Oregon
Tina Kotek, Governor

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August 14, 2026

Capital Projects Advisory Board
Bruce Johnson, Chair
Bill Messner, Vice Chair
Distinguished Members
Executive Building
155 Cottage Street NE
Salem, OR 97301

Mr. Johnson and Board Members,

It is our pleasure to be afforded the opportunity to address the Board with OYA's Capital Projects Agency Facility Plan on August 14, 2026. Our team works extremely hard to fulfil the mission of the Oregon Youth Authority. We consider ourselves great stewards of the public funds we are entrusted with to protect the public and reduce crime by holding youth accountable and providing opportunities for reformation in safe environments.

We are very grateful for the guidance and support we receive from the Capital Projects Advisory Board, DAS Financial Planning department, Capital Finance and Planning Section of the Chief Financial Office without which we are unable to fulfill our obligations to the public and youth.

The following are the agencies responses to the four questions raised:

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

Location	Project Name	Project Budget	Project Status	Type	Notes
MacLaren YCF	Front Entrance Project	$1,146,000	Complete	DM/CR	
Eastern Oregon YCF	Control Room Remodel	$304,434	Complete	DM/CR	
Oak Creek YCF	Control Room Remodel	$304,434	Complete	DM/CR	
Rogue Valley YCF	Control Room Remodel	$304,434	Complete	DM/CR	
Eastern Oregon YCF	Generator Replacement Project	$323,420	Complete	DM/CR	
Oak Creek YCF	Generator Replacement Project	$323,420	Complete	DM/CR	

Rogue Valley YCF	Generator Replacement Project	$323,420	Complete	DM/CR	
MacLaren YCF	Solar Panels Expansion Project	$650,000	Complete	Mod	Solar - Near Net Zero
MacLaren YCF	Generator Replacement Project	$1,750,000	Under Construction	DM/CR	Resiliency / Disaster Prep
MacLaren YCF	Infirmary & Pharmacy Renovation	$1,804,000	Out to Bid	DM/CR/Mod	
MacLaren YCF	Woodshop Dust Collection System Improvements	$125,000	Design Complete	DM/CR	
MacLaren YCF	Woodshop Dust Collection System Improvements	$125,000	Design Complete	DM/CR	
MacLaren YCF	West Cottage Renovation - Granite	$4,025,314	Design Complete	DM/CR/Mod	Seismic / Solar
MacLaren YCF	West Cottage Renovation - Jasper	$4,025,314	Design Complete	DM/CR/Mod	Seismic / Solar
MacLaren YCF	Visitation Area Beam Repairs	$250,000	Design Complete	DM/CR	
Oak Creek YCF	Envelope Improvements	$1,500,000	Design Phase	DM/CR	
Oak Creek YCF	New Parole and Probation Office	$2,400,000	Complete	Mod	
Oak Creek YCF	Generator Replacement Project	$350,000	Complete	DM/CR	
Tillamook YCF	Dormitory Renovation	$10,279,899	Design Complete	DM/CR/Mod	Seismic / Solar
Agency-Wide	10 Year Facility Plan-FCA-FCI Update	$1,233,923	Complete		
Tillamook YCF	Medical & Dental Renovation	$1,521,875	Design Complete	DM/CR/Mod	

2) What changes the agency has experienced over this period and their impact on current and future facilities?
   a. The last two years brought about an estimated 30% increase in costs of services and supplies required to maintain our 634,841 square feet of property and the 92 buildings in our portfolio. We are anticipating an additional increase of 15% by Q2 of 2027. Funding levels are allowing for minimum amounts of sustainment. The degrees of deferred maintenance we currently experiencing may result in critical systems failures if not addressed soon. Our 10-Year Facility Plan has been updated and is solid, however, we must prioritize seismic upgrades for our facilities and install appropriate metering systems to ensure compliance with State laws. These deficiencies, combined with a

growing deferred maintenance listing makes this biennium's budget request even more critical.

3) What the agency's 2025-27 facility plan will accomplish?
   a. The 2027-29 facilities plan will make significant improvements to the condition of our facilities by completing critically deferred maintenance / capital renewal / capital improvements projects. Reducing DM and increasing Life Safety features is the highest agency priority.
   b. Continuing the essential CCTV and Access Control improvements at all sites will update critical network switches, servers, fiber, cameras, and related components and equipment that are end of life and must be replaced and upgraded.
   c. Implementing design plans for a new Lord High School at our Maclaren Youth Correctional Facility will allow for reduced energy usage and the rerouting of essential utilities to other facilities on the campus. The current electrical system in the building is beyond life cycle replacement requirements which increases the costs of servicing, the cost of replacing the system would be at a loss to the agency considering the overall failing infrastructure of the building itself. Also, the roof of this building is sinking and at its edges the wood beams used as flashing is significantly degraded. Special platforms have been installed to support rooftop HVAC units. The project will allow for greater energy efficiency, reduce utilities costs and create a more safe environment for our youth to achieve their academic goals.

4) A brief description and cost estimate for any major construction/acquisition project.
   a. Deferred Maintenance / Capital Renewal / Capital Improvements - $22.2 Million
   OYA stands ready to execute numerous critically needed projects. Examples are HVAC system, roof replacements, exterior building envelope replacements, drinking water and filtering system upgrades, standby emergency generator replacements and electrical system upgrades. The 2027-29 facilities plan will make significant improvements to the condition of our facilities by completing critical deferred maintenance / capital renewal / capital improvements projects. Reducing DM/CR and implementing Life Safety seismic improvements is the highest agency priority.
   b. Continuting CCTV and Access Control Improvements - $2.5 Million
   The improvements that will be executed at all sites will update critical network switches, servers, fiber, cameras, and related components and equipment that are end of life and must be replaced and upgraded. Prison Rape Elimination Act (PREA) standards mandate CCTV use to serve as a deterrence and provide evidence in investigations into incidents some of which are of a criminal nature. The initial investment of $5 Million has allowed for the critical work to begin but, support for sustainment and maintenance must be prioritized to ensure that these vital systems remain online and available to protect the agency and the youth we are entrusted to serve.
   c. MacLaren New Lord High School Professional Architectural and Engineering services - $5 Million. This investment will fund the design of a new high school at the MacLaren Youth

Correctional Facility, replacing a building that has reached a critical point of failure. The current facility relies on an electrical system so outdated that essential components must be custom-fabricated to keep it operational. The roof is severely degraded—collapsing in several areas—and both ceiling and floor tiles contain asbestos, posing significant health and safety risks. Professional architectural and engineering services are essential to develop a modern, energy-efficient facility built to support contemporary educational and vocational programming. These services will also ensure that demolition of the contaminated existing structure is planned and executed safely, protecting staff, youth, and the surrounding environment. This project is a necessary first step toward providing a safe, sustainable, and future-ready learning environment for the young people we serve.

If you have any follow-up questions, please contact me at the email address or cell phone number listed below. Thank you.

Respectfully,

Andre Billingsley
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Physical Plant Operations – Facility Manager
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971-719-6580

2027-2029 Agency Facility Plan

Presenter: Andre Billingsley

Date: 14 August 2026

Agency Name: Oregon Youth Authority

Oregon Youth Authority Overview

Oregon Youth Authority's mission is to **protect the public** and **reduce crime** by holding youth accountable and providing **opportunities for reformation** in safe environments.

OYA Shared Vision



Committing With Purpose

As OYA employees, we are proud to be part of an organization that cultivates positive youth outcomes while promoting public safety. We help others achieve their goals. We feel honored to be in a position to influence lives in a positive direction, prevent future victims, and help youth succeed. We have a positive future vision for every youth in our care.



Generating Possibilities

We provide a safe and secure environment for every youth in our custody. Every youth is treated with fairness and respect. We support each youth's individual growth and positive change, while promoting personal responsibility.



Intention

Youth who leave us will have: Measurable improvement in pro-social attitudes, values and beliefs; Advancement of educational and vocational milestones; Confidence in their future based on intentional plans for achieving goals; Strong support from family and community to sustain a productive crime free and healthy lifestyle.



Honoring Each Person

We treat ourselves and others with respect for the knowledge and skills that we all bring to our jobs. We understand how our jobs connect each of us directly to the youth in our care and to each other. We have passion and pride for our contributions as part of a unified team with a common goal. We are happy to come to work and feel the work we do is valuable and valued. Professional expectations are balanced with permission for creative growth.



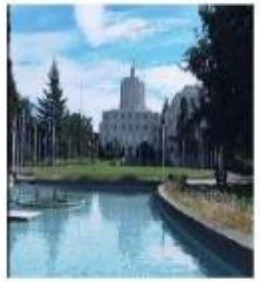
Shared Leadership

Our leaders' vision and their beliefs in employee empowerment keep us continuously evolving. We are curious and seek data to inform our decisions that enhance the quality of our work. Our commitment to improvement is driven by our collaborative leadership and belief in a positive future for our youth.



Courageous Modeling

We invest in our employees and in return staff model integrity, professionalism, accountability and respect. Every one of us feels confident that we have the skills, information, and access to resources needed to be successful in our role of helping youth. We believe in mentorship, professional development and growth.



Setting the Standard

Within a culture of honor, dignity, and public service we have earned the trust of the citizens of Oregon. We are known for pursuing our mission, vision and values and reducing juvenile crime. We seek employees who have a passion for youth reformation and we ensure they have the training to succeed. We uphold our partnerships and value our relationships with our stakeholders. We advocate for effective and innovative public policy related to youth and crime.



Unity and Diversity

As OYA employees, we respect, honor and embrace the diversity among youth, staff, families and partners. We provide a welcoming and respectful environment that fosters inclusion and learning. We provide culturally responsive services that are accessible and benefit youth, staff, families, and partners.



Power of Place

Our physical and emotional work environment is healthy. Within our workplaces we promote awareness of the relationship between health, stress, and coping. We support one another. Every OYA work area provides opportunities for growth and overall health and wellness.



