Oregon
Tina Kotek, Governor

Department of Transportation
Facilities Services
885 Airport Rd SE, Bldg X
Salem, Oregon, 97301
Phone: (503) 986-5777
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July 28, 2026

To: Capital Projects Advisory Board
From: Randy Gengler, Facilities Services Branch Manager
Subject: Plan Submission Cover Memo

Agency Accomplishments:

ODOT has made significant improvements in reducing leased office space and moving staff into ODOT owned space. We already ended 8 leases and in the process of ending another by December 2026. We have also been consolidating offices, freeing up space to lease to other agencies. All this effort has reduced over 338,000 SF, saving ODOT over $7.5 million in rent per biennium. ODOT is also collecting over $1 million in revenue from leasing our offices to other agencies. ODOT is at 91% in meeting the DAS goal in reducing office space 30% by 2027.

ODOT will be analyzing our largest 40 office buildings to determine what available space can be created in hopes of leasing that out to other state agencies. ODOT worked with DAS Leasing to create a small office lease policy and lease template, and DAS delegated authority to ODOT to use these in leasing space directly with other agencies. Our goal is to free up the other 9% of the 30% DAS reduction goal, then work with DAS Leasing on filling that space.

ODOT Facilities spent the last four years “cleaning up” all our deficiency data by removing items originally from iPlan that will never be a priority (i.e. replacing interior doors, ceiling tile, breakroom cabinets just due to the building being 50 years old) and confirming needed deficiencies are listed. We also updated the urgency of action (priority) and cost estimates. Overall, this cleanup reduced the total deficiencies, but now this list represents an actual true need, rather than an inflated list with items that would never be completed. Our deficiency list is still larger than what we can fund each biennium, but we are making a dent in completing the top priority projects.

Agency Challenge:

For several years ODOT has been forecasting a revenue shortfall. We began reducing our spending in 2021-23, and this biennium, reduced our Major Maintenance and Capital Improvement spending by almost half. We put a hold on all new buildings and used all available funds for deferred maintenance.

Agency 2027-29 Plan:

ODOT uses Capital Improvement funds for new structures and major improvements, and uses Major Maintenance funds for all standard maintenance and replacements. Due to our forecasted reductions in both MM and CI for 2027-29, ODOT has made the decision to not construct anything new again in 2027-29 and spend all CI and MM funds on the highest priority building repairs. Our top priorities are leaking roofs, failing HVAC systems, structural repairs, and building envelopes. Our total current need for these categories in 27-29 is $28 million, over twice the amount of our forecasted 27-29 funding.

Major Construction:

ODOT has two Capital Construction projects planned in 2027-29; replacing a functionally obsolete Point of Entry building, and wash bay improvements. ODOT has many other buildings that are functionally obsolete and need replacement, but with funding reductions, that just isn’t possible now.

