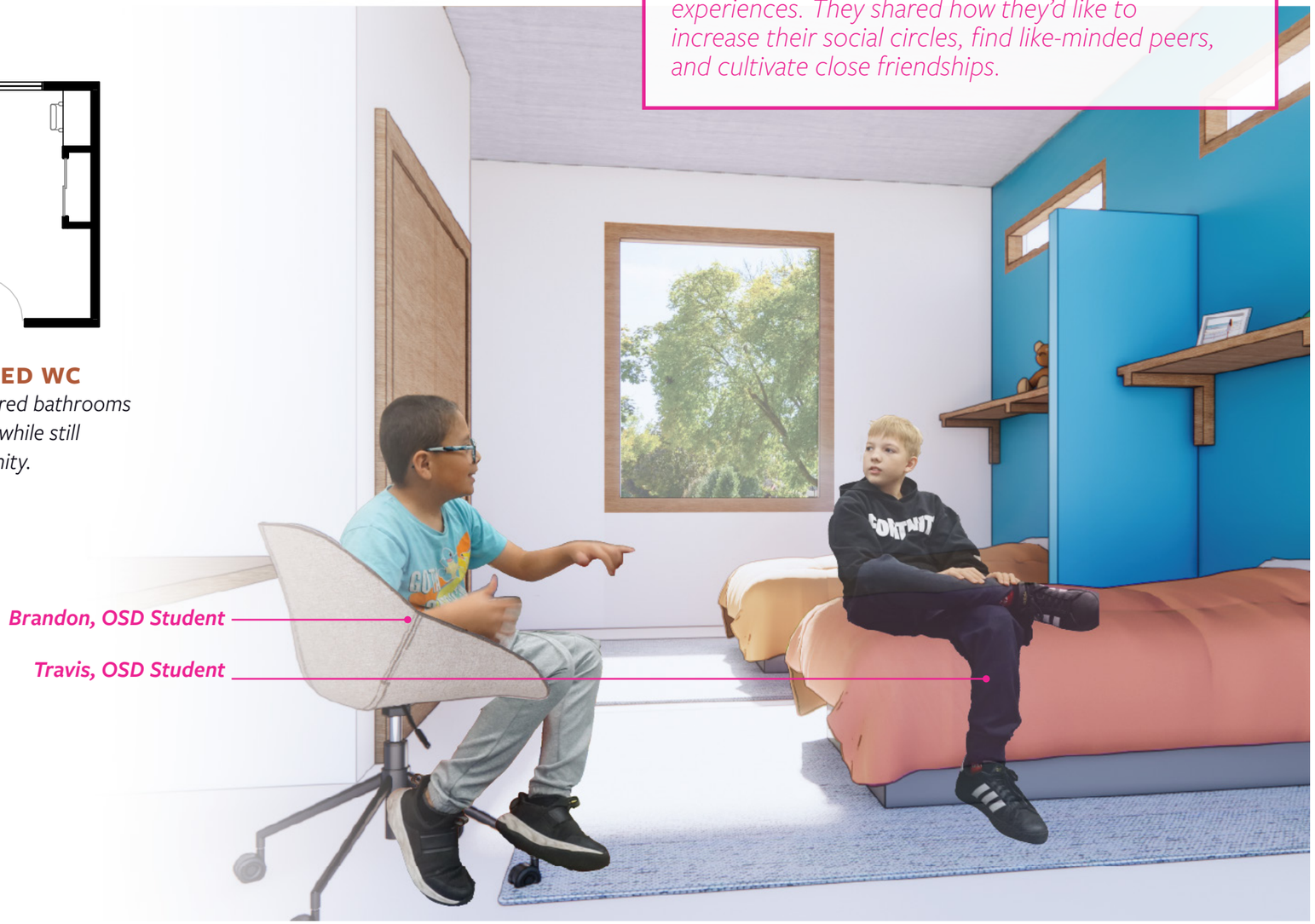
UPPER LEVEL SUITE

Two-room suites with a central living area and small kitchenette for community living.

WHAT WE HEARD FROM STUDENTS

"We want more deaf friends."

Students come to OSD in part for the opportunity to find peers that share similar language and experiences. They shared how they'd like to increase their social circles, find like-minded peers, and cultivate close friendships.



CONCEPTUAL
LOWER LEVEL DOUBLE ROOM

WHAT WE HEARD FROM STUDENTS

“We want to invite other students to OSD.”

Students want to support and connect with other Deaf kids in Oregon to share the same benefits and sense of community that they experience. They want to develop school pride and a sense of community that they see at other schools.