Innovation

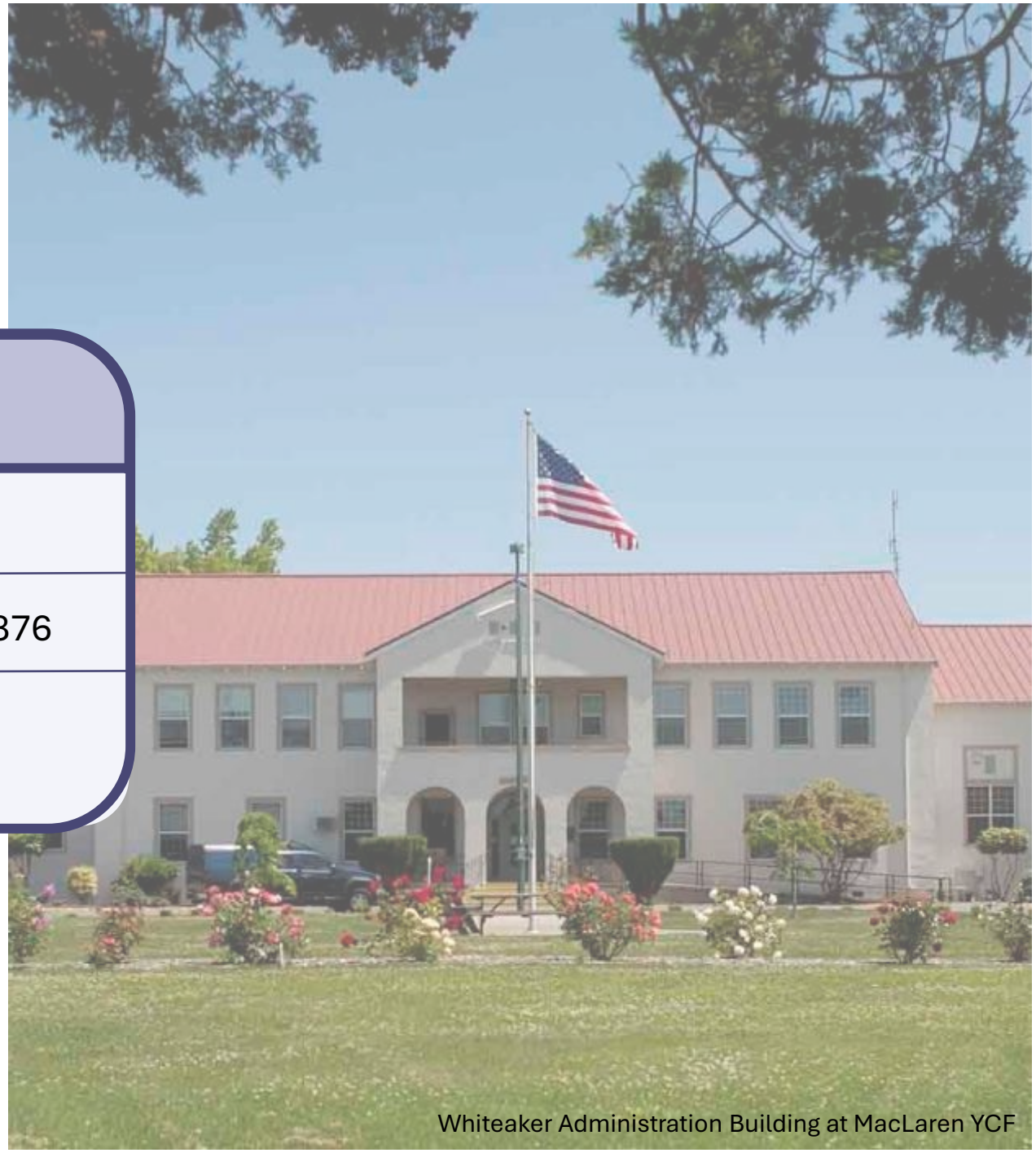
As employees of OYA, we strive to use innovative approaches and technology to impact the lives of youth and make our work more efficient and productive. We use innovation and employee's ideas to reduce waste, eliminate obstacles, and create connections. We conceive new dreams before the present stops working.

Facility Summary

Total Facilities: 97

Total Current Replacement Value (CRV) : $421,921,876

Total Gross Square Footage (GSF): 650,504



Whiteaker Administration Building at MacLaren YCF



Nine sites throughout Oregon

Facility Condition

Current FCI Combined: 0.15

Current Condition Rating: Most of our assets are in poor condition; well past useful life and/or maintenance/replacement is recommended

10-Year FCI: 3.21

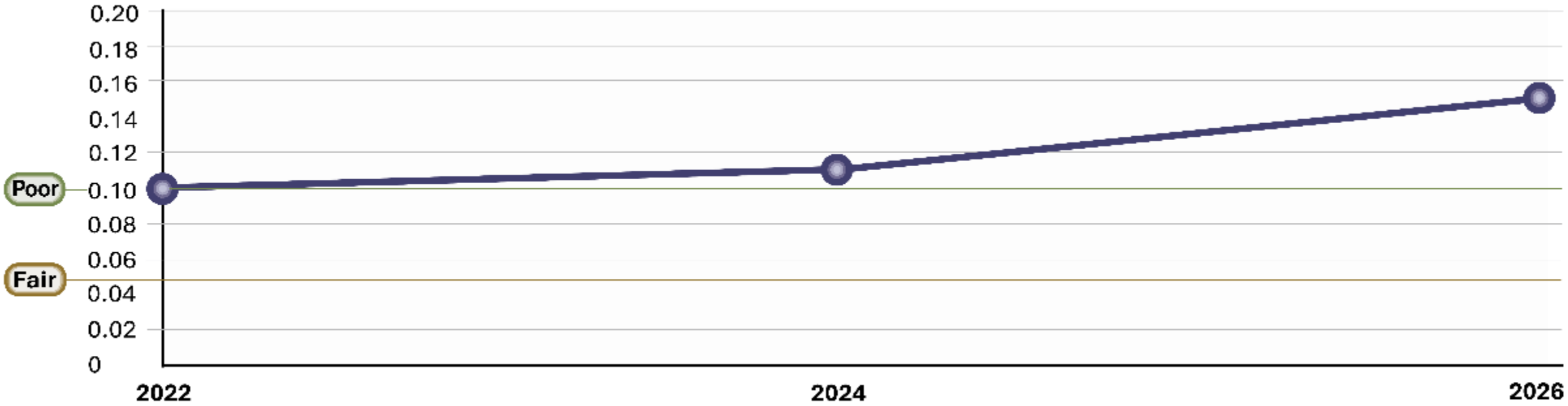
Three Biennium FCI Trend: See next slide.

FCI Range	Condition
0 to .05	**Good**
0.05 to 0.1	**Fair**
0.1 to 0.6	**Poor**
0.6+	**Very Poor**



Interior Courtyard of Eastern Oregon YCF

Facility Condition



Site Funding & Support

2025-27 Legislatively Adopted Budget

General Funds: $476.7 million
Total Funds: $561.3 million

- **Facility Programs:** 41%
- **Community Programs:** 32%
- **Program Support:** 16%
- **Debt Service:** 6%
- **Capital Projects:** 5%

Source: January 2026, OYA Quick Facts

Staff

Employees: 937
Represented Total:794
- **SEIU: 722**
- **AFSCME: 72**

Management Represented: 143

Source: January 2026, OYA Quick Facts

Site Funding & Support

Total Operating Capacity

Close Custody Beds: 407

Youth Correctional Facilities: 347

- **Eastern Oregon:** 36
- **MacLaren:** 187
- **Oak Creek:** 42
- **Rogue Valley:** 50
- **Tillamook:** 32

Transition Programs: 60

- **Florence:** 16
- **Tillamook:** 16
- **Riverbend:** 16
- **Jackie Winters:** 12

Source: January 2026, OYA Quick Facts

Site Funding & Support

Community Supervision

- **191** youth live in community programs
- **31** residential programs
- **72** OYA foster or proctor homes
- **14** field offices for youth on parole or probation

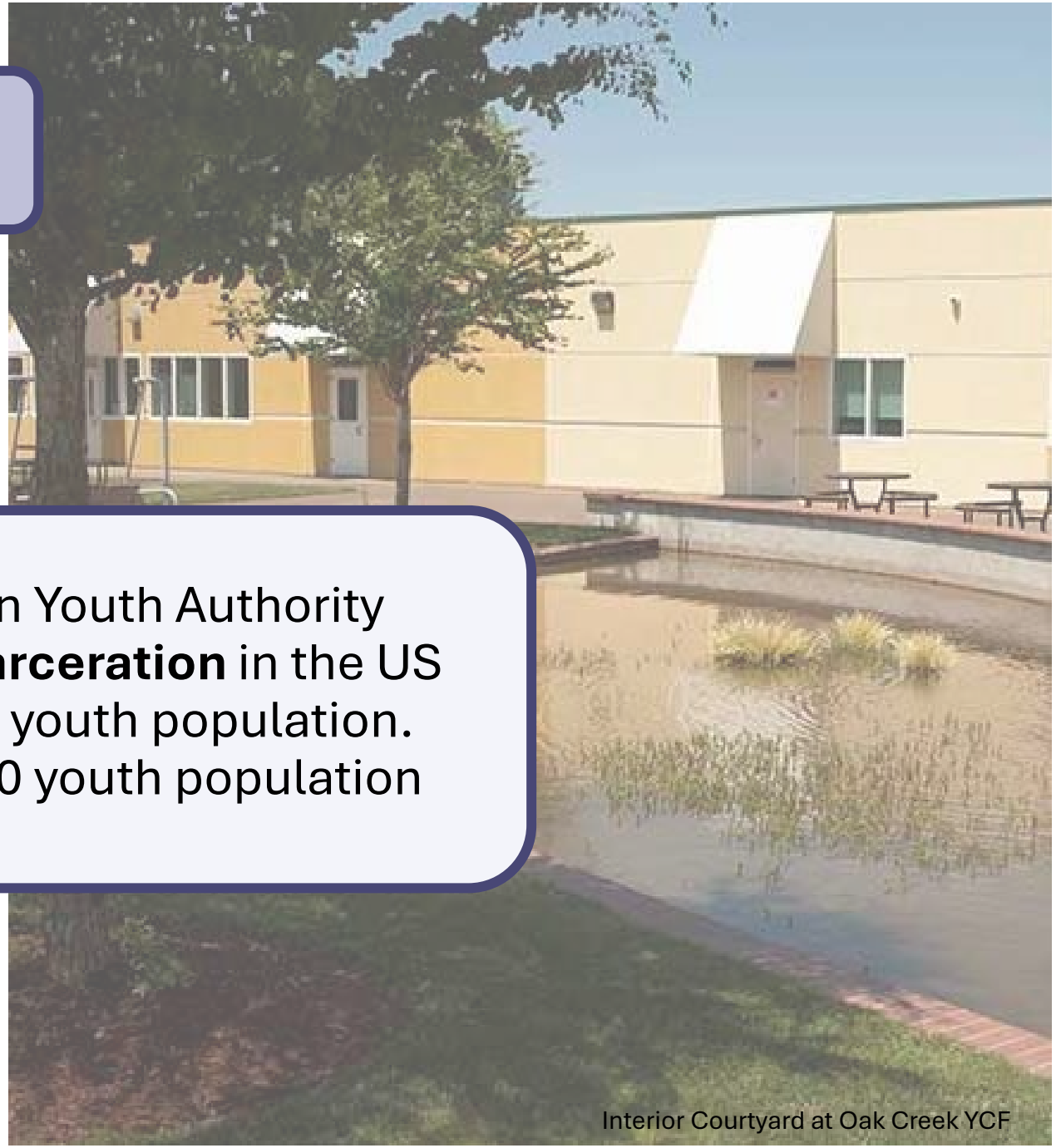
Source: January 2026, OYA Quick Facts



Interior Courtyard at Rogue Valley YCF

Planning Factors

Based on comparative data the Oregon Youth Authority has the **7th highest rate of youth incarceration** in the US at 151 youth incarcerated per 100,000 youth population. The US average is 87 youth per 100,000 youth population