2027-2029 Agency Facility Plan

Randy Gengler
8/14/26
Department of Transportation

Oregon Department of Transportation

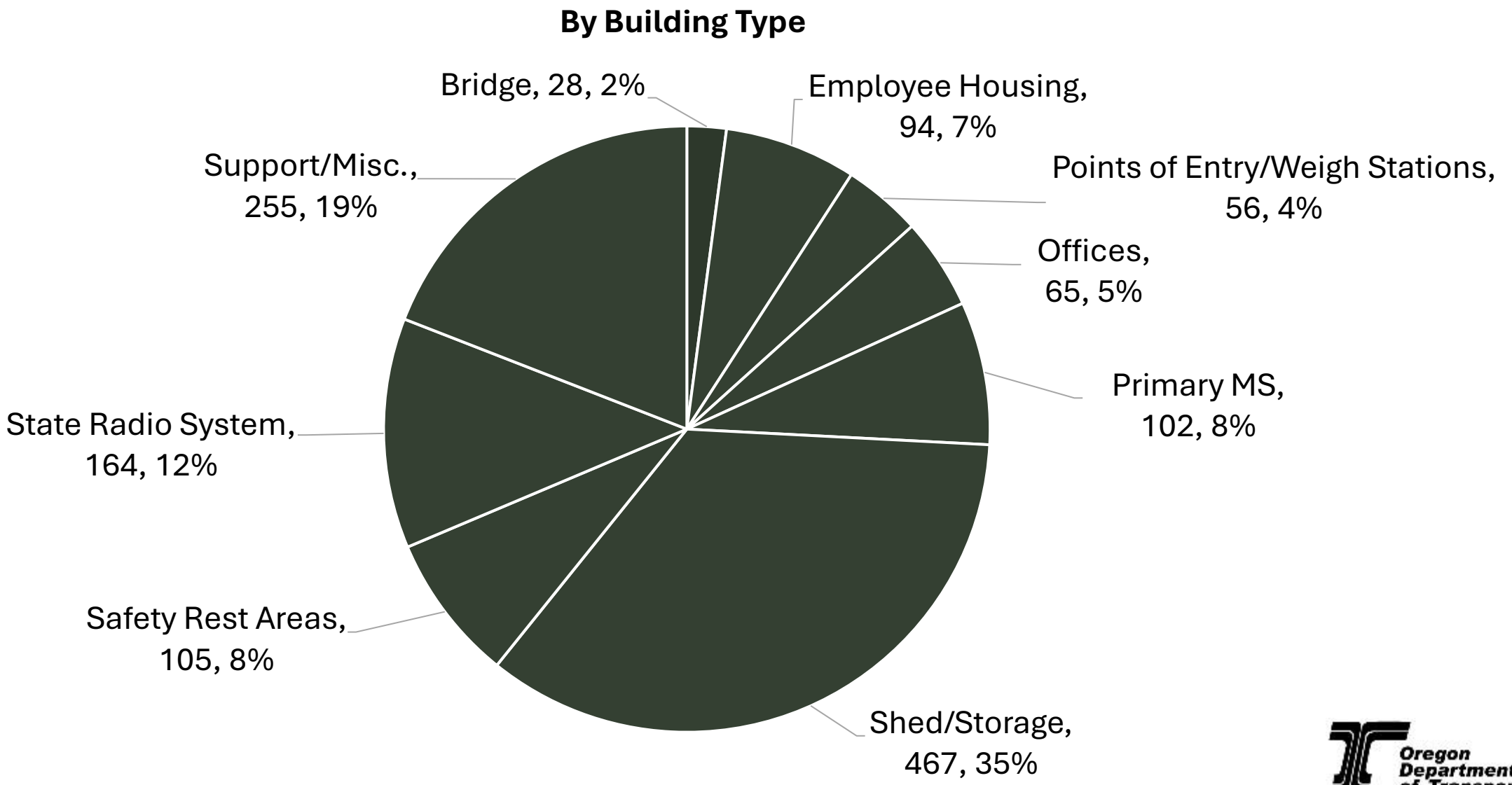
Agency Overview

ODOT's Mission:
ODOT provides a safe and reliable multimodal transportation system that connects people and helps Oregon's communities and economy thrive

