Oregon
Tina Kotek, Governor

Oregon State Police
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June 18, 2026

TO: Capital Projects Advisory Board

RE: 2027-29 Oregon State Police Agency Facility Plan

The following is a brief related to the Oregon State Police (OSP) Agency Facility Plan for the coming biennium (2027-29) addressing the main discussion points:

1. **What the agency has accomplished with respect to facility stewardship and planning during the 2025-27 biennium?**

   During the 2025–27 biennium, the Oregon State Police continued to advance its long-term facility stewardship and capital planning efforts through the successful delivery of major construction projects and the initiation of key facility replacements statewide.

   OSP completed the renovation and expansion of the Central Point Area Command facility. This project delivered a fully seismically compliant structure that now houses a modern Forensic Laboratory, Medical Examiner operations, Patrol Office, Fish and Wildlife and Major Crimes units, as well as a joint OSP/ODOT Dispatch Center. The upgraded facility significantly enhances operational resilience and improves service delivery across multiple public safety functions.

   In support of planned facility replacements in Springfield and Eugene, OSP completed the solicitation process for a Progressive Design-Build team. The agency also began onboarding owner-consultant teams to provide geotechnical investigations, building systems expertise, and building envelope commissioning services. Both facilities are currently in the design phase, with construction scheduled to begin in early 2027 and reach substantial completion in late 2028 for Springfield and early 2029 for Eugene.

   Additionally, OSP continues to partner with the Department of Administrative Services Real Estate Division to secure property for a future field office in Ontario. This collaboration supports the agency's long-range facility plan and ensures alignment with statewide real estate and asset-management strategies.

2. **What changes the agency has experienced over this period and their impact on current and future facilities?**

   During the 2025–27 biennium, OSP experienced several significant changes that shaped both the trajectory and strategic approach of its capital facilities program. Most notably, OSP concluded contract negotiations with the initially selected design-build team for the Springfield and Eugene replacement facilities and transitioned to a new Progressive Design-Build partnership. This shift enabled the agency to engage nationally recognized

design and construction professionals with specialized expertise in forensic laboratories, medical examiner facilities, and public safety operations.

While the transition resulted in modest schedule adjustments for the planned completion of both facilities, it also strengthened the overall project foundation. The enhanced technical capabilities of the new team are expected to support more informed decision-making during design and construction, reduce long-term operational risk, and improve alignment with statewide facility standards and performance goals.

Collectively, these changes position OSP to deliver a more resilient, technically robust, and future-ready facility portfolio that better supports mission-critical functions across the state.

3. **What the agency's 2027-29 facility plan will accomplish?**

For the 2027–29 biennium, OSP's facility plan will focus on advancing several key capital initiatives that support the agency's long-term operational and infrastructure needs. OSP will continue design development and initiate construction activities for the Eugene and Springfield replacement facilities, both of which are critical to modernizing regional service delivery and strengthening statewide resiliency.

In addition, OSP will continue coordination with the Department of Administrative Services Real Estate Division to acquire property in the Ontario area for a future field office. Securing this site is an essential step in addressing facility gaps in eastern Oregon and improving OSP's ability to serve communities across the region.

Collectively, these efforts will advance OSP's long-range facilities strategy, enhance operational readiness, and ensure the agency is better equipped to meet current and emerging public safety demands.

4. **A brief description and cost estimate for any major construction/acquisition project.**

The proposed additional $7.5 million in budget authority for the Springfield replacement facility is essential to fully deliver the planned Area Command and Regional Headquarters without reductions to programmatic space or critical operational functions. This funding will ensure OSP can complete both the design and construction phases while maintaining the facility's intended capabilities, including specialized public safety, investigative, and support functions.

Without this additional investment, OSP would be required to implement significant programmatic reductions, which would compromise the building's ability to meet core operational needs and diminish long-term service capacity. The requested funding

ensures the project remains aligned with statewide facility standards, supports agency mission requirements, and preserves the integrity of the planned capital investment.