Interior Courtyard at Oak Creek YCF

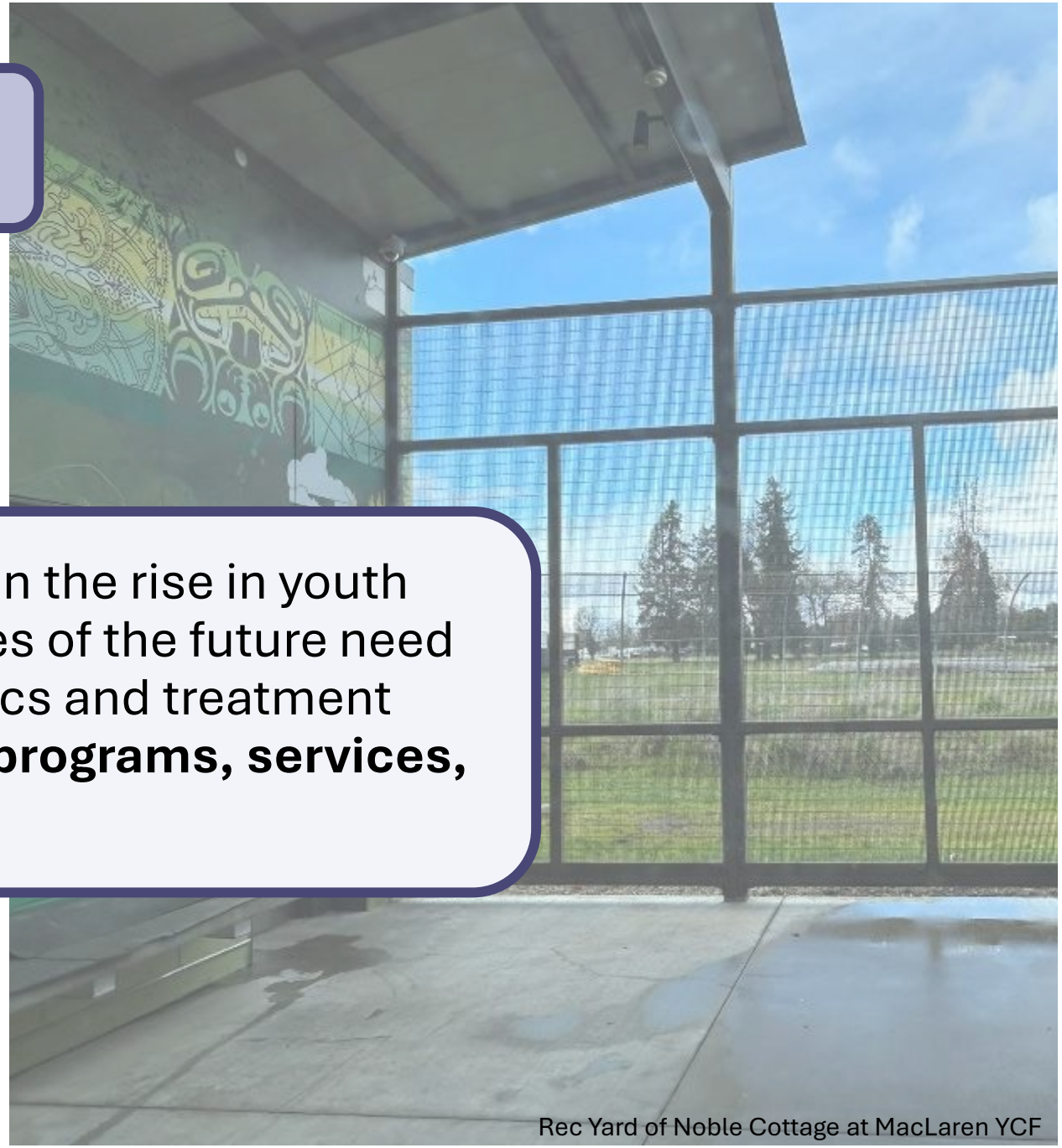
Planning Factors

The profile of youth in OYA custody indicates a **very high level of treatment need** including

- Substance Abuse
- Mental Health
- History of Trauma
- Special Education History

Planning Factors

Nationally these characteristics are on the rise in youth correctional secure facilities. Facilities of the future need to respond to the profile characteristics and treatment needs of this population in **housing, programs, services, staffing, and daily routines.**

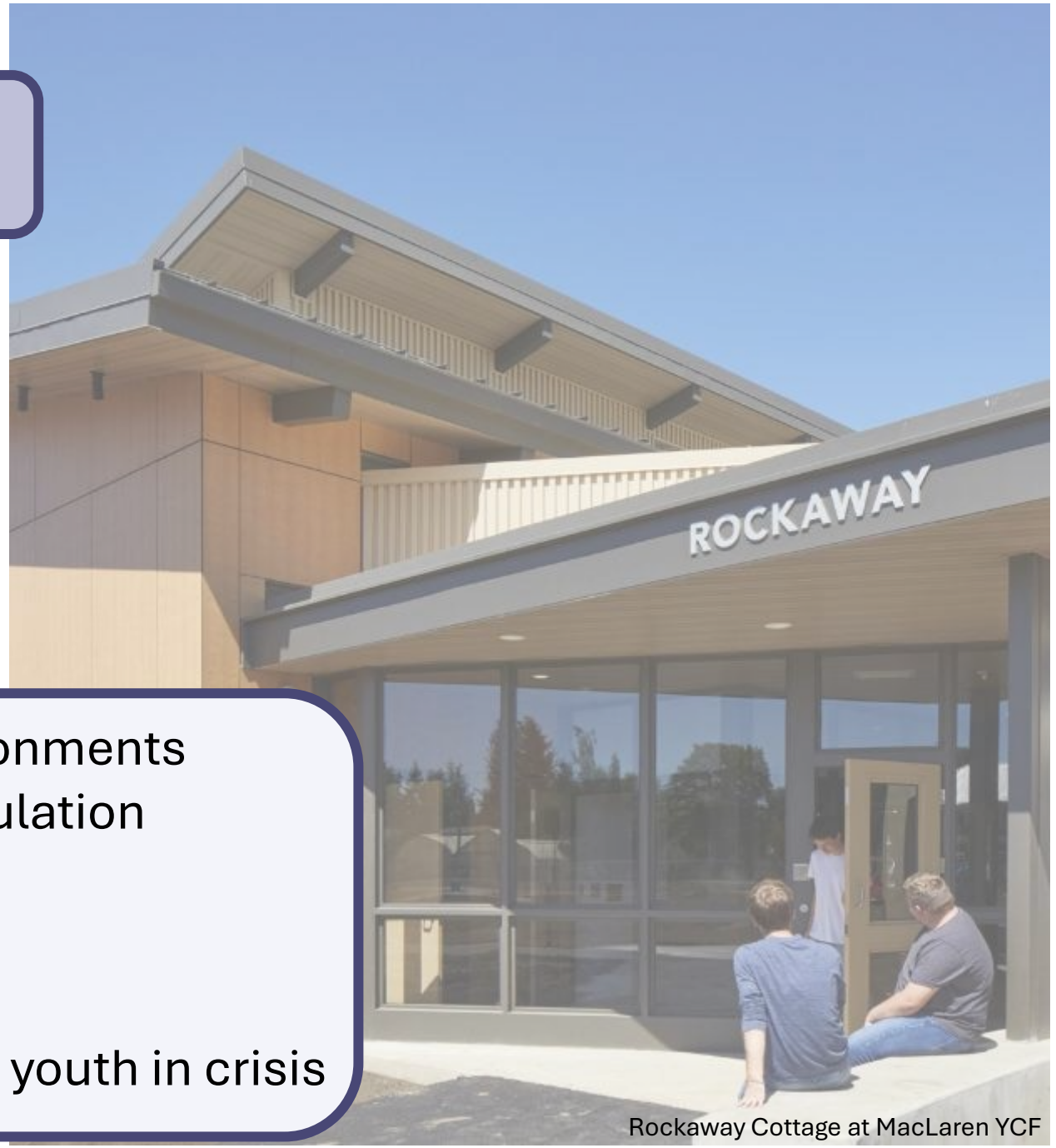


Rec Yard of Noble Cottage at MacLaren YCF

Planning Factors

The Ten-Year Plan recommends completing **critical upgrades** to our living units and building dedicated off-unit education spaces. It also calls for **meaningful improvements** that affect the daily experience of youth and staff:

- Strengthened arrival and intake environments
- Safer and more intuitive campus circulation
- More welcoming visitation spaces
- Expanded youth engagement areas
- Better spaces for physical activity
- Secure stabilization environments for youth in crisis



Rockaway Cottage at MacLaren YCF

Planning Factors

In addition, the plan outlines:

- Long Overdue Deferred Maintenance
- Capital Renewal Needs
- Projected Population Changes



Exterior of Camp Florence YTF

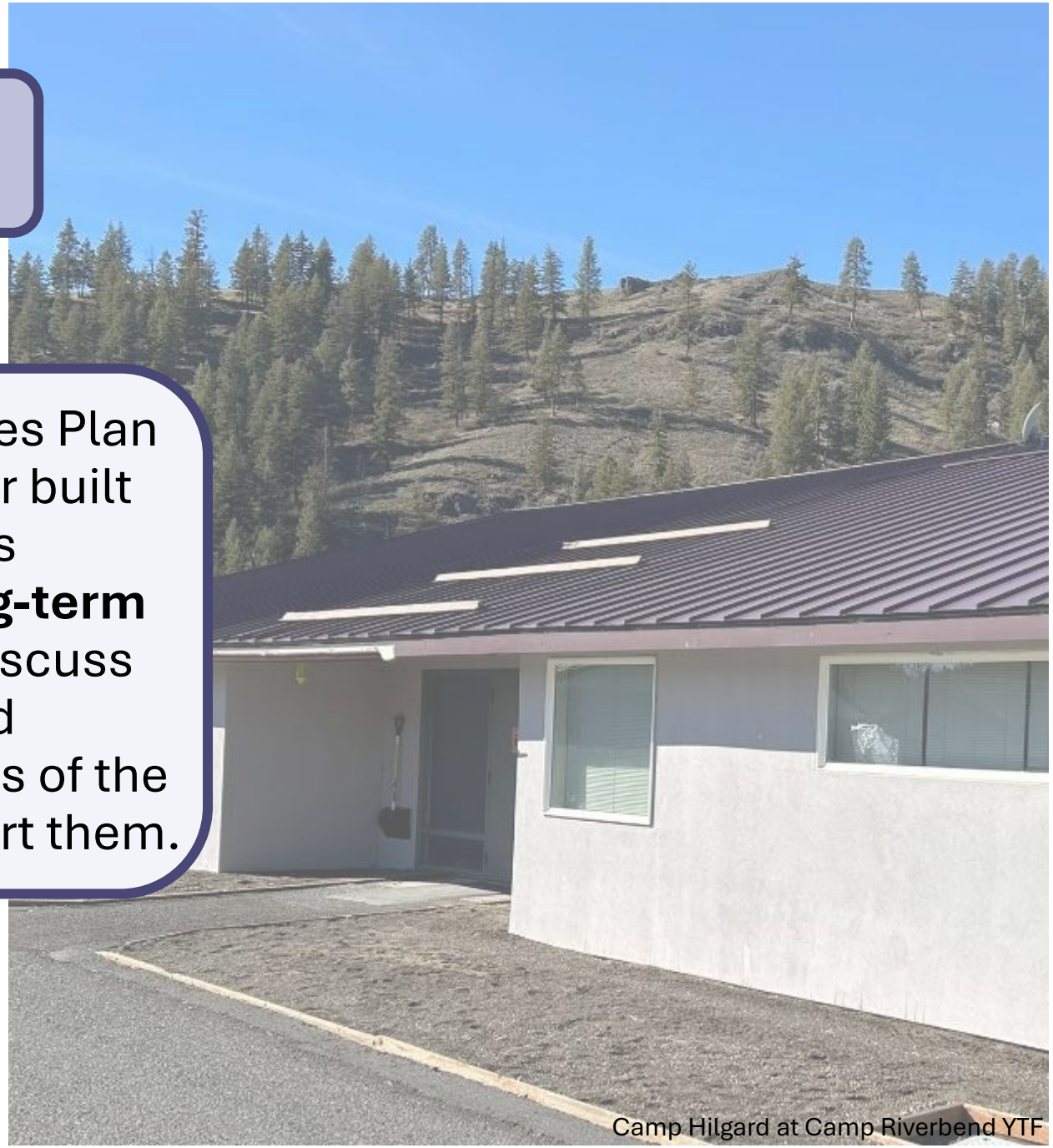
Planning Factors

Implementation is thoughtfully phased across five biennia to guide sustainable progress. Although the 10-Year Plan will be refreshed in the 2031-33 biennium, the priorities that emerged from this work continue to reflect OYA's mission and the agency's direction for the next decade.