ODOT uses state highway funds for maintaining and building new buildings

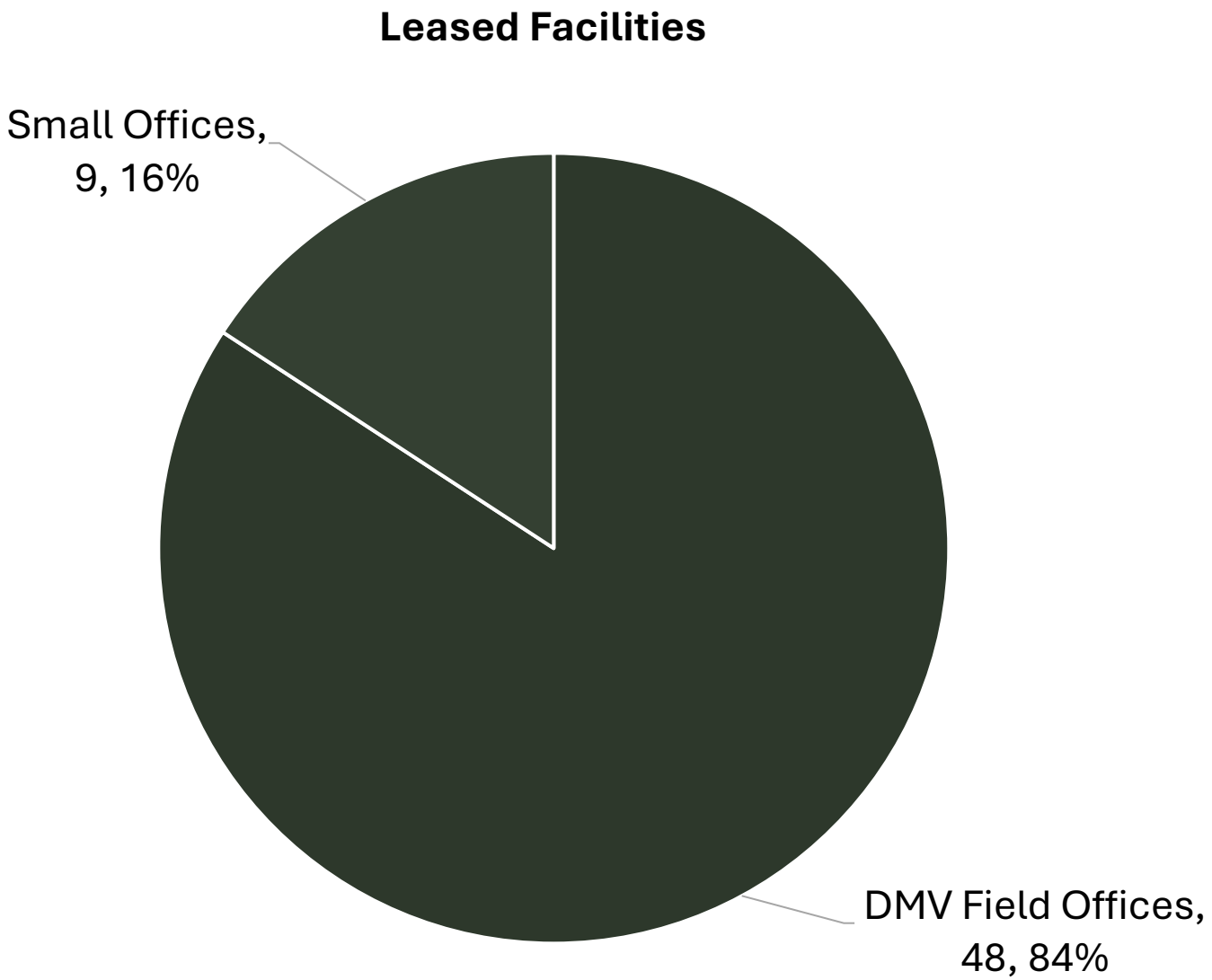


Agency Overview – ODOT's Portfolio



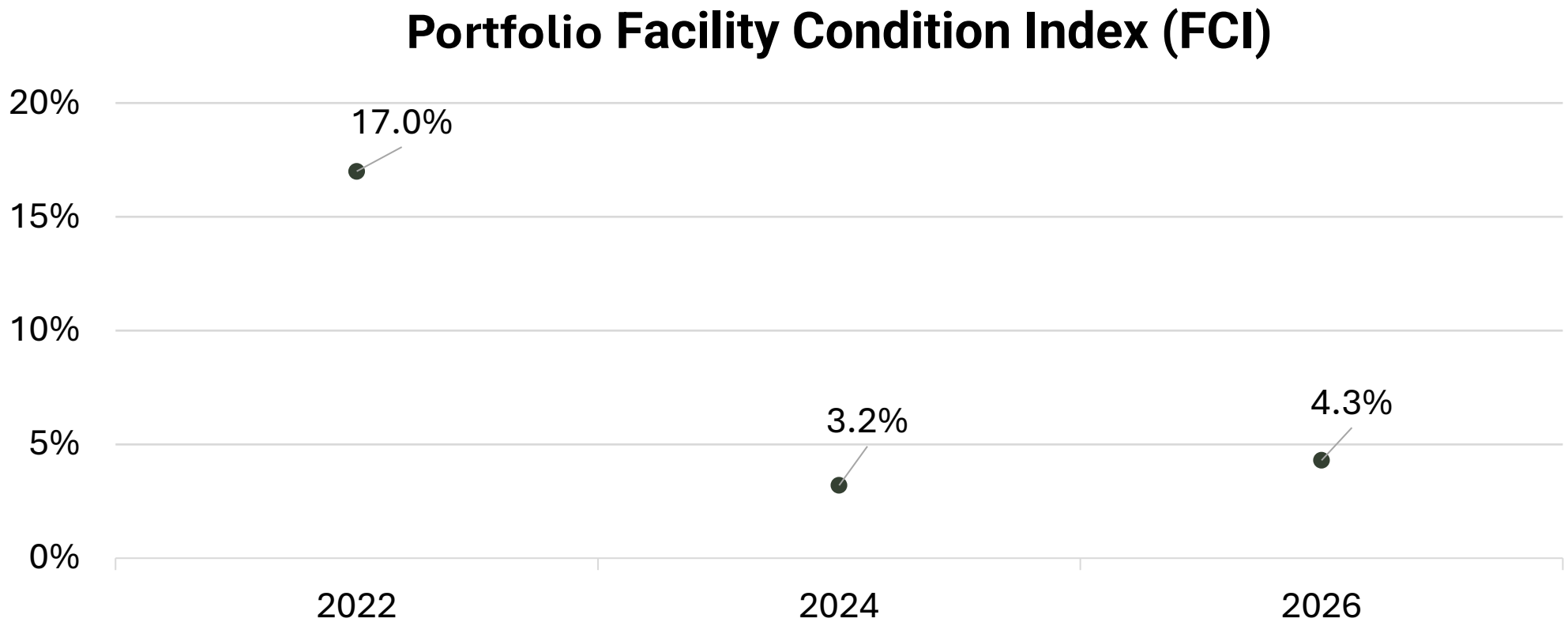
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Agency Overview – Leased Facilities



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Facility Condition



*Note: Number of data points reduced between 2022 and 2024

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Planning Factors

Revenue Shortfall



Deferred Maintenance



"Functionally Obsolete" Buildings



Strategic Opportunities



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Revenue Shortfall

Revenue Shortfall









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Deferred Maintenance



Deferred Maintenance







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Biennial Funding

Funding Type	17-19	19-21	21-23	23-25	25-27
Major Maint.	$9,932,746	$7,298,922	$4,482,763	$5,556,047	$3,450,000
ESB	$3,636,322	$3,101,345	$4,858,277	$3,288,906	$2,000,000
Tenant	$4,533,957	$3,360,208	$4,514,207	$1,156,853	$1,000,000
Total DM Funding	**$18,103,025**	**$13,760,475**	**$13,855,247**	**$10,001,806**	**$6,450,000**
Cap Improv	$8,781,294	$7,452,055	$7,827,953	$7,624,535	$6,012,940
Total Funding	**$26,884,319**	**$21,212,530**	**$21,683,200**	**$17,626,341**	**$12,462,940**

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“Functionally Obsolete” Buildings





“Functionally Obsolete” Buildings





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Strategic Opportunities







Strategic Opportunities



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Building Performance Standard