Sincerely,

Eric E Manus
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503-509-8236

2027-2029 Agency Facility Plan

Eric Manus, Facilities & Capital Construction Manager
July 10, 2026
Oregon State Police

Agency Overview

Oregon State Police

The Oregon State Police is a multi-disciplined organization charged with protecting the people, wildlife, and natural resources in Oregon. We enforce the traffic laws on the state's roadways, investigate and solve crimes, conduct post-mortem examinations and forensic analysis, and provide background checks and law enforcement data. We regulate gaming, the handling of hazardous materials, and fire codes, and educate the public on fire safety and enforce fish, wildlife, and natural resource laws.

Mission

The *mission* of the Oregon State Police is, to serve all people with a priority of safeguarding life, property, and natural resources by building upon a diverse, professional, and trustworthy workforce.

Vision

To be a leader in delivering high-quality services that support and enhance public safety in the 21st Century.

Agency Overview

Values

Our values represent the “moral compass” of our agency. We are committed to living these values every day and embodying them in our daily activities as public safety professionals:

Honor: We will honor the mission entrusted to us by preserving the peace and protecting the rights of all people.

Dedication: We are dedicated to delivering innovative and professional public safety services.

Loyalty: We are loyal to the agency's mission and to providing equal service to all.

Compassion: We will serve all people and fulfill our duties with the utmost understanding and empathy.

Integrity: We will act with the highest level of responsibility and accountability in accordance with the public's interest and trust.

OSP Facilities Vision

Aspire to own, operate, and maintain appropriate facilities that adequately support our critical public safety mission and enable us to best protect the people, property and natural resources of Oregon.

Agency Overview

Oregon State Police (OSP) Budget

By Fund Type

Fund Type	2025-27 Legislatively Approved Budget (LAB)
General Fund	$560,095,771
Lottery Fund	$12,280,565
Other Fund	$147,354,939
Federal Fund	$16,704,034
Total Funds	**$736,435,309**

1,397 Total Positions

Debt Service and Capital Construction & Facilities XI-Q Obligation Bonds =* *$30,586,967 (4% of total biennial budget)***

Agency Overview

Total Owned – Facilities	2 : Central Point & Springfield
Total Current Replacement Value (CRV)	$56,364,000
Total Gross Square Footage (GSF)	86,666
Total Leased Facilities	39 occupied & 18 non-occupied
Total Leased Square Footage (LSF)	457,588

Agency Overview

Facility Condition (2026-2028)

• Current facility condition index (FCI)	0.3%
• Current condition rating	Good
• 10-Year FCI	1.4%
• 10-Year condition rating	Good - Fair
• Three biennium FCI trend	Improving

Planning Factors

Emergent Issues

- Increasing sworn staffing needs to meet current population and post pandemic demands
- Forensic Services Lab and Medical Examiner case loads could be more efficiently distributed across the state by building regional capacity
- Growing needs for biology and DNA processing capacity
- Need to meet OSSC Essential Facility Standards

Business Trends

- The State continues to experience an amount of population growth in the recent years
- Identified critical facility needs throughout the OSP facility portfolio that play a critical role in each region's operation, the impact those needs have on staff and need to improve OSP's state-wide disaster preparedness

Energy & Resiliency

- State facility goals outlined in 17-01, 17-20 and 20-04, 25-22 including energy and water efficiency targets, reduce greenhouse gas emissions, minimize energy footprint, and creating workplace environments that support employee health and well-being, and seismic resiliency (Seismic Class IV) for all new construction

Business Needs

- Space – facilities are too small and lack the needed programmatic space for business functions, including Forensic, Medical Examiners and Evidence secure storage needs
- Safety & Security - facilities lack basic security needs for staff and visiting public, additionally current building footprints do not provide separations between staff and offenders for sex offender registration or interview rooms
- Equitable – existing facilities do not provide equitable of sufficient space for basic staff needs, including sanitary facilities or lactation rooms
- Inefficiencies – existing facilities are outdated and not built to Oregon Structural Specialty Code (OSSC) Essential Facilities standards, lack modern functionality, as well as energy and resiliency needs for OSP to perform OSP core functions

Energy

Building Energy Performance Standards (BPS)