Planning Factors

Ultimately, the 10-Year Strategic Facilities Plan provides a roadmap for transforming our built environment into one that truly supports **rehabilitation, dignity, safety,** and **long-term success**. The funding request we will discuss today is aligned with these priorities and grounded in the real, documented needs of the youth we serve and the staff who support them.



Camp Hilgard at Camp Riverbend YTF

Energy

Building Energy Performance Standards (BPS)



OYA is not in compliance with the required standard yet due to our lack of sufficient metering systems at all 9 sites.



All sites will be outfitted with the appropriate metering systems when funding levels allow for the purchase and installation.

Seismic

Seismic Risk – Executive Order 25-22 Compliance

Oregon Executive Order 25-22 directs that existing buildings owned by the State of Oregon be systematically improved to achieve a seismic performance **benchmark** equivalent to at least **current building standards** for life safety.



Trask River High School at TYCF

Seismic

Definitions

Risk Category: a structural classification that groups structures by their potential risk to life safety in the event of failure. For OYA, Risk Category III includes living units, and Category II includes all other building types.

Building Part: a portion of a building identified as being structurally distinct due to differences in age, structural system, or physical separation



Shop & Exercise Building at CFYTF

Seismic

Assessment

Existing OYA Buildings were recently assessed based on the following characteristics:



Site Seismicity



Structural System



Year of Construction



Completed Retrofit/Stengthening



Notable Deficiencies



Campus/Building Importance

Buildings in need of seismic improvement were categorized as Priority 1 (highest priority) or Priority 2 (lowest priority).

Seismic

Benchmark Classification	Risk Category II & III	
	# of Building Parts	% of Assessed Parts
Benchmark **Confirmed**	15	19%
Benchmark **Probable**	7	9%
Benchmark **Uncertain**	13	16%
Benchmark **Unlikely**	45	56%

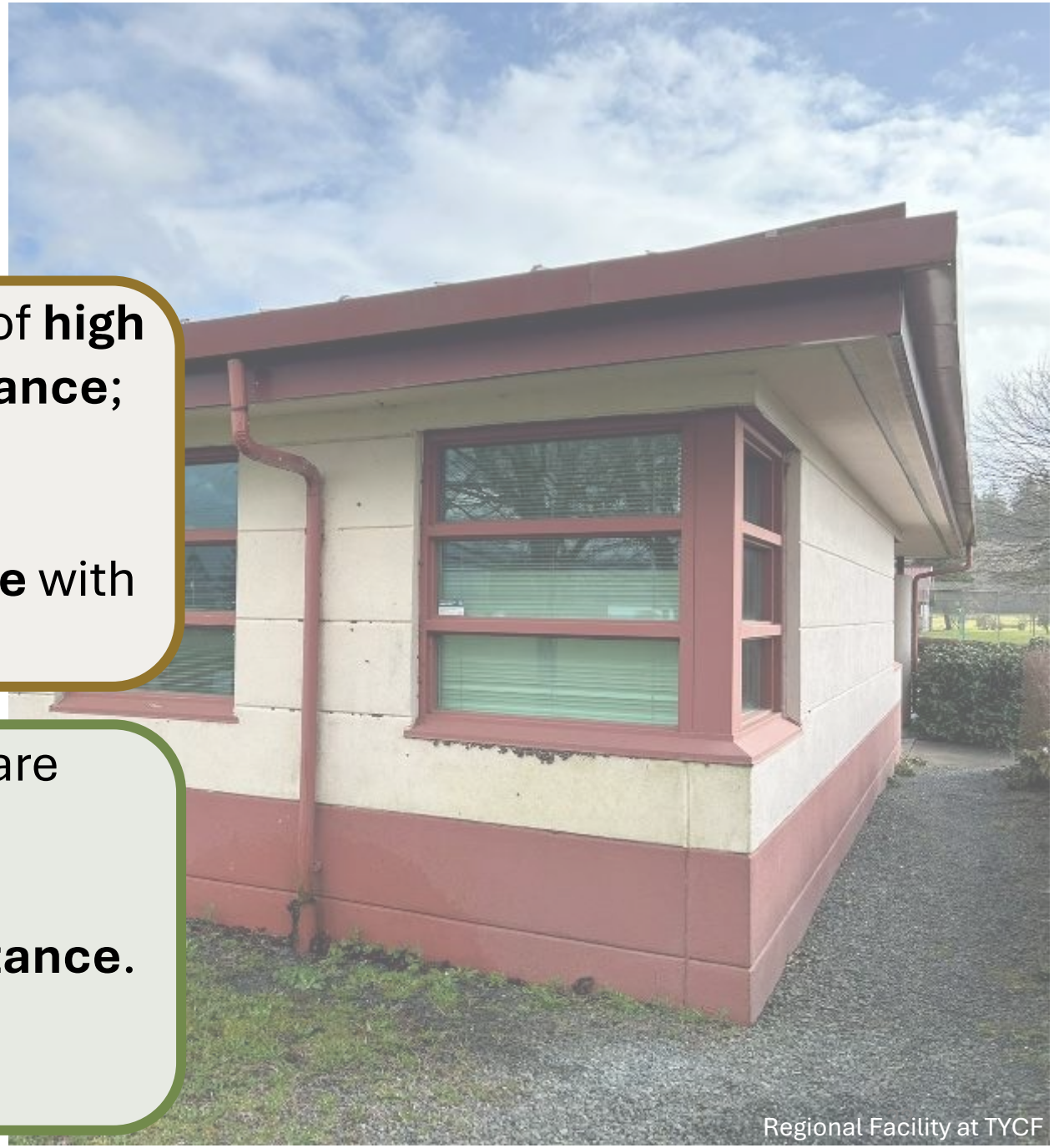
72% of buildings within OYA are unlikely to meet the benchmark standard for seismic risk.

Note: The assumed life safety threshold is consistent with the ASCE 41 Basic Performance Objective for Existing Buildings (BPOE) for the assumed Risk Category.
Risk Category II corresponds to a Life Safety level of structural performance based on ASCE 41.
Risk Category III corresponds to a Damage Control level of structural performance based on ASCE 41.

Seismic

Priority 1: Buildings and building parts of **high seismic vulnerability and high importance**; the most urgent candidates for seismic intervention, combining a significant likelihood of **poor seismic performance** with **high operational significance**.

Priority 2: Buildings and building parts are **either high seismic vulnerability with moderate importance, or moderate seismic vulnerability with high importance**. These building parts warrant near-term consideration

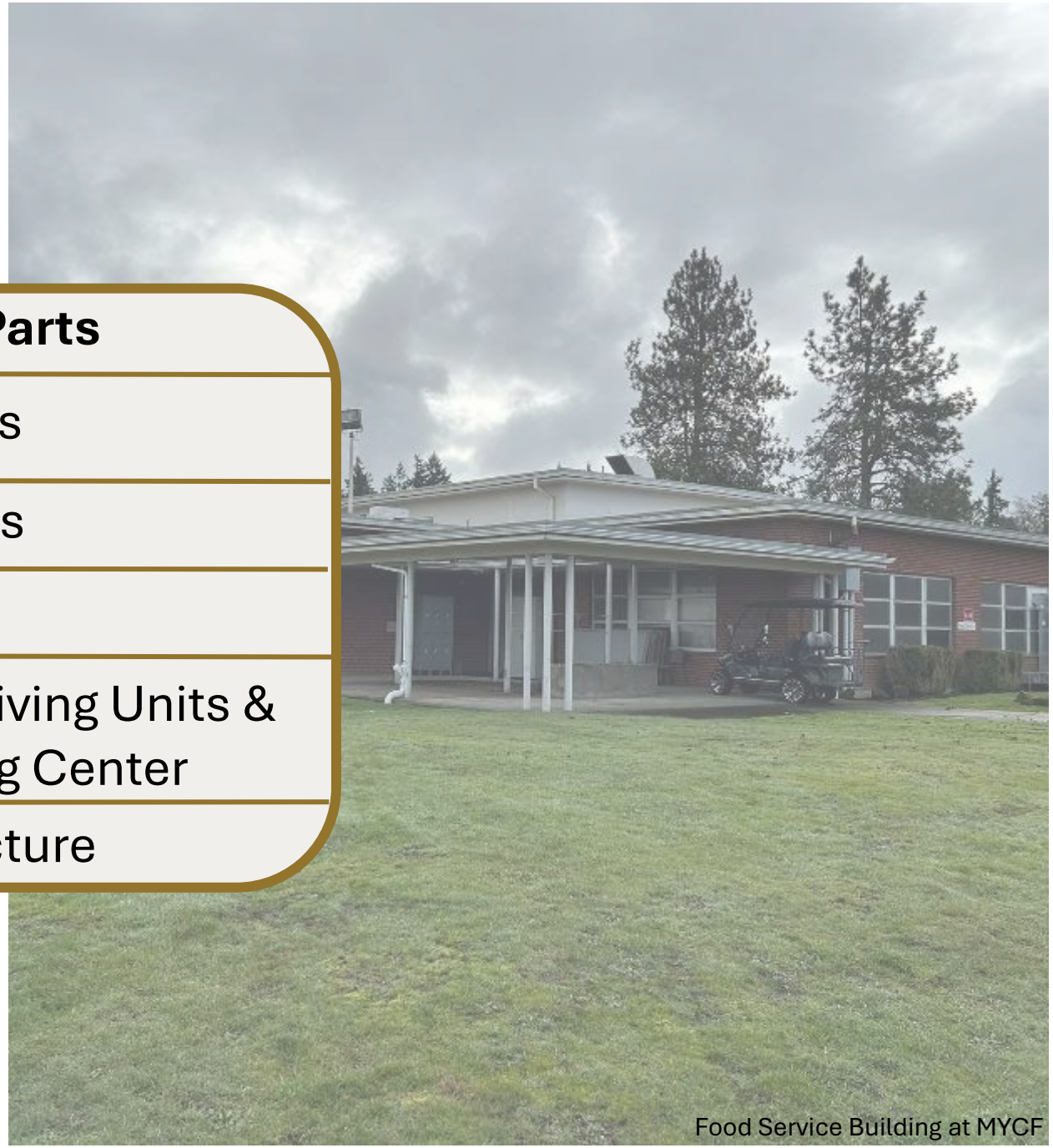


Regional Facility at TYCF

Seismic

Priority 1 Buildings/Building Parts
MYCF: Jasper (McBride) Living Units
MYCF: Granite (Dunbar) Living Units
MYCF: IU (CIU) Living Units
MYCF: Geer Compound: Original Living Units & Clinic & Intake & Vocational Training Center
MYCF: Food Service: Original Structure