CONCEPTUAL UPPER LEVEL KITCHEN



BR|IC
ARCHITECTURE

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Portland, Oregon 97209

503 595 4900

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Oregon
Tina Kotek, Governor

Department of Administrative Services
1100 Airport Rd SE
Salem, OR 97301
oregon.gov/das

June 3, 2026

Melissa Garner, Director of Business Services
Oregon Department of Education, School for the Deaf
999 Locust St NE
Salem, OR 97301

Melissa:

The Capitol Planning Commission (CPC) has reviewed your project proposals for a new residence hall and grandstand at the Oregon School for the Deaf as presented at its May 7, 2026, meeting. The commission finds both proposals comply with the policies outlined in the area plan, and recommends the proposals move forward to review by the Capital Projects Advisory Board (CPAB) in accordance with ORS 276.227.

Sincerely,

Daniel Christensen
Senior Planner, Capital Planning
Enterprise Asset Management
Department of Administrative Services
503-930-0765
daniel.christensen@das.oregon.gov

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Oregon Department of Education	Priority (Agency #):	3	Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Grandstand Refresh	$ 2,900,000	4/10/2026		
	Oregon School for the Deaf 999 Locust St NE, Salem,	GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	OR 97301	3,000	0	Y X	N

Funding Source(s): Show the distribution of dollars by	General Fund	Lottery	Other	Federal
funding source for the full project cost.	100% Bonds			

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

When the new track is installed with 23-25 bond money (winter 2026), the grandstands will be thoroughly out of place. They sit on a concrete structure that is sound, but it is not accessible, the bathroom is usable but not finished, and the roof and supports have been exposed tot he weather and are worn out.

Project Scope and Alternatives Considered

Scope Grandstands adjacent to the track and field. **Alternatives considered** *1. Do nothing* . It is still usable with its current limitations. *2. Refurbish* . Use the existing concrete and change out everything above the concrete with new materials and construction. *3. Demolish it and start over* . The concrete pad is substantial and would take much more work to remove and replace it. We chose *option 2* because it has the desired effect and is less expensive than option 3.

ESTIMATED PROJECT COST

DIRECT CONSTRUCTION COSTS						
			$	**% Project Cost**		**$/GSF**
1	Building Cost Estimate		$ 2,300,000	79%	$	760
2	Site Cost Estimate (20 Ft beyond building footprint)		$ 50,000	2%	$	17
3	**TOTAL DIRECT CONSTRUCTION COSTS**		$ 2,350,000	81%	$	777
INDIRECT CONSTRUCTION COSTS						
4	Owner Equipment / Furnishings / Special Systems		$ 43,000	1%	$	14
5	Construction Related Permits & Fees		$ 10,000	1%	$	3
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs		$ 10,000	1%	$	3
7	Architectural, Engineering Consultants		$ 260,000	9%	$	87
8	Other Design and PM Costs		$ 65,000	2%	$	22
9	**TOTAL INDIRECT COSTS**		$ 388,000	14%	$	129
10	**OWNER'S PROJECT CONTINGENCY**	insert %	$ 116,000	4.00%	$	39
			$	**% Project Cost**		**$/GSF**
	TOTAL PROJECT COST		$ 2,854,000	99%	$	945

Project Image/Illustration (optional)

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Oregon Department of Education	Priority (Agency #):	1	Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Infrastructure Upgrade	$ 20,603,400	4/10/2026		
	Oregon School for the Deaf 999 Locust St NE, Salem,	GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	OR 97301	1,498,464	0	Y X	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	100% Bonds			

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

Some of the existing services infrastructure is original to OSD's arrival on campus in 1910. As buildings were added, services were connected without a master plan or good documentation. Each of the services has failed to a greater or lesser extent in the last several years. OSD staff continute to patch and bandaid the systems in place and they continue to function. They are not optimal and repar rate and cost continues to escalate. Peterson Hall is currently the end of the domestic water line and, though clear of lead, it's full of sediment and fixtures and water are redish brown. We know that the state of water, sewer, power, and network varies greatly based on when it was added. For instance, the main network connection to the campus is in the former admin building - built shortly after OSD moved to the campus as a hospital. Putting a network hub in the basement of an admin center makes sense, but that building has since been condemned. Moving it to a new hub would be ideal. Also, the primary connection from City services to OSD is original and the materials used at the beginning of the last century don't have the same lasting power as do current materials.

Project Scope and Alternatives Considered

Scope This project will affect the entire campus. **Alternatives Considered** *1. Do nothing:* continue to patch and acquire emeregency help to repair points of failure. *2. Repair part of the system* : Identify particularly problematic locations and fix those before they fail. This would add potential for additional points of failure in the system.*3. Build new* : Starting with a new trunk line that spreads through the campus, allows for new services to be connected to both new and existing buildings as needed.