- Portfolio Energy Use Intensity (EUI)
  - Central Point AC/ME/Lab 59.9 EUI (Feb2026)
  - Springfield AC/Lab 99.7 EUI (Feb2026)
- Target EUI by OSP Facility type
  - Forensic Lab: 190–220 kBtu/sf/yr
  - ME/Admin/Office: 80–120 kBtu/sf/yr
  - Combined overall: ~120–170 kBtu/sf/yr, with design benchmark of approx. 140 kBtu/sf/yr for energy modeling and SEED considerations.
- All OSP Facilities currently = compliant

Seismic

Seismic Risk (Executive Order 25-22 Compliance) Total facilities that currently meet life safety performance/percent of total buildings.

- 50% (1 of 2 meeting seismic requirements)

- Prioritization plan – Buildings with planned retrofits or other mitigation efforts (for biennium through 2060 (if applicable); prioritized according to scoring criteria).
  - 100% (current planned replacement for remaining facility)
- Disposition plan – Buildings that cannot be retrofitted cost-effectively will be repurposed, replaced, or surplussed as part of ongoing portfolio management.
  - Last remaining non-compliant facility is in design phase and scheduled for replacement.

Plan Summary

Plan Cost Summary by Type and Priority	Total
Deferred Maintenance and Life Safety – Priority 1	$21,540,191
Capital Renewal – Priority 2 + 3	$1,158,759
Seismic and Risk – Priority 4	Included in Life Safety
Modernization (Net) – Priority 5	Included in Deferred
Total	**$22,698,950**

Major Projects Summary

Project Name	Priority 1-3	Priority 4	Net Priority 5	Total	Phase
Office Remodel	$0	$0	$0	$0	NA
New Building	$104.6m	$0	$0	$104.6m	design

Major Project Completed

Central Point Area Command

- Project Completion - June 2026
- Project Budget $60.4m
- Operational
- O&M cost – $450k est.

Remaining work – Support building

- Renovations planned with remaining project funds



Major Project



Central Point Area Command

- Patrol - Admin (top left)
- Fish & Wildlife
- Criminal Investigations
- OSP & ODOT Dispatch Center
- Forensic Lab (bottom left)
- Medical Examiner (bottom right)