! Indicates buildings that cannot be retrofitted cost-effectively and are outlined to be repurposed, replaced, renovated, or surplussed as part of the 10-Year Facility Plan

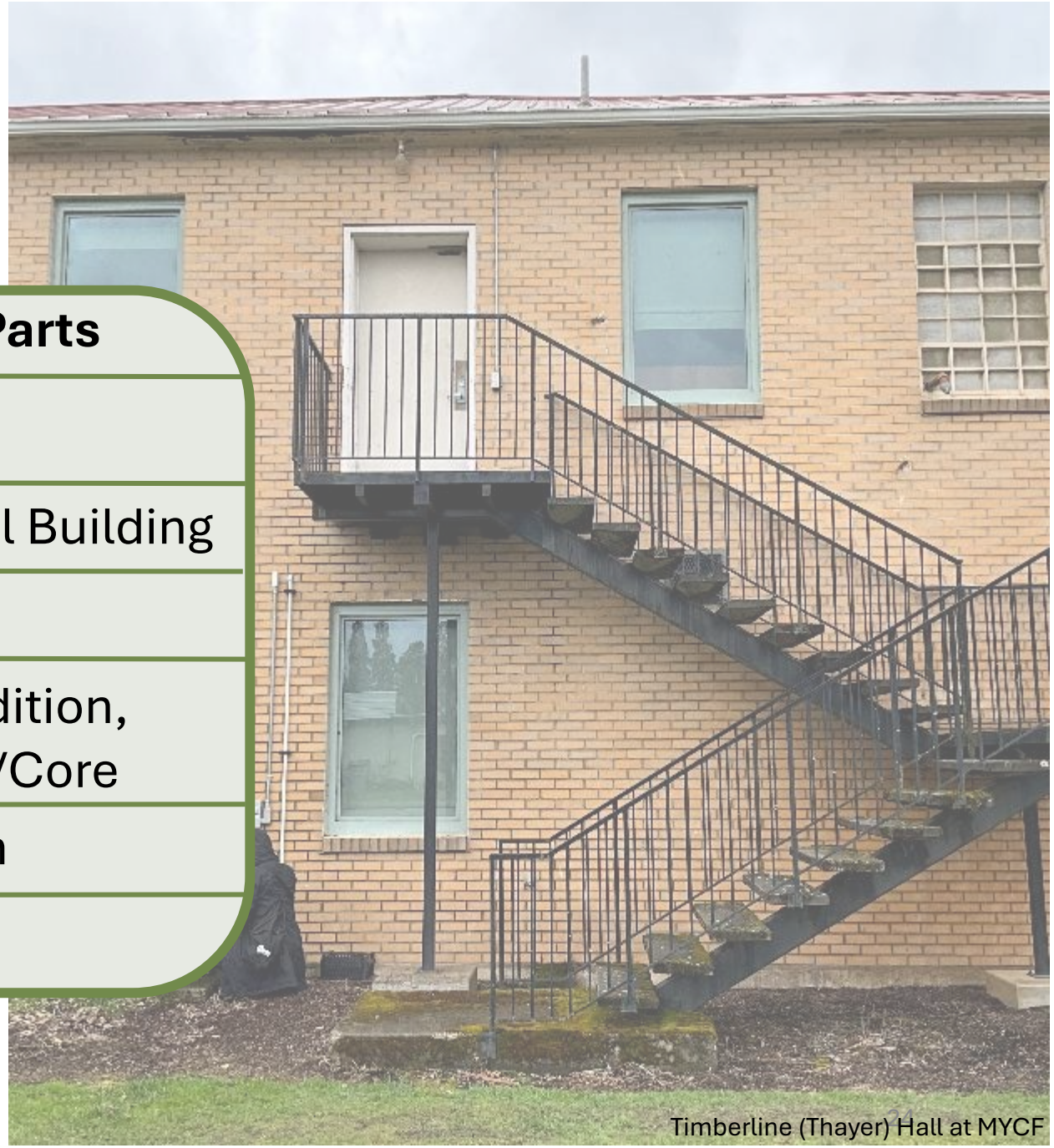


Food Service Building at MYCF

Seismic

Priority 2 Buildings/Building Parts
MYCF: Moody Shop
! **MYCF:** Lord School: Original School Building
MYCF: Warehouse
! **MYCF:** Geer Compound: Clinic Addition, Gym/Auditorium, & Kitchen/Dining/Core
! **MYCF:** Food Service: 1966 Addition
MYCF: Timberline (Thayer) Hall

! Indicates buildings that cannot be retrofitted cost-effectively and are outlined to be repurposed, replaced, renovated, or surplussed as part of the 10-Year Facility Plan



Timberline (Thayer) Hall at MYCF

Seismic

Priority 2 Buildings/Building Parts (Continued)
MYCF: Maintenance Shop & Laundry: Shop Addition, Original Boiler, Southeast Addition, & Electrical + Reception & Offices
MYCF: Valley (Pennoyer) Gym & Visitation Center: Locker Room Addition & Pool Enclosure/ Visitor Center
MYCF: Dairy Barn - Farm
MYCF: Auto Shop
MYCF: Hog Barn - Farm
MYCF: Open Garage/Machine Shed - Farm

Indicates buildings that cannot be retrofitted cost-effectively and are outlined to be repurposed, replaced, renovated, or surplussed as part of the 10-Year Facility Plan

Seismic

Priority 2 Buildings/Building Parts (Continued)

MYCF: Maintenance Shop & Laundry: Shop Addition, Original Boiler, Southeast Addition, & Electrical + Reception & Offices

MYCF: Valley (Pennoyer) Gym & Visitation Center: Locker Room Addition & Pool Enclosure/ Visitor Center

MYCF: Dairy Barn - Farm

MYCF: Auto Shop

MYCF: Hog Barn - Farm

MYCF: Open Garage/Machine Shed - Farm

OCYCF: Regional Facility – Oak Creek: Housing Unit: Aspen, Birch, & Cedar

TYCF: Regional Facility – Tillamook: Existing Building

Indicates buildings that cannot be retrofitted cost-effectively and are outlined to be repurposed, replaced, renovated, or surplussed as part of the 10-Year Facility Plan

Plan Cost Summary by Type & Priority

Priority 1: Deferred Maintenance and Life Safety	**$49.1M**
Priority 2 & 3: Capital Renewal	**$135.3M**
Priority 4: Seismic and Risk	**$74.6M**
Priority 5: Modernization (Net)	**$ 55.2M**
Total	**$314.2M**

Major Projects

Project	Square Footage	Design Implementation		Construction	
		Biennium	Est. Cost (2026 Dollars)	Biennium	Est. Cost (Escalated Dollars)
MYCF - New School	20,085 SF	2029-2031	$6,800,000	2029-2031	$40,800,000
MYCF - Demo (E) School	20,430 SF	2031-2033	$358,896	-	-
MYCF - New Arrival Center	13,422 SF	2029-2031	$4,000,000	2029-2031	$24,300,000
MYCF – Demo (E) Gatehouse	792 SF	2031-2033	$22,837	-	-
MYCF - Site Wide Lighting	347,198 SF	2033-2035	$278,010	2033-2035	$1,800,000
MYCF - Food Service	13,000 SF	2033-2035	$4,300,000	2033-2035	$20,500,000
MYCF – Demo (E) Food Service	13,849 SF	2035-2037	$228,372	-	-



Concept Image for Future MacLaren Arrival Center



Concept Image for Future MacLaren Arrival Center

Major Projects

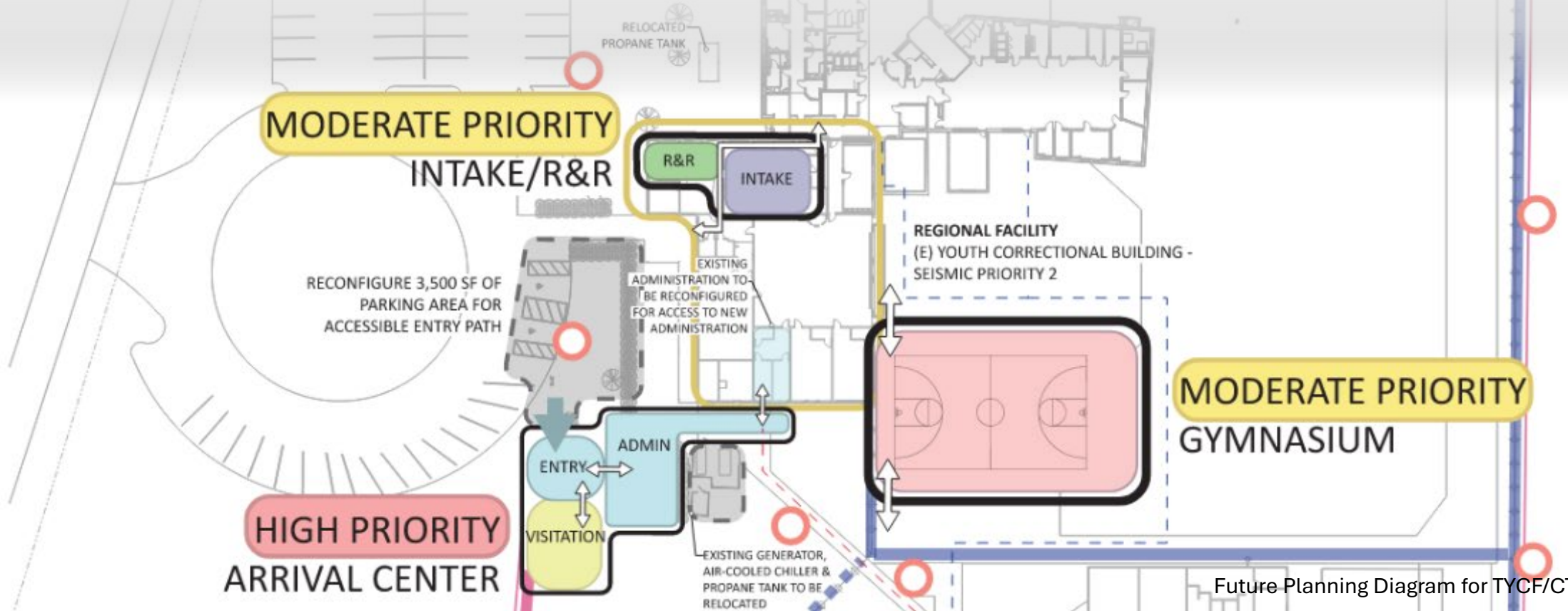
Project	Square Footage	Design Implementation		Construction	
		Biennium	Est. Cost (2026 Dollars)	Biennium	Est. Cost (Escalated Dollars)
OCYCF - New School	13,740 SF	2027-2029	$4,600,000	2029-2031	$26,500,000



Concept Image for Future School at Oak Creek

Major Projects

Project	Square Footage	Design Implementation		Construction	
		Biennium	Est. Cost (2026 Dollars)	Biennium	Est. Cost (Escalated Dollars)
TYCF – Arrival Center	3,050 SF	2035-2037	$1,100,000	2035-2037	$8,500,000
EOYCF - Living Unit Renovation	12,191 SF	2031-2033	$2,000,000	2031-2033	$12,500,000



Future Planning Diagram for TYCF/CTYTF

Andre Billingsley

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Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Oregon Youth Authority	Priority (Agency #):		Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	CCTV and Access Control Sustainment	$ 2,500,000	5/16/2026	1 July, 2027	
		GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	Statewide - All OYA Locations	625,000	N/A	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	$ 2,500,000			

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

The camera and access control systems are foundational to maintaining safety, security, and accountability across our facilities, and they are essential for meeting Prison Rape Elimination Act (PREA) mandates. These systems serve as a deterrent to misconduct, provide reliable forensic evidence when incidents occur or are alleged, and protect both youth and staff from harm and false accusations.