ESTIMATED PROJECT COST

	DIRECT CONSTRUCTION COSTS	**$**	**% Project Cost**	**$/GSF**
1	Building Cost Estimate	$ 16,200,000	79%	$ 108
2	Site Cost Estimate (20 Ft beyond building footprint)	$ 500,000	2%	$ 1
3	**TOTAL DIRECT CONSTRUCTION COSTS**	$ 16,700,000	81%	$ 109
	INDIRECT CONSTRUCTION COSTS			
4	Owner Equipment / Furnishings / Special Systems	$ 285,000	1%	$ 1
5	Construction Related Permits & Fees	$ 45,000	1%	$ 1
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs	$ 450,000	2%	$ 1
7	Architectural, Engineering Consultants	$ 1,854,000	9%	$ 1
8	Other Design and PM Costs	$ 412,000	2%	$ 1
9	**TOTAL INDIRECT COSTS**	$ 3,046,000	15%	$ 5
10	**OWNER'S PROJECT CONTINGENCY** insert %	$ 825,000	4.00%	$ 1
		$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST	$ 20,571,000	100%	$ 115

Project Image/Illustration (optional)

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Oregon Department of Education	Priority (Agency #):	4	Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Pavilion	$ 926,000			
	Oregon School for the Deaf 999 Locust St NE, Salem,	GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	OR 97301	5,000	0	Y	N

Funding Source(s): Show the distribution of dollars by	General Fund	Lottery	Other	Federal
funding source for the full project cost.	100% Bonds			

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

Add a pavilion to the center of campus, outside Clatterbuck which has the kitchen/dining hall. This pavilion will be an additional, outdoor eating area for students on the OSD campus - OSD and two charter schools. For residential students, it will provide an additional outdoor space to socialize and play. The pavilion will be approximately _____ and take advantage of the nearby power to add outlets to the space.

Project Scope and Alternatives Considered

Scope Add ____ pavilion to the center of campus. **Alternative considered** *Do nothing* . No expanded space for social connection and outdoor dining.

ESTIMATED PROJECT COST

DIRECT CONSTRUCTION COSTS						
			$	**% Project Cost**		**$/GSF**
1	Building Cost Estimate	$	713,000	77%	$	143
2	Site Cost Estimate (20 Ft beyond building footprint)	$	20,000	3%	$	4
3	**TOTAL DIRECT CONSTRUCTION COSTS**	$	733,000	80%	$	147
INDIRECT CONSTRUCTION COSTS						
4	Owner Equipment / Furnishings / Special Systems	$	19,000	2%	$	4
5	Construction Related Permits & Fees	$	15,000	1%	$	3
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs	$	20,000	2%	$	4
7	Architectural, Engineering Consultants	$	84,000	9%	$	17
8	Other Design and PM Costs	$	10,000	1%	$	2
9	**TOTAL INDIRECT COSTS**	$	148,000	15%	$	30
10	**OWNER'S PROJECT CONTINGENCY** insert %	$	37,000	4.00%	$	7
			$	**% Project Cost**		**$/GSF**
	TOTAL PROJECT COST	$	918,000	99%	$	184

Project Image/Illustration (optional)

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Oregon Department of Education	Priority (Agency #):	2	Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Residence Hall	$ 80,000,000	4/10/2026		
	Oregon School for the Deaf 999 Locust St NE, Salem,	GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	OR 97301	46,000	2	Y X	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	100% Bonds			

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

Current Dorms at OSD - Peterson and Lindstrom - were built in the 1950s in the height of the rubella outbreak. They house a vibrant student experience for those that need to live away from home. They shelter some houseless students. They are where scholars rest to be ready for the next day. They are used when the students aren't there for sports camps and to house students coming in for competitions. They are also worn down, not an efficient use of space, and in one case built on a prision template. They have asbestos in seval of the surfaces and in most walls. FCI on these two buildings are 54% and 47% meaning that it would cost nearly as much or more to renovate the existing buildings as it would to replace them outright. Due to the changes to student identies, gender separated dorms no longer accommodate students.Students at OSD have left their homes and families because the education at OSD affords them community, accessible education, and social connections they don't have at home and/or in their home district.