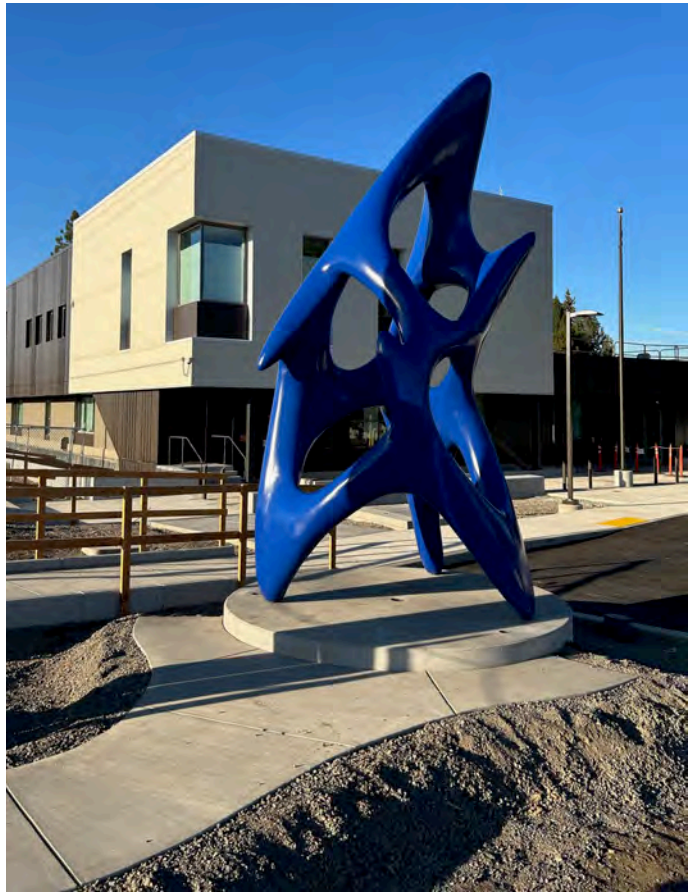
Major Project

Central Point AC - 1% Art at Central Point

Guardian

by Volkan Alkanoglu

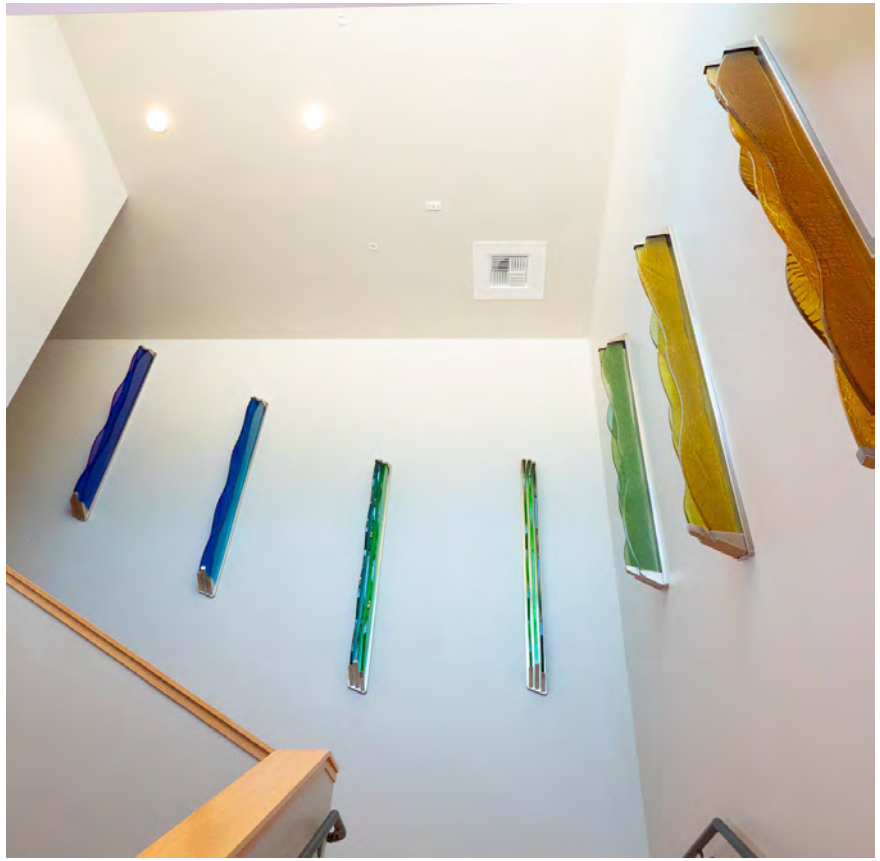
"Guardian" is a striking, 16-foot-tall fiberglass sculpture positioned at the entrance of the new Oregon State Police Headquarters in Central Point, Oregon. Painted a vibrant blue in tribute to the dedicated men and women of the OSP, the sculpture takes the form of an abstract, star-like shape, symbolizing protection, vigilance, and service. Its futuristic and contemporary design commands attention, reflecting a sense of strength and resilience that aligns with the values of the state's law enforcement.



Watershed

by Sumi Wu

7 units, each comprised of three slabs of colored textured cast glass supported by stainless steel caps attached to a stainless-steel backing. Each unit represents an aspect of nature within the Rogue River Valley.



Major Project In progress

Eugene Medical Examiner & Forensic Lab

- Progressive Design-Build Project
- Project Budget $83m
- Design Nov. 2025 – Mar. 2027
- Construction Mar. 2027 – Jan. 2029

Approximately a 58,400 SF facility combining high-performance labs and exam rooms with staff wellness and collaboration spaces to support OSP culture, staff wellbeing, and scientifically rigorous workflows.