High quality, retrievable, tamper proof video is not optional—it's a legal and operational requirement. When events occur, video evidence is often the determining factor in criminal investigations, civil litigation defense, and PREA compliance reviews. The current 30 day retention standard demands that our system remain fully functional, reliable, and secure. Any loss, corruption, or inaccessibility of footage places the State at significant legal and financial risk.

Beyond compliance, our camera systems directly support the physical and emotional safety of youth in our care—particularly marginalized youth, including youth of color and LGBTQ+ youth, who can experience higher rates of victimization. Video documentation enables fair and consistent disciplinary interventions, protects youth from abusive behavior, and safeguards staff from unfounded allegations. A trusted, comprehensive surveillance system is central to equitable, trauma informed operations.

Over the past decade, the Security Technologies Program has modernized the original analog infrastructure, growing from roughly 400 cameras to 1,901 high definition digital cameras today, with more than 2,100 projected by 2026. These advancements were delivered through a strategic, phased plan prioritizing PREA critical areas. The team also maintains all access control systems—including servers, switches, PLCs, and workstation technology—that ensure secure movement, prevent escapes, and protect public safety.

However, the core hardware and software supporting both the CCTV and access control systems are now at or approaching end of life. By the 2027–29 biennium, major components will no longer be supported by manufacturers. Without timely replacement, the State faces escalating cybersecurity vulnerabilities. Older, unsupported technology is significantly more susceptible to cyberattacks, ransomware, and data breaches—putting youth video records, secure-door systems, and critical operational infrastructure at risk.

Funding this project is necessary to maintain safety, ensure compliance, protect staff and youth, and preserve the integrity and security of our facilities.

Project Scope and Alternatives Considered

There are no other viable options available to support these systems. For the safety and security youth, staff and the general public electronically controlled doors and state of the art monitoring systems are the key features within Oregon Youth Authority's physical security program.

Outsourcing this work through a private vendor would increase the costs of sustainment and maintenance for two years to ~$6.2 million. This cost would not include network server storage or admin support during outages or during down periods.

ESTIMATED PROJECT COST

DIRECT CONSTRUCTION COSTS		**$**	**% Project Cost**	**$/GSF**
1	Building Cost Estimate	$ 2,500,000		
2	Site Cost Estimate (20 Ft beyond building footprint)			
3	**TOTAL DIRECT CONSTRUCTION COSTS**	$ 2,500,000	0%	$ -
INDIRECT CONSTRUCTION COSTS				
4	Owner Equipment / Furnishings / Special Systems			
5	Construction Related Permits & Fees			
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs			
7	Architectural, Engineering Consultants			
8	Other Design and PM Costs			
9	**TOTAL INDIRECT COSTS**	$ -	0%	$ -
10	**OWNER'S PROJECT CONTINGENCY** insert %			
		$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST	$ 2,500,000	0%	$ -

Project Image/Illustration (optional)

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Oregon Youth Authority	Priority (Agency #):		Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Capital Improvement/Deferred Maintenance	$ 22,200,000	5/16/2026	1 July, 2027	30 June, 2029
		GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	Statewide - All OYA Locations	625,000	N/A	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	$ 22,200,000			

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

OYA has made steady progress in shaping developmentally appropriate, safe, and trauma-informed environments aligned with the Positive Human Development (PHD) model. However, the physical condition of our facilities continues to decline due to long standing underinvestment. OYA's current Facility Condition Index (FCI) is 17 percent—firmly in the "poor" category. Our goal is to reach an FCI of 5 percent or below, classified as "good."

To reach that standard, consistent funding is essential. Over the past four biennia, OYA has received significantly less than the minimum 2 percent capital reinvestment level outlined in SB 1067 (2017). This chronic underfunding has created a compounding maintenance backlog and increased the cost of bringing facilities back to an acceptable, safe condition.

Funding Received Over Last Four Biennia
2019–2021: $0
2021–2023: $6,742,239
2023–2025: $2,750,000
2025–2027: $5,000,000

Despite careful stewardship of limited resources, OYA has absorbed a cumulative shortfall of $14,830,746 below the minimum required funding standard. As a result, essential building systems across our 92 facilities—serving some of Oregon's most vulnerable youth—are aging beyond their safe and reliable life cycles.

To reverse the decline and begin moving our FCI back into the acceptable range, OYA now requires a minimum of 3.1% investment, or $22.2 million in this biennium to address the most urgent life safety and infrastructure risks.

These needs directly affect youth living conditions, staff working environments, operational reliability, legal compliance, and emergency readiness.
Impact of Continued Underfunding
Without adequate DM and CR funding, OYA's FCI will rise above the current 17 percent level, accelerating facility decay. This will lead to:
• increased risk of critical system failures
• higher long term repair and replacement costs
• compromised safety for youth and staff
• reduced compliance with health, safety, and environmental regulations
• erosion of Oregon's public infrastructure investment

Youth in our care, many of whom have experienced trauma, instability, and inequity—depend on safe, functional, and dignified living environments. Continued degradation of our facilities undermines their wellbeing, the credibility of our rehabilitative mission, and the working conditions of the

Project Scope and Alternatives Considered

Without adequate DM and CR funding, OYA's FCI will rise above the current 17 percent level, accelerating facility decay. This will lead to:
• increased risk of critical system failures
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• compromised safety for youth and staff
• reduced compliance with health, safety, and environmental regulations
• erosion of Oregon's public infrastructure investment

Youth in our care, many of whom have experienced trauma, instability, and inequity—depend on safe, functional, and dignified living environments. Continued degradation of our facilities undermines their wellbeing, the credibility of our rehabilitative mission, and the working conditions of the dedicated staff who serve them.

OYA is committed to responsible stewardship, transparent planning, and aligning our built environments with the PHD model and best practices for youth rehabilitation. However, without a renewed and stable investment in deferred maintenance and capital renewal, our facilities cannot meet the standards expected for safety, health, and human development.

ESTIMATED PROJECT COST

	DIRECT CONSTRUCTION COSTS	**$**	**% Project Cost**	**$/GSF**
1	Building Cost Estimate	$ 22,200,000		
2	Site Cost Estimate (20 Ft beyond building footprint)			
3	**TOTAL DIRECT CONSTRUCTION COSTS**	$ 22,200,000	0%	$ -
	INDIRECT CONSTRUCTION COSTS			
4	Owner Equipment / Furnishings / Special Systems			
5	Construction Related Permits & Fees			
6	Other Indirect Construction Costs Including 1% Art, 1.5% Renewable Energy and other state or unique regulatory requirements not in hard costs			
7	Architectural, Engineering Consultants			
8	Other Design and PM Costs			
9	**TOTAL INDIRECT COSTS**	$ -	0%	$ -
10	**OWNER'S PROJECT CONTINGENCY** insert %			
		$	**% Project Cost**	**$/GSF**
	TOTAL PROJECT COST	$ 22,200,000	0%	$ -

Project Image/Illustration (optional)

Major Construction/Acquisition Project Narrative

Note: *Complete a separate form for each project*

Agency:	Oregon Youth Authority	Priority (Agency #):		Schedule	
		Cost Estimate	Cost Est.Date	Start Date	Est. Completion
Project Name:	Lord High School A&E Professional Services	$ 5,000,000	5/16/2026	1 July, 2027	30 June, 2029
		GSF	# Stories	Land Use/Zoning Satisfied	
Address/Location:	Maclaren Youth Correctional Facility	22,430	N/A	Y	N

Funding Source(s): Show the distribution of dollars by funding source for the full project cost.	General Fund	Lottery	Other	Federal
	$ 5,000,000			

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

As OYA continues its work to create environments that support rehabilitation, emotional safety, and Positive Human Development (PHD), the current Lord High School building presents significant barriers to youth success. Designed more than 70 years ago, the facility cannot meet today's educational, developmental, or safety standards.

The 10 Year Strategic Facilities Plan—developed through an in depth review of OYA's mission, vision, and key aspirations—identifies a new Lord High School as essential infrastructure. The existing building no longer supports the level of programming, trauma informed care, or academic engagement that OYA youth need to grow and thrive.

The capital needs of repairing the current school exceed $2.2 million, and its Facility Condition Index (FCI) of 0.14 places the building well into the "poor" range. This rating clearly signals that the facility has reached the end of its lifecycle. The cost of restoring the school's failing systems and critical infrastructure now surpasses the value of the building itself.

The Lord High School was built in 1949, with its last major renovation in 1962. The structure and systems reflect a different era and were not designed for the educational, therapeutic, or developmental needs we now understand to be critical for youth success.

All HVAC equipment—except for rooftop units—has exceeded its expected service life. This compromises indoor air quality, temperature control, and the ability to maintain a stable, healthy learning environment.

The Franklin Adams electrical panel is outdated, non serviceable, and at capacity. It poses a very real risk of critical failure, requiring constant monitoring to prevent overload or electrical hazards.

The single ply TPO roof is failing. Active leaks threaten the outdated electrical system below. Edge sagging, rot, and areas where water ponds create structural risks, including the possibility of localized roof collapse if routine clearing is not maintained.

Project Scope and Alternatives Considered

These conditions are not merely inconvenient—they directly affect safety, learning quality, and the psychological sense of stability that youth need to feel in order to engage, trust, and develop.

Why Replacement—Not Repair—is the Responsible Path Forward

The combination of a high FCI, decades old infrastructure, and multiple systems nearing failure makes replacement the only cost effective and sustainable option. Attempting to repair the building would:

- exceed the value of the structure itself,
- fail to address fundamental design limitations, and
- continue to require significant ongoing maintenance spending without delivering a truly safe, modern, or developmentally appropriate environment.

ESTIMATED PROJECT COST

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

Project Image/Illustration (optional)

Facilities Summary Report
2027-29 Biennium

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

Agency Name Oregon Youth Authority

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

Trama informed safe spaces are key considerations when reviewing facility needs. Spaces throughout our agency must meet both correctional grade levels of security and be conducive to the theraputic needs of children. We measure space/facility demand by population and the needs of the youth in custody.

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

The increasing costs of goods and services are unpredictable and with budget constraints there are fears that some systems may be neglected to ensure that operations can continue even at the most minimal levels.

3. What do you need to meet these challenges?

Sustained support to complete capital improvement projects that would allow for our agency to correct deficiences caused by deffered maintenance which is compounded by aging facilties.