Project Scope and Alternatives Considered

Scope Add a new residence hall. A single building with two floors and two wings, the common space in the center of each floor will allow for age-appropriate sociaization and a home-like environment. Additionally, an age-appropriate play area will be added outside, the Cherry St entrance expanded to accommodate traffic on a busy street, and two buildings demolished to make room for this work. **Alternatives Considered** *1. Do nothing* . The current living situation remains unchanged and deteriorates further. *2. Rennovate existing dorms* . Spend and equal or greater amount on making the current dorms asbestos free, accessible, and refreshed. *3. Move campus entirely* . After checking with real estate professionals, there is no suitable space available in the greater Salem area. Moving outside Salem means becoming disconnected with Oregon's Deaf community since they are cenetered in Salem. *4. Make room on campus and build a new residence hall* . The best of the options, this right-sizes the living space for residential students, creates a warm, welcoming atmosphere to foster student growth, and provides a safe place to live and thrive.

ESTIMATED PROJECT COST

	DIRECT CONSTRUCTION COSTS	**$**	**% Project Cost**	**$/GSF**
1	Building Cost Estimate	$ 58,500,000	73%	$ 1,300
2	Site Cost Estimate (20 Ft beyond building footprint)	$ 2,550,000	3%	$ 57
3	**TOTAL DIRECT CONSTRUCTION COSTS**	$ 61,050,000	76%	$ 1,357
	INDIRECT CONSTRUCTION COSTS			
4	Owner Equipment / Furnishings / Special Systems	$ 1,200,000	1%	$ 27
5	Construction Related Permits & Fees	$ 875,000	1%	$ 19
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs	$ 1,600,000	2%	$ 36
7	Architectural, Engineering Consultants	$ 7,100,000	9%	$ 158
8	Other Design and PM Costs	$ 5,000,000	6%	$ 111
9	**TOTAL INDIRECT COSTS**	$ 15,775,000	19%	$ 351
10	**OWNER'S PROJECT CONTINGENCY** insert %	$ 3,150,000	4.00%	$ 70
		$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST	$ 79,975,000	99%	$ 1,778

Project Image/Illustration (optional)

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

2027-29 Biennium

Agency Name:

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		Infrastructure, Residence Hall, Grandstand, Pavilion	Replace first 3, Pavilion is new			x				99,100,000
2029-31		Upper School	Create new Upper School			x				120,000,000
2031-33		Rennovate Smith	Re-work Smith			x				70,000,000
2033-35		New Wellness Center	Create new Wellness Center			x				90,000,000
2035-37										-

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										-
2029-31										-
2031-33										-
2033-35										-
2035-37										-

Planned Disposal of Owned Facility

Biennium		Facility Name	Description
27-29		Wallace Hall; Carpenter House and Carport	
29-31		Peterson, Lindstrom, Kuenzi	

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 Dept. of Education**

Owned Facilities Over $1 million — **FY 2025 DATA**

Number of Facilities	1			
Current Replacement Value $ (CRV)	$ 120,668,700	Source	FCA	Risk or FCA
Gross Square Feet (GSF)	*282,414*			
Usable Square Feet (USF)	*189,000*	*Estimate/Actual*	*65*	% USF/GSF
Occupants Position Count (PC)	100	**USF/PC**	**225**	

Owned Facilities Under $1 million

Number of Facilities	
CRV	
GSF	

Leased Facilities

Total Rentable SF				
Biennual Lease Cost				
Additional Costs for Lease Properties (O&M)				
Usable Square Feet (USF)		*Estimate/Actual*		% RSF/GSF
Occupants Position Count (PC)		**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 Education

Facilities Operations and Maintenance (O&M) Budget	2023-25 Actual	2025-27 LAB	2027-29 Budgeted	2029-31 Projected
Personal Service (Maintenance)	$ 1,694,327	$ 2,139,031	$ 2,243,844	$ 2,353,792
Services & Supplies (Maintenance)	$ 306,969	$ 854,077	$ 895,927	$ 939,827
O&M $/GSF (Maintenance)				
Personal Service (Utilties & Janitorial)	$ 430,718	$ 481,136	$ 504,712	$ 529,443
Services & Supplies (Utilties & Janitorial)	$ 976,545	$ 683,279	$ 716,760	$ 751,881
O&M $/GSF (Utilities & Janitorial)				

	General Fund	Lottery Fund	Other Funds	Federal Funds
O&M Estimated Fund Split %	43%		57%	

Short and Long Term Deferred Maintenance Plan for Facilities Value Over $1M	Current Value (2026)	Ten Year Projection	2025-27 Budgeted	2027-29 Projected
Priorities 1-3 - Currently, Potentially and Not Yet Critical	$23,820,320.00	########## #######	$ 27,253	$ 28,587.946
priority 4 - Seismic & Natural Hazard	$7,146,096.00	21,000,000		
Priority 5 - Moderization	$45,258,608.00	24,000,000		
Total Priority Need	$76,225,024.00	$ 76,000,000.00	$ 27,252.57	$ 28,587.95
Facility Condition Index (Need/CRV)	120,668,736	1.00%		