Major Project - In progress

Eugene Medical Examiner & Forensic Lab

Resiliency Goals

- Operational continuity is supported by on-site power generation (generator, solar, and battery energy storage system [BESS]) to handle both day-to-day fluctuation and extreme conditions.
- Durability and low maintenance guided interior and exterior material choices, reducing long-term ownership burden for OSP.
- Staff wellbeing is embedded in the design through daylighting, landscape views, gathering spaces, and visual buffers, with material selections reflecting wellness goals expressed directly by OSP staff.
- Future expansion is designed in from beginning: parking, labs, and circulation are planned to grow logically, with no critical systems or program areas placed in identified expansion zones.
- Seismic engineering must meet essential facility standards (Risk Category IV) per Executive Order 25-22, beyond code minimums



Major Project In progress

Springfield Area Command & Central Region Headquarters

- Progressive Design-Build Project
- Project Budget $21.6m (funding challenged)
- Design Nov. 2025 – May 2027
- Construction May 2027 – July 2028

A new, ground-up facility serving OSP Command and Patrol Staff as well as OSP Fish and Wildlife Staff with two separate structures:

~13,800 S.F. Main Building: Command Offices, Patrol Report Stations, Investigations, Training Room, Evidence Collection and Storage

~3,700 S.F. Support Building: Fleet Maintenance Shops, Fish and Wildlife equipment storage.

Requesting $7.5m in additional funding 27-29



Major Project - In progress



Springfield Area Command & Central Region HQ

Resiliency Goals

- Operational continuity is supported by on-site power generation (generator, solar, battery storage).
- Durable and low maintenance interior and exterior material choices, reducing long-term ownership burden for OSP.
- Support of staff wellbeing is embedded in the design through daylighting, landscape views, gathering spaces, and visual buffers reflecting wellness goals expressed directly by OSP staff.
- Seismic engineering must meet essential facility standards (Risk Category IV) per Executive Order 25-22, beyond code minimums

Major Project – 27-29 Request

Springfield Area Command: Additional Bond Authority of $7,500,000.

Progressive Design-Build Project

- Project Budget $21.6m (funding challenged)
- Estimated Actual Budget need: $29m
- Design Nov. 2025 – May 2027
- Construction May 2027 – July 2028

A new, ground-up facility serving OSP Command and Patrol Staff as well as OSP Fish and Wildlife Staff with two separate structures:

~13,800 S.F. Main Building: Command Offices, Patrol Report Stations, Investigations, Training Room, Evidence Collection and Storage

~3,700 S.F. Support Building: Fleet Maintenance Shops, Fish and Wildlife equipment storage.

ANDERSEN CONSTRUCTION

Oregon State Police - Springfield Area Command
75% SD Estimate
May 29, 2026

DESCRIPTION	QUANTITY	UNIT COST	TOTAL
02 SITE CONSTRUCTION	17,487 GSF	$157.77	$2,758,949
03 CONCRETE	17,487 GSF	$62.47	$1,092,364
04 MASONRY	17,487 GSF	$56.52	$988,362
05 METALS	17,487 GSF	$23.33	$407,902
06 WOOD & PLASTICS	17,487 GSF	$99.55	$1,740,832
07 THERMAL & MOISTURE PROTECTION	17,487 GSF	$52.85	$924,258
08 DOORS & WINDOW	17,487 GSF	$61.85	$1,081,640
09 FINISHES	17,487 GSF	$81.23	$1,420,533
10 SPECIALTIES	17,487 GSF	$33.62	$587,943
11 EQUIPMENT	17,487 GSF	$2.30	$40,300
12 FURNISHINGS	17,487 GSF	$7.86	$137,487
15 MECHANICAL	17,487 GSF	$123.86	$2,165,956
16 ELECTRICAL	17,487 GSF	$148.77	$2,601,600
Base Estimate Direct Cost	**17,487 GSF**	**$912.00**	**$15,948,124**
Estimating & Design Contingency	7.00%	$63.84	$1,116,369
Escalation - April 2027	4.00%	$36.48	$637,925
Construction Contingency	3.00%	$30.37	$531,073
Design Contingency into Construction		$8.58	$150,000
General Conditions		$87.86	$1,536,479
General Requirements		$58.44	$1,021,871
Green Energy Technology	1.50%	$17.96	$314,128
Art Infrastructure Only		$4.29	$75,000
Subcontractor Default Insurance	1.25%	$13.14	$229,794
Liability Insurance	1.10%	$13.56	$237,168
Builder's Risk Insurance		$11.72	$205,000
GC Performance & Payment Bond	0.75%	$9.44	$165,022
Fee	3.40%	$43.07	$753,105
Design Fees - Preconstruction Design Phase Services		$52.14	$911,851
Design Fees - Construction Phase		$46.85	$819,183
Andersen Preconstruction Services		$6.50	$113,750
Base Estimate Indirect Cost	**17,487 GSF**	**$504.24**	**$8,817,717**
Base Estimate Total Cost	**17,487 GSF**	**$1,416.24**	**$24,765,841**