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

2027-29 Biennium

Agency Name: Oregon Youth Authority

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	CI/DM	identified in facility condition a	Portfolio Wide			$22,200,000			$22,200,000
2027-29	2	CCTV		Portfolio Wide		$2,500,000				$2,500,000
2027-29	3	Lord High School	Design	22,318			$5,000,000			$5,000,000
2027-29	4	Demo 3 MYCF Buildings	Construction	33,470		$2,000,000				
2029-31	5	Oak Creek VocED School	Construction	11,270			$15,000,000			$15,000,000
2029-31	6	Lord High School	Construction	22,318			$20,000,000			$20,000,000
2029-31	7	MYCF Arrival Center	Design	49,000			$6,000,000			$6,000,000
2029-31	8	Camp Florence Expansion	Design	9,184			$1,000,000			$1,000,000
2029-31	9	Rogue Valley Dorm Reno	Construction	3,218			$8,000,000			$8,000,000
2029-31	10	Tillamook New Gym	Design	12,350			$500,000			$500,000
2031-33	11	EOYCF Living Unit Reno	Design	12,191			$5,000,000			$5,000,000
2031-33	12	MYCF Arrival Center	Construction	49,000			$22,000,000			$22,000,000
2031-33	13	MYCF Site Wide Lighting	Design	347,198			$500,000			$500,000
2031-33	14	MYCF Food Service	Design	13,000			$2,000,000			$2,000,000
2031-33	15	EOYCF New School	Design	7,835			$4,000,000			$4,000,000
2033-35	16	MYCF Site Wide Lighting	Construction	347,198			$3,000,000			$3,000,000
2033-35	17	EOYCF Living Unit Reno	Construction	12,191			$17,000,000			$17,000,000
2033-35	18	MYCF Food Service	Construction	13,000			$21,000,000			$21,000,000
2033-35	19	TYCF Arrival Center Center	Design	1,600			$1,000,000			$1,000,000
2035-37	24	TYCF Arrival Center Center	Construction	1,600			$8,000,000			

		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
										$0

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

Biennium										
2027-29										$0
2027-29										$0
2027-29										$0
2029-31										$0
2029-31										
2029-31										
2031-33										$0
2031-33										$0
2031-33										$0
2033-35										
2033-35										
2033-35		Facility Name	Description							
2035-37										

Planned Disposal of Owned Facility

Biennium			
	2027-29	MYCF Hog Barn	Hazardous - remove building
	2027-29	MYCF Potatoe Shed	Hazardous - remove building
	2027-29	MYCF Silos	Hazardous - remove building
	2027-29	MYCF Geer (IU)	Hazardous - remove building
	2033-35	MYCF Food Sevice	New building project
		Total Legislatively Approved Budget (LAB) Position Count	

Definitions: Rentable SF per BOMA

Position **1** Usable Square Feet per BOMA

RSF **2** Total Operations and

USF **3**

O&M **4**

Facilities Summary Report

2027-29 Biennium

Agency Name: **Oregon Youth Authority**

Owned Facilities Over $1 million	**FY 2025 DATA**			
Number of Facilities	42			
Current Replacement Value $ (CRV)	$ 398,449,001	Source	FCA	Risk or FCA
Gross Square Feet (GSF)	*515,091*			
Usable Square Feet (USF)	*N/A*	*Estimate/Actual*	*N/A*	% USF/GSF
Occupants Position Count (PC)	407	**USF/PC**	**1240**	

Owned Facilities Under $1 million	
Number of Facilities	50
CRV	$ 23,472,875
GSF	135,413

Leased Facilities				
Total Rentable SF	*59,622*			
Biennual Lease Cost	$ 2,722,539			
Additional Costs for Lease Properties (O&M)	0			
Usable Square Feet (USF)	*38,754*	*Estimate/Actual*	*65%*	% RSF/GSF
Occupants Position Count (PC)	283	**USF/PC**	**137**	

Definitions

CRV Current Replacement Value Reported to Risk ***or Calculated Replacment Value***

RSF Rentable SF per BOMA definition. The total usable area plus a pro-rated allocation of the

USF Usable Square Feet per BOMA definition. Area of a floor occupiable by a tenant where
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

Facilities Operations and Maintenance and Deferred Maintenance Report

2027-29 Biennium

Agency Name: Oregon Youth Authority

Facilities Operations and Maintenance (O&M) Budget	2023-25 Actual	2025-27 LAB	2027-29 Budgeted	2029-31 Projected
Personal Service (Maintenance)	$ 7,846,261.43	$ 8,979,502.00	$ 9,358,529.00	$ 9,966,833.39
Services & Supplies (Maintenance)	$ 3,312,048.88	$ 2,065,380.00	$ 2,191,045.00	$ 3,527,332.06
O&M $/GSF (Maintenance)			$ 17.75	
Personal Service (Utilties & Janitorial)	$ -	$ -	$ -	$ -
Services & Supplies (Utilties & Janitorial)	$ 3,208,581.15	$ 3,620,044.00	$ 3,950,370.00	$ 4,243,093.81
O&M $/GSF (Utilities & Janitorial)			$ 6.07	

	General Fund	Lottery Fund	Other Funds	Federal Funds
O&M Estimated Fund Split %	100	0	0	0

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	$ 66,001,534	$ 49,000,000	$ 5,000,000	$ 22,200,000
priority 4 - Seismic & Natural Hazard	$ -	$ 74,600,000	$ -	$ -
Priority 5 - Moderization	$ -	$ 27,000,000	$ -	$ -
Total Priority Need	$ 66,001,534.00	$ 150,600,000.00	$ 5,000,000.00	$ 22,200,000.00
Facility Condition Index (Need/CRV)	15.64%	35.69%	1.19%	5.26%

Assets Over $1M CRV $ 421,921,876.00

Process/Software for routine maintenance (O&M)	GF LAB funding
Process/Software for deferred maintenance/renewal	Capital/GF LAB Funding
Process for funding facilities maintenance	GF LAB funding

2026-2028Agency Facility Plan

State of Oregon
Department of Administrative Services (DAS)

Report Date: Jul 22, 2026

					Current				10 Year			
Property	Building	CRV	GSF	Age (yrs)	FCI	Condition	Priority 1 Costs	Total Costs	FCI	Condition	Priority 1 Costs	Total Costs
OYA - MacLaren	Geer Compound	$27,412,393	46,948	72	17.2%	POOR	$3,498,320	$4,722,634	30.4%	POOR	$3,893,056	$8,325,978
OYA - Rogue Valley	Regional Facility - Rogue Valley	$25,268,805	45,499	28	29.7%	POOR	$2,390,388	$7,511,216	43.3%	POOR	$2,412,102	$10,933,630
OYA - Oak Creek	Regional Facility - Oak Creek	$25,109,554	44,308	28	22.1%	POOR	$2,600,700	$5,551,392	33.7%	POOR	$3,342,434	$8,461,578
Eastern Oregon	Regional Facility - Eastern Oregon	$17,438,229	31,489	28	77.1%	VERY POOR	$4,988,916	$13,442,898	92.5%	VERY POOR	$4,988,916	$16,138,662
River Bend	Regional Facility - River Bend	$14,684,797	16,059	25	14.8%	POOR	$1,187,440	$2,176,140	23.9%	POOR	$1,955,540	$3,511,448
OYA - MacLaren	Maintenance Shop & Laundry	$13,968,667	28,484	100	29.0%	POOR	$1,834,578	$4,052,542	32.3%	POOR	$1,834,578	$4,507,468
OYA - MacLaren	Whiteaker Administration	$11,689,836	22,433	101	28.5%	POOR	$3,185,104	$3,337,032	41.0%	POOR	$3,509,764	$4,788,064
OYA - MacLaren	Valley (Pennoyer) Gym & Visitation Center	$11,299,532	21,684	77	4.1%	GOOD	$276,580	$467,552	12.5%	POOR	$708,830	$1,407,362
OYA - Rogue Valley	New Bridge High School	$10,654,657	13,740	8	8.2%	FAIR	$469,296	$873,282	20.7%	POOR	$469,296	$2,209,282
OYA - MacLaren	Site Systems - Maclaren	$9,846,919			14.3%	POOR	$51,720	$1,411,566	39.7%	POOR	$51,720	$3,913,588
Tillamook	Regional Facility - Tillamook	$9,814,397	15,695	29	33.3%	POOR	$437,460	$3,266,348	43.1%	POOR	$437,460	$4,231,672
OYA - MacLaren	IU (CIU)	$9,179,796	11,316	78	18.6%	POOR	$1,252,016	$1,707,788	29.1%	POOR	$1,604,764	$2,671,288
OYA - MacLaren	Lord School	$8,634,477	20,430	77	35.6%	POOR	$2,500,924	$3,070,858	71.2%	VERY POOR	$2,500,924	$6,146,562
OYA - MacLaren	Food Service	$7,212,545	13,841	65	19.2%	POOR	$1,057,100	$1,386,454	40.7%	POOR	$1,057,100	$2,935,934
OYA - MacLaren	Warehouse	$6,982,323	14,888	69	13.8%	POOR	$58,280	$962,716	20.2%	POOR	$58,280	$1,409,186
OYA - Oak Creek	Jackie Winters Transitional Program (Young Women's Transitional Facility)	$6,729,789	7,876	16	21.0%	POOR	$76,180	$1,410,694	167.2%	VERY POOR	$76,180	$11,253,636
OYA - MacLaren	Moody Shop	$5,745,128	11,025	78	21.9%	POOR	$919,420	$1,257,074	24.6%	POOR	$919,420	$1,412,454
OYA - MacLaren	Pacific Cottage	$4,911,073	6,450	9	2.9%	GOOD	$128,576	$143,406	9.4%	FAIR	$128,576	$460,206
OYA - MacLaren	Maple Cottage	$4,911,072	6,450	9	2.9%	GOOD	$128,576	$143,406	9.4%	FAIR	$128,576	$460,206
OYA - MacLaren	Noble Cottage	$4,911,072	6,450	9	3.3%	GOOD	$147,656	$162,486	9.4%	FAIR	$147,656	$460,266
OYA - MacLaren	Oak Cottage	$4,911,072	6,450	9	2.9%	GOOD	$131,766	$143,406	9.4%	FAIR	$131,766	$460,206
OYA - MacLaren	Rockaway Cottage	$4,911,072	6,450	9	2.9%	GOOD	$131,766	$143,406	9.4%	FAIR	$131,766	$460,206
OYA - MacLaren	Summit Cottage	$4,911,072	6,450	9	2.9%	GOOD	$128,576	$143,406	9.4%	FAIR	$128,576	$460,206
OYA - Camp Tillamook	Camp Tillamook	$4,903,759	7,842	57	10.2%	POOR	$122,880	$501,326	15.8%	POOR	$122,880	$773,316
OYA - MacLaren	Timberline (Thayer) Hall	$4,731,588	9,080	77	13.2%	POOR	$481,982	$625,638	21.1%	POOR	$481,982	$999,906
OYA - Camp Florence	Camp Florence	$4,337,480	7,567	61	23.3%	POOR	$716,268	$1,012,222	38.1%	POOR	$719,486	$1,654,682
OYA - MacLaren	SITP Gymnasium (Benson)	$3,395,488	7,240	52	12.8%	POOR	$355,980	$433,888	22.6%	POOR	$477,034	$766,190
OYA - MacLaren	Dunes (McKay) Cottage	$3,027,197	6,136	66	0.3%	GOOD	$9,160	$9,160	5.4%	FAIR	$9,160	$163,720
OYA - MacLaren	Boulder (Holmes) Cottage	$3,023,841	6,136	66	0.8%	GOOD	$24,420	$24,420	5.9%	FAIR	$24,420	$178,980
OYA - MacLaren	Fossil (Hall) Cottage	$3,023,841	6,136	66	0.3%	GOOD	$9,160	$9,160	5.4%	FAIR	$9,160	$163,720
OYA - MacLaren	Haystack (Kincaid) Cottage	$3,023,841	6,136	62	0.3%	GOOD	$9,160	$9,160	5.4%	FAIR	$9,160	$163,720
OYA - MacLaren	Lake (Grover) Cottage	$3,023,841	6,136	63	5.7%	FAIR	$172,680	$172,680	23.9%	POOR	$172,680	$721,400
OYA - MacLaren	Granite (Dunbar) Cottage	$3,019,450	6,136	60	30.9%	POOR	$842,764	$934,102	35.8%	POOR	$931,568	$1,081,520
OYA - MacLaren	Crater (Smith) Cottage	$3,016,997	6,136	66	0.8%	GOOD	$24,420	$24,420	5.9%	FAIR	$24,420	$178,980
OYA - MacLaren	Jasper (McBride) Cottage	$2,994,266	6,136	61	32.2%	POOR	$842,764	$963,604	36.8%	POOR	$931,568	$1,102,702
River Bend	Camp Hilgard	$2,984,346	8,221	47	105.7%	VERY POOR	$919,048	$3,155,660	140.7%	VERY POOR	$919,048	$4,199,778
Tillamook	Trask High School	$2,954,637	5,150	16	12.2%	POOR	$223,680	$360,682	18.0%	POOR	$223,680	$532,886
OYA - MacLaren	Lattice Building	$2,705,156	6,000	24	13.7%	POOR	$112,352	$370,280	18.7%	POOR	$112,352	$505,846
Tillamook	Rec Building	$2,532,546	5,400	26	14.4%	POOR	$365,420	$365,420	31.5%	POOR	$365,420	$798,136
OYA - Oak Creek	Parole Modular	$1,328,680	2,656	26	5.6%	FAIR	$73,800	$73,800	13.1%	POOR	$73,800	$173,980