Property Name	Gross Floor Area (ft²)	Energy Report Date	Weather Normalized EUI	Target EUI (Est)	Meets?	EUI Difference (kBtu/ft)²	EUI Estimated Difference (%)	BPS Tier	Date of compliance
Transportation Bldg. HQ | F4245001	148,282	2/28/2026	33.1	57	Yes			1	6/1/2029
DMV HQ - Salem Office | F8246701	125,542	12/31/2025	41.1	57	Yes			1	6/1/2029
Lawnfield Maintenance Station | F4032702	97,003	2/28/2026	13.9	49	Yes			1	6/1/2029
R1 HQ Garrett Bldg. | F4265001	78,116	4/30/2026	32.2	57	Yes			1	6/1/2030
Salem Materials Laboratory | F6241801	46,988	2/28/2026	153.9	127	No	-26.9	-21%	1	12/3/2029
LaGrande Repair Shop | F6318401	51,143	1/31/2026	53.1	54	No			1	6/1/2030
Mill Creek Office Building | F8240101	51,120	1/31/2026	23.5	57	Yes			1	6/1/2030
Region 5 HQ | F4311101	40,425	12/31/2025	34.4	59	Yes			1	6/1/2030
Region 3 HQ Bldg | F4103001	37,977	3/31/2026	38	57	Yes			1	6/1/2030
Salem Repair Facility - Building M | F6241226	37,960	3/31/2026	77.7	55	No	-22.7	-41%	1	12/3/2029
Supply Ops, Purchasing, Bldg K | F6241311	30,004	3/31/2026	42.6	57	Yes			2	6/1/2028
Bend Eq Repair (Truck shop) G | F6095211	29,194	1/31/2026	63.6	49	No	-14.6	-30%	2	6/1/2028
Meacham New Maintenance Station Bldg | F4300220	27,041	2/28/2026	77.7	49	No	-28.7	-59%	2	6/1/2028
Barlow School Office Bldg. | F4261901	22,230	2/28/2026	23.5	57	Yes			2	6/1/2028
Baker City Maintenance Station Bldg | F4010701	22,151	3/31/2026	41.7	49	Yes			2	6/1/2028
Building A, CCD | F4240401	21,959	3/31/2026	37.6	57	Yes			2	6/1/2028
Project Delivery Building, Bldg M | F4091506	21,781	1/31/2026	41.5	59	Yes			2	6/1/2028
Bend Maintenance Shop Bldg A | F4091610	21,675	1/31/2026	69	49	No	-20	-41%	2	6/1/2028
Region 2 HQ and Tech Center - Building B | F4240409	21,436	3/31/2026	43.9	57	Yes			2	6/1/2028

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EO 25-22 Seismic Resiliency

Seismic Risk (Executive Order 25-22 Compliance)

- 268 buildings within EO
  - 75 meet current life safety seismic standards
  - 193 need attention; 7 maintenance stations within inundation zone
- Draft prioritization - top 30 buildings
  - Larger occupancy
  - COOP building
  - Houses first responders
  - Location (west of the Cascades)

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EO 25-22 Seismic Resiliency cont.

Next Steps

- Top 30 buildings - develop a plan for expected outcome
  - Replace
  - Retrofit
  - Repurpose
  - Dispose
- No funding available in 27-29

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Plan Summary

Plan Cost Summary by Type and Priority	Total
Deferred Maintenance and Life Safety – Priority 1	$61 million
Capital Renewal – Priority 2 + 3	$25 million
Seismic and Risk – Priority 4	$10,000
Modernization (Net) – Priority 5	$38 million
Total	**$124 million**

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Major Projects

Farewell Bend Point of Entry Weigh Station

Replacing the functionally obsolete building, along with some site infrastructure upgrades

- Total Project: $7.6M
- Building Only: $2.3M
- Federally Funded: $6.9M
- State Funded: $1.4M



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Major Projects cont.

Wash Bay Improvements

Ontario MS
Other Sites

- Total Project: $1.7M



Randy Gengler

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Facilities Services Branch Manager
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Oregon Department of Transportation

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

2027-29 Biennium

Agency Name: Department of Transportation

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	1	Replace Farewell Bend POE	Replace Point of Entry scale house building and infrastructure. Majority is Federally funded, POP is only for State portion.				$1,410,000		$6,190,000	$7,600,000
2027-29	2	Wash Bay Improvements	Upgrade wash bays for washing trucks after using salt				$1,700,000			$1,700,000
2029-31		*None*								-
2031-33		*None*								-
2033-35		*None*								-