Property Acquisition Update

Ontario Patrol

- In the 2025-27 Legislatively Adopted Budget OSP received $3,500,000 of XI-Q bond authority.
- Currently seeking, through DAS Real Estate, approximately 3-5 acres with good access to highway.
- Projected occupancy of 34-45 people and suitable for an area command.
- Located in Malheur County, near Ontario

Existing facility

- Located on a shared site with ODOT. The building was previously a landscape maintenance building converted into an OSP facility
- The main building houses patrol, major crimes, drug, and Fish & Wildlife. OSP leases storage space located 7 miles away for support vehicles and equipment
- Presence of arsenic in the water serving the site, no potable water or showers
- Hard water issues that build-up in the sanitary pipes causing sewage backups in the facilities
- The local agricultural of the surrounding area leads to site and building issues with mice, insects, and rabbits which are abundant in the adjacent fields

Eric Manus

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2026
-
2028
Agency Facility Plan

State of Oregon

Oregon State Police

Report Date:
Jun 18, 2026

					Current				10 Year			
Property	Building	CRV	GSF	Age (yrs)	FCI	Condition	Priority 1 Costs	Total Costs	FCI	Condition	Priority 1 Costs	Total Costs
110353	Central Point Area Command	$49,000,000	44,754	29	0.3%	GOOD		$151,676	1.3%	GOOD	$10,726	$650,136
Gateway Grounds	Gateway Office	$4,030,838	12,860	NaN								
110354	Central Point Crime Laboratory Facilities Shop	$2,508,421	6,000	29	1.3%	GOOD	$6,308	$32,328	6.5%	FAIR	$6,308	$162,042
Gateway Grounds	Gateway OSP Storage	$824,513	5,565	NaN								
Gateway Grounds	Gateway Grounds		17,487									
		$56,363,772	86,666		0.3%		$6,308	$184,004	1.4%		$17,034	$812,178

Facilities Summary Report
2027-29 Biennium

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

Agency Name | **Oregon State Police (OSP)**

1. What are the key drivers for your agency's facility needs, and how do you measure space/facility demand?
OSP is a multi-disciplined organization charged with protecting the people, wildlife, and natural resources in Oregon. Our mission is to serve all people with a priority of safeguarding life, property, and natural resources by building upon a diverse, professional, and trustworthy workforce.

OSP key drivers for facility needs include diverse staff, laboratories, evidence and medical examiner space needs critical to meeting agency's Mission. Provide space to house current and future staff. OSP's 21/23 and 19/21 Legislative Adopted Budgets included hiring approx. 100 trooper's each biennium. In order to meet these needs, OSP desires to to; create safe, efficient and resilient space to support Patrol, Medical Examiners, Forensic Labs, and evidence storage needs.

Goal 1 - Control our destiny. Develop physical structural and financial capacity to ensure adequate facilities.
Goal 2 - Protect and Preserve. Take measures to ensure employee safety and security and effective evidence handling and storage.
Goal 3 - Create Better Space. Ensure adequate, functional space to maximize agency productivity, employee satisfaction and public perception.