Assets Over $1M CRV	12

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: Melissa Garner, Director of Business Services, Department of Education

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 Education's School for the Deaf 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 your thoughtful, detailed presentation.
- The Board suggests bundling the agency's capital requests to realize savings to soft costs.
- The Board recommends the agency assess the potential liquefiable soil on campus, as well as any historic issues.
- While the Board strongly supports the agency's capital requests, the proposed 10% contingency is not adequate. The Board suggest requesting additional funds to cover contingency.

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Agency Facility Plan Acceptance

CPAB Meeting Date 06/12/26

Presenting Agency

Oregon Department of Education (ODE)

Does the board accept the agency facility plan?

Yes

Additional Comments

Submit both of these request to honor savings on soft cost

Liquefaction needs to be assessed

Strongly support project - 10% contingency not enough, given liquefaction concerns and historical concerns

Suggest requesting additional funds to cover contingency

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Project Proposal Review and Acceptance

CPAB Meeting Date 06/12/26

Presenting Agency

Oregon Department of Education (ODE)

Presentation

Project 1 - Services Infrastructure

Project Proposal Review Questions

1. Is the project supported by the agency's strategic facility and master plan?	Yes
2. Has the agency identified or secured an appropriate project site?	Yes
3. Is the project a continuation/completion of a project (e.g. additional phase)?	Yes
4. Is the project construction-ready?	No
5. Does the project reduce the agency's deferred maintenance backlog?	Yes
6. Does the project mitigate a risk(s) to the agency's facilities? (e.g. seismic/life safety, EO 25-22 compliance)	Yes
7. Does the project implement climate change adaptation strategies? (e.g. energy efficiency measures, BPS compliance (HB 3409))	Unknown
8. Does the agency have sufficient capacity to execute the project? (i.e. staff)	Yes
9. Does the project result in a net consolidation of space? (i.e. reduce the portfolio)	Yes
10. Does the project support agency collaboration? (e.g. shared facility)	Yes
11. Does the project budget seem reasonable for the scope of work?	Yes

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Project Proposal Review and Acceptance

CPAB Meeting Date 06/12/26

Presenting Agency

Oregon Department of Education (ODE)

Presentation

Project 2 - Residence Hall

Project Proposal Review Questions

1. Is the project supported by the agency's strategic facility and master plan?	Yes
2. Has the agency identified or secured an appropriate project site?	Yes
3. Is the project a continuation/completion of a project (e.g. additional phase)?	Yes
4. Is the project construction-ready?	No
5. Does the project reduce the agency's deferred maintenance backlog?	Yes
6. Does the project mitigate a risk(s) to the agency's facilities? (e.g. seismic/life safety, EO 25-22 compliance)	Yes
7. Does the project implement climate change adaptation strategies? (e.g. energy efficiency measures, BPS compliance (HB 3409))	Unknown
8. Does the agency have sufficient capacity to execute the project? (i.e. staff)	Yes
9. Does the project result in a net consolidation of space? (i.e. reduce the portfolio)	Yes
10. Does the project support agency collaboration? (e.g. shared facility)	Yes
11. Does the project budget seem reasonable for the scope of work?	Yes

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Project Proposal Review and Acceptance

CPAB Meeting Date 06/12/26

Presenting Agency

Oregon Department of Education (ODE)

Presentation

Project 3 - Grandstand

Project Proposal Review Questions

1. Is the project supported by the agency's strategic facility and master plan?	Yes
2. Has the agency identified or secured an appropriate project site?	Yes
3. Is the project a continuation/completion of a project (e.g. additional phase)?	Yes
4. Is the project construction-ready?	No
5. Does the project reduce the agency's deferred maintenance backlog?	Yes
6. Does the project mitigate a risk(s) to the agency's facilities? (e.g. seismic/life safety, EO 25-22 compliance)	Yes
7. Does the project implement climate change adaptation strategies? (e.g. energy efficiency measures, BPS compliance (HB 3409))	No
8. Does the agency have sufficient capacity to execute the project? (i.e. staff)	Yes
9. Does the project result in a net consolidation of space? (i.e. reduce the portfolio)	No
10. Does the project support agency collaboration? (e.g. shared facility)	Yes
11. Does the project budget seem reasonable for the scope of work?	Yes