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		*Clackamas County*	Opening a new DMV Field office in the Clackamas Town Cener, replaces the closed Mall 205 location	15	10,300	10,300	18	$64.08	$15.12	$815,760
2029-31		*None*								-
2031-33		*None*								-
2033-35		*None*								-
2035-37		*None*								-

Planned Disposal of Owned Facility

Biennium		Facility Name	Description

Definitions:

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

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

USF **3** Usable Square Feet per BOMA definition for office/administrative uses. Area of a floor occupiable by a tenant where personnel or furniture are normally housed plus building amenity areas that are convertible to occupant area and not required by code or for the operations of a building. If not known, estimate the percentage.

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

Facilities Summary Report

2027-29 Biennium

Agency Name: **Oregon Department of Transportation**

Owned Facilities Over $1 million	**FY 2025 DATA**			
Number of Facilities	356			
Current Replacement Value $ (CRV)	$ 1,189,019,637	Source	FCA	Risk or FCA
Gross Square Feet (GSF)	*2,749,360*			
Usable Square Feet (USF)		*Estimate/Actual*		% USF/GSF
Occupants Position Count (PC)		**USF/PC**		

Owned Facilities Under $1 million	
Number of Facilities	985
CRV	$ 237,622,636
GSF	707,012

Leased Facilities				
Total Rentable SF	250,945			
Biennual Lease Cost	7,785,327.60			
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 Transportation

Facilities Operations and Maintenance (O&M) Budget	2023-25 Actual	2025-27 LAB	2027-29 Budgeted	2029-31 Projected
Personal Service (Maintenance)	$8,930,203	$7,423,819	$8,277,558	$9,146,702
Services & Supplies (Maintenance)	$11,086,143	$16,193,183	$16,986,649	$17,717,075
O&M $/GSF (Maintenance)			$7.31	
Personal Service (Utilties & Janitorial)				
Services & Supplies (Utilties & Janitorial)	$13,374,212	$12,845,023	$13,474,429	$14,053,830
O&M $/GSF (Utilities & Janitorial)			$3.90	
Total GSF		3,456,372		

	General Fund	Lottery Fund	Other Funds	Federal Funds
O&M Estimated Fund Split %			100	

Short and Long Term Deferred Maintenance Plan for Facilities Value Over $1M	Current Value (2026)	Ten Year Projection	2027-29 Budgeted	2029-31 Projected
Priorities 1-3 - Currently, Potentially and Not Yet Critical	$45,234,571	$17,933,377	$8,557,341	$9,064,061
priority 4 - Seismic & Natural Hazard	$ 7,341	$ 1,080		
Priority 5 - Moderization	$10,221,279	$401,042,598		
Total Priority Need	$55,463,190	$418,977,055	$46,905,849	$409,912,994
Facility Condition Index (Need/CRV)	3.80%	5.31%	3.08%	0.75%

Assets Over $1M CRV $1,189,019,637

Process/Software for routine maintenance (O&M)	Zlink - Work Order system which includes the FCA inspection software, based on priority and custor
Process/Software for deferred maintenance/renewal	Zlink - prioritization based on FCA , regular inspections and funding limitations
Process for funding facilities maintenance	Central Services funding, some of which comes from districts via building base budgets

the 25-27 CPAB is reflecting really high 23-25 LABs

Current Value =Urgency of Action 1 & 2 subtract Planned
10 yr projection = Urgency 3 & 4 subtract anything that is a 3&4 we are currently doing - for unknown reasons, previous CPAB only subtracted c

ɔut Priority 2

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:		Priority (Agency #):	1	Schedule	
		Cost Estimate	Cost Est. Date	Start Date	Est. Completion
Project Name:	Farewell Bend Point of Entry Replacement	$ 7,600,000	12/23/2025	9/1/2027	12/31/2028
		GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	5920 Hwy 30	2350	1	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
			$ 1,410,000	$ 6,190,000

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

The Farewell Bend POE building is old and functionally obsolete, has many deficiencies, and therefore needs to be replaced. This replacement is included as a Region 5 STIP project estimated at $7.6 M.