2. What are the key facility-related challenges over the next 10-years? (Please answer in order of priority)
OSP's Strategic Facilities Master Plan, completed in May of 2020, outlines the challenges;
* *Space* - facilities are too small and lack the needed programmatic space for business functions, including Forensic, Medical Examiners and Evidence secure storage needs.
* *Safety & Security* - facilities lack basic security needs for staff and visiting public, additionally current building footprints do not provide separations between staff and offenders for sex offender registration or interview rooms.
* *Equitable* – existing facilities do not provide equitable of sufficient space for basic staff needs, including sanitary facilities or lactation rooms
* *Inefficiencies* – existing facilities are outdated and not built to Oregon Structural Specialty Code (OSSC) Essential

Facilities standards, lack modern functionality, as well as energy and resiliency needs for OSP to perform OSP core functions. In mid-2021 the agency expanded upon the work completed in 2020 to perform a more thorough analysis of our Area Commands and Work Sites across the state. Practically all locations were found to be seriously deficient (non-compliant) in the following areas:
* **Site** (public parking, secure parking, evidence vehicle storage, response pathways, and appropriate law enforcement site topography);
***Building** (public spaces, interview rooms, sex offender registration vestibules, training/meeting space, support spaces such as wellness rooms, impaired individual processing spaces, hardened evidence storage rooms, appropriate evidence handling space, room for growth);
***Resiliency** (backup power, built to essential facility standards for seismic/Cascadia preparedness, flood plain planning, sprinklered facilities);
* **Security** (vehicle intrusion deterrence/bollards, ballistic hardening of lobby spaces, appropriate neighbors for the public coming to a law enforcement facility, building exterior security cameras, lobby security cameras, interview room cameras, evidence storage/handling room cameras).

3. What do you need to meet these challenges?
Two new or replacement facilities are already programmed and budgeted for in Eugene and Springfield and the Central Point bond project and NVC (Wilsonville) facility lease with DAS are now complete. The Springfield budget is experiencing budget challanges to meet planned program needs and an additional $7,500,000 in Article XI-Q Bond funds is being requested to support the programmatic needs for the Springfield replacement project.

Consistent funding to address the agency issues noted above in #1 for the offices noted in #2 is the agency's greatest need. New facilities in Portland, Coos Bay/North Bend, Ontario, are now the agency's most immediate needs and OSP's 25-27 Agency Budget Request including land acquisition budgets for these additional critical sites.

The proposed new facilities and additions will meet the current and future growth needs for OSP over the next 20-years. It will position OSP to better manage the increased community need for forensic services and medical examination. It will provide OSP with equitable, efficient and resilient spaces into the 21st Century.

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Department of State Police	Priority (Agency #):	1	Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Springfield Area Command & Regional Headquarters	$ 29,000,000	Jun. 2026	Oct. 2025	Jul. 2028
		GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	3620 Gateway St, Springfield, OR 97477	17,500	1	Y	Y

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

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

PLAN & PROJECT: This project is to be built on a 5 acre site that current houses the Springfield Area Command. The building will house the Southern Command for Patrol, Fish & Wildlife, Evidence and small Fleet shop. Operation will occur as currently is until the new building is constructed, and then the existing structure will be demolished. The property will be located near I-5 and built to current essential facility standards.

The property is located near I-5 and built to current essential facility standards. This project contemplates separating the Command Area from the Forensic Laboratory and Medical Examiners areas which will be relocated to our new facility in Eugene. This seperaation will save money because the Lab and ME do not need to be on the land with easy freeway access.

PROBLEM TO SOLVE: Current agency approved budget is insufficient to meet program requirements. Agency is seeking $7,500,000 in additional Article XI-Q bond authority to achieve programmatic requirements.

Project Scope and Alternatives Considered

Leave Vs Buy - Costs show that owning will be a better outcome for OSP because it is ultimately less expensive. OSP is working with DAS Leasing and we will be considering the cost and benefit of a "lease to own" scenario. Advantages include less up front costs and potential for a shorter project timeline. Disadvantages include higher overall costs.