Project Scope and Alternatives Considered

Replace the scalehouse/office building and related site infrastructure tied into the building.

ESTIMATED PROJECT COST

		$	% Project Cost	$/GSF
DIRECT CONSTRUCTION COSTS				
1	Building Cost Estimate	$ 2,300,000		
2	Site Cost Estimate (20 Ft beyond building footprint)	$ 3,190,000		
3	**TOTAL DIRECT CONSTRUCTION COSTS**	$ 5,490,000	0%	$ -
INDIRECT CONSTRUCTION COSTS				
4	Owner Equipment / Furnishings / Special Systems			
5	Construction Related Permits & Fees	$ 125,000		
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs			
7	Architectural, Engineering Consultants	$ 1,350,000		
8	Other Design and PM Costs	$ 635,000		
9	**TOTAL INDIRECT COSTS**	$ 2,110,000	0%	$ -
10	**OWNER'S PROJECT CONTINGENCY** insert %			
		$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST	$ 7,600,000	0%	$ -

Project Image/Illustration (optional)

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Department of Transportation	Priority (Agency #):	2	Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Vehicle wash bay improvements, Ontario and others	$ 1,700,000	6/1/2025	8/1/2027	6/30/2028
		GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	541 Stanton Blvd	Varies	1	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
			$ 1,700,000	

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

When using granular salt, trucks need to be washed daily to keep them from corroding, otherwise it causes premature damage costing in the hundreds of thousands. The Ontario site current wash bay is almost unusable due to water storage capacity. The project will increase the water storage capacity, add underbelly nozzles, add a catwalk to reach the entire truck, and other improvements that will allow trucks to be washed better and last longer. Other sites are similar and need improvements. Ontario will be completely upgraded, and any remaining funds will be applied to other priority sites.

Project Scope and Alternatives Considered

See above

ESTIMATED PROJECT COST

			$	% Project Cost	$/GSF
DIRECT CONSTRUCTION COSTS					
1	Building Cost Estimate		$ 445,000		
2	Site Cost Estimate (20 Ft beyond building footprint)		$ 950,000		
3	**TOTAL DIRECT CONSTRUCTION COSTS**		$ 1,395,000	0%	$ -
INDIRECT CONSTRUCTION COSTS					
4	Owner Equipment / Furnishings / Special Systems		$ 48,000		
5	Construction Related Permits & Fees		$ 17,000		
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs				
7	Architectural, Engineering Consultants		$ 20,000		
8	Other Design and PM Costs		$ 120,000		
9	**TOTAL INDIRECT COSTS**		$ 205,000	0%	$ -
10	**OWNER'S PROJECT CONTINGENCY**	insert %	$ 100,000		
			$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST		$ 1,700,000	0%	$ -

Project Image/Illustration (optional)

Oregon
Tina Kotek, Governor

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

MEMORANDUM

DATE: August 18, 2026

TO: Randy Gengler, Facilities Services Branch Manager, Oregon Department of Transportation

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 Transportation's 2027-29 facilities plan in accordance with ORS 276.227. Following your Board presentation on August 14, the Board voted to accept your agency facility plan with the following comments:

- The Board applauds the agency's effort to clean its facility data to provide a more realistic baseline.

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Agency Facility Plan Acceptance

CPAB Meeting Date 08/14/26

Presenting Agency

ODOT

Does the board accept the agency facility plan?

Yes

Additional Comments

Shout out - clean up on efficiency data - purged out the bad data which helped improve the integrity of the data
Endorsing the use of TRIRIGA - will help inform next session

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Project Proposal Review and Acceptance

CPAB Meeting Date 08/14/26

Presenting Agency

ODOT

Presentation

Farewell Bend Point of Entry Weigh Station

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)?	No
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)	Unknown
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)	N/A
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 08/14/26

Presenting Agency

ODOT

Presentation

Wash Bay Improvements

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)?	No
4. Is the project construction-ready?	Unknown
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)	Unknown
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)	N/A
11. Does the project budget seem reasonable for the scope of work?	Unknown