ESTIMATED PROJECT COST

			$	% Project Cost	$/GSF
DIRECT CONSTRUCTION COSTS					
1	Building Cost Estimate		$ 21,009,841		
2	Site Cost Estimate (20 Ft beyond building footprint)		$ 2,756,000		
3	**TOTAL DIRECT CONSTRUCTION COSTS**		$ 23,765,841	82%	$ 1,358
INDIRECT CONSTRUCTION COSTS					
4	Owner Equipment / Furnishings / Special Systems				
5	Construction Related Permits & Fees		$ 811,000		
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs		$ 541,033		
7	Architectural, Engineering Consultants		$ 1,944,800		
8	Other Design and PM Costs		$ 530,000		
9	**TOTAL INDIRECT COSTS**		$ 3,826,833	13%	$ 219
10	**OWNER'S PROJECT CONTINGENCY**	insert %	$ 1,407,326	4.85%	$ 80
			$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST		$ 29,000,000	100%	$ 1,657

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	1	Springfield	Area Command & Regional HQ	17500	59	83,302,733				83,302,733
2027-29	1	Eugene	Medical Examiner & Lab	58400	60	29,000,000				29,000,000
2027-29	2	Ontario property	property only			3,500,000				3,500,000
2029-31	3	Ontario	New field office		35	TBD				-
2031-33										-
2033-35										-
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		Ontario		17	$ (5,979)	5979	35	5,979	2,943.53	(53,347,807)
2031-33										-
2033-35										-
2035-37										-

Planned Disposal of Owned Facility

Biennium		Facility Name	Description
2027-29		Gateway	Raze $ replace with new

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: **Department of State Police**

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

Number of Facilities	2
Current Replacement Value $ (CRV)	$ 56,364,000
Gross Square Feet (GSF)	*86,666*
Usable Square Feet (USF)	*86,666*
Occupants Position Count (PC)	102

Source: FCA (Risk or FCA)

Estimate/Actual: *Act* (% USF/GSF)

USF/PC: **100**

Owned Facilities Under $1 million

Number of Facilities	1
CRV	$ 989,640
GSF	0

Leased Facilities

Total Rentable SF	457588
Biennual Lease Cost	22454031
Additional Costs for Lease Properties (O&M)	
Usable Square Feet (USF)	*447,023*
Occupants Position Count (PC)	1380

Estimate/Actual: (% RSF/GSF)

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 State Police

Facilities Operations and Maintenance (O&M) Budget	2023-25 Actual	2025-27 LAB	2027-29 Budgeted	2029-31 Projected
Personal Service (Maintenance)	1,370,173	1,473,431	1,677,044	1,811,208
Services & Supplies (Maintenance)	1,898,739	1,096,316	1,145,881	1,202,029
O&M $/GSF (Maintenance)				
Personal Service (Utilties & Janitorial)				
Services & Supplies (Utilties & Janitorial)	1,316,203	1,049,565	1,122,953	1,177,978
O&M $/GSF (Utilities & Janitorial)				

	General Fund	Lottery Fund	Other Funds	Federal Funds
O&M Estimated Fund Split %	76.76%	1.33%	21.73%	0.18%

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

Assets Over $1M CRV

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: July 16, 2026

TO: Eric Manus, Facilities & Capital Construction Manager, Oregon State Police

FROM: Daniel Christensen, Department of Administrative Services

SUBJECT: Agency Facility Plan Acceptance

The Capital Projects Advisory Board (CPAB/Board) has reviewed the Oregon State Police's 2027-29 facilities plan in accordance with ORS 276.227. Following your Board presentation on July 10, the Board voted to accept your agency facility plan with the following comments:

- The Board appreciates the agency's thoughtfulness around regional service levels, and efforts to consolidate facilities where able.

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Agency Facility Plan Acceptance

CPAB Meeting Date 07/10/26

Presenting Agency

Oregon State Police

Does the board accept the agency facility plan?

Yes

Additional Comments

Appreciated thoughtfulness of regional service levels (esp. Eastern Oregon)
Making strides to resolve issues
General consolidation of buildings where they can

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Project Proposal Review and Acceptance

CPAB Meeting Date 07/10/26

Presenting Agency

Oregon State Police

Presentation

Springfield Facility

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?	N/A
6. Does the project mitigate a risk(s) to the agency's facilities? (e.g. seismic/life safety, EO 25-22 compliance)	No
7. Does the project implement climate change adaptation strategies? (e.g. energy efficiency measures, BPS compliance (HB 3409))	Yes
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