2026-2028Agency Facility Plan

State of Oregon
Department of Administrative Services (DAS)

Report Date: Jul 22, 2026

					Current				10 Year			
Property	Building	CRV	GSF	Age (yrs)	FCI	Condition	Priority 1 Costs	Total Costs	FCI	Condition	Priority 1 Costs	Total Costs
OYA - MacLaren	Project Pooch Building	$1,059,897	2,432	29	10.4%	POOR	$16,920	$110,072	45.3%	POOR	$16,920	$479,670
OYA - MacLaren	Project Pooch Agility Center	$956,218	3,670	29	13.4%	POOR	$24,740	$127,774	26.0%	POOR	$24,740	$248,874
OYA - MacLaren	Dairy Barn - Farm	$863,489	12,777	75	120.1%	VERY POOR	$1,036,840	$1,036,840	120.1%	VERY POOR	$1,036,840	$1,036,840
OYA - Camp Tillamook	Camp Tillamook - Pole Barn	$792,404	2,304	26	179.1%	VERY POOR	$1,220	$1,419,508	183.6%	VERY POOR	$1,220	$1,454,948
OYA - Camp Tillamook	Camp Tillamook - Greenhouse	$720,369	2,880	51	1.8%	GOOD		$13,206	1.8%	GOOD		$13,206
OYA - Camp Florence	Shop/Exercise	$705,361	1,692	61	5.8%	FAIR	$40,960	$40,960	70.0%	VERY POOR	$40,960	$493,764
OYA - MacLaren	Pump Houses 1 & 2 - Farm BUILDING NO LONGER EXISTS - REMOVE FROM TRIRIGA	$617,472	2,783	100	1.6%	GOOD		$9,630	2.2%	GOOD		$13,874
River Bend	Barn/Garden Shed	$606,045	3,200	27	1.8%	GOOD		$10,998	14.7%	POOR		$88,942
OYA - MacLaren	Gatehouse	$604,269	792	27	3.8%	GOOD	$11,440	$22,878	44.9%	POOR	$34,320	$271,278
OYA - MacLaren	Auto Shop	$603,546	2,000	63	30.9%	POOR	$134,480	$186,498	51.9%	POOR	$134,480	$313,116
OYA - MacLaren	Water Treatment Plant - Farm	$601,605	710	16	10.5%	POOR	$5,140	$62,950	36.6%	POOR	$5,140	$220,048
River Bend	Vocational Education Shop	$535,160	1,800	47	135.7%	VERY POOR	$12,600	$726,334	170.9%	VERY POOR	$12,600	$914,772
OYA - MacLaren	Pump House 1 - Farm	$484,623	970	100	18.2%	POOR	$77,220	$88,238	21.9%	POOR	$77,220	$106,310
OYA - Camp Tillamook	Camp Tillamook - Storage	$376,443	1,000	62	4.1%	GOOD	$8,540	$15,570	29.7%	POOR	$8,540	$111,954
OYA - Oak Creek	Pole Building - Storage	$371,065	989	25	11.4%	POOR		$42,172	11.4%	POOR		$42,172
Linn	Linn County Juvenile Detention Center	$358,826	2,656	29	52.9%	POOR	$189,980	$189,980	89.7%	VERY POOR	$189,980	$321,940
River Bend	Maintenance Shop - River Bend	$303,256	1,020	19	15.5%	POOR	$14,220	$47,136	27.9%	POOR	$14,220	$84,648
OYA - MacLaren	Hog Barn - Farm	$280,892	4,120	74	218.8%	VERY POOR	$614,640	$614,640	218.8%	VERY POOR	$614,640	$614,640
River Bend	Sewage Lagoons And Lift Stations	$274,314	44,442	27	40.0%	POOR		$109,654	92.5%	VERY POOR		$253,614
OYA - MacLaren	Open Garage/Machine Shed - Farm	$207,982	3,770	62								
OYA - Camp Tillamook	Site Systems - Camp Tillamook	$196,938										
OYA - Oak Creek	Site Systems - Oak Creek	$196,938			126.1%	VERY POOR		$248,402	190.6%	VERY POOR		$375,348
OYA - Rogue Valley	Site Systems - Rogue Valley	$196,938			136.8%	VERY POOR		$269,442	451.0%	VERY POOR		$888,252
River Bend	Food Service Storage	$196,670	768	25	67.3%	VERY POOR	$4,440	$132,334	81.1%	VERY POOR	$4,440	$159,574
OYA - MacLaren	Paint Shop 15x30	$169,337	450	99	47.3%	POOR	$43,940	$80,078	86.1%	VERY POOR	$43,940	$145,862
OYA - Camp Florence	244783	$164,115			8.4%	FAIR		$13,846	76.4%	VERY POOR		$125,358
Eastern Oregon	Site Systems - Eern Oregon	$164,115			18.4%	POOR		$30,184	18.4%	POOR		$30,184
Linn	Site Systems - Linn	$164,115							52.5%	POOR		$86,184
River Bend	Site Systems - River Bend	$164,115			11.2%	POOR		$18,412	11.2%	POOR		$18,412
Tillamook	Site Systems - Tillamook	$164,115			11.2%	POOR		$18,360	29.0%	POOR		$47,620
River Bend	Riverbend - Greenhouse	$159,708	5,999	27	7.8%	FAIR		$12,508	91.3%	VERY POOR		$145,804
OYA - MacLaren	Greenhouse School	$156,705	3,840	51	136.5%	VERY POOR	$190,620	$213,970	136.5%	VERY POOR	$190,620	$213,970
OYA - MacLaren	Potato Shed (Quonset) - Farm	$154,203	5,640	74	797.5%	VERY POOR	$1,229,820	$1,229,820	797.5%	VERY POOR	$1,229,820	$1,229,820
OYA - MacLaren	Maclaren - Greenhouse	$130,902	1,600	29	19.7%	POOR		$25,754	19.7%	POOR		$25,754
OYA - MacLaren	Pump House 2	$112,558	225	100	40.6%	POOR	$38,620	$45,690	47.0%	POOR	$38,620	$52,868
OYA - MacLaren	Root House - Farm	$101,263	2,080	94	188.8%	VERY POOR	$191,220	$191,220	188.8%	VERY POOR	$191,220	$191,220
River Bend	Fire Pump House	$83,940	320	26	11.5%	POOR	$7,060	$9,646	256.4%	VERY POOR	$7,060	$215,214
OYA - Camp Florence	Pump House	$68,452	178	61					61.2%	VERY POOR		$41,874
OYA - Rogue Valley	Maintenance / Storage	$65,886	864	24	79.8%	VERY POOR		$52,584	277.8%	VERY POOR		$183,034
OYA - MacLaren	Maclaren - Storage-Lattice 30X20 BUILDING NO LONGER EXISTS - REMOVE FROM TRIRIGA	$50,835	600	47								

2026-2028Agency Facility Plan

State of Oregon
Department of Administrative Services (DAS)

Report Date: Jul 22, 2026

					Current				10 Year			
Property	Building	CRV	GSF	Age (yrs)	FCI	Condition	Priority 1 Costs	Total Costs	FCI	Condition	Priority 1 Costs	Total Costs
OYA - MacLaren	Maclaren - Bowerman Hall BUILDING NO LONGER EXISTS - REMOVE FROM TRIRIGA	$44,016	15,348	100								
OYA - MacLaren	Sewage Lift Station - Farm	$41,688	80	10								
OYA - Camp Florence	Camp Florence - North Storage	$34,132	131	23	10.5%	POOR		$3,574	10.5%	POOR		$3,574
OYA - Camp Florence	Camp Florence - South Storage	$34,132	131	23	10.5%	POOR		$3,574	10.5%	POOR		$3,574
OYA - MacLaren	Dunes (McKay) Storage Shed	$33,890	400	27								
OYA - Oak Creek	Oak Creek - Storage	$30,164	400	25	43.0%	POOR	$2,120	$12,960	82.7%	VERY POOR	$2,120	$24,960
OYA - Oak Creek	Oak Creek - Greenhouse	$18,639	1,479	26	48.8%	POOR		$9,096	368.4%	VERY POOR		$68,662
OYA - Camp Florence	Camp Florence - Gazebo	$14,070	270	28								
OYA - MacLaren	Warehouse Storage Shed	$12,200	120	27								
OYA - MacLaren	Fossil (Hall) Storage Shed	$11,183	120	27								
OYA - MacLaren	Boulder (Holmes) Storage Shed	$10,167	120	27								
OYA - MacLaren	Crater Storage Shed	$10,167	120	27								
OYA - MacLaren	Haystack (Kincaid) Storage Shed	$10,167	120	27								
OYA - MacLaren	Kincaid Cottage Storage Shed BUILDING NO LONGER EXISTS - REMOVE FROM TRIRIGA	$10,167	120	27								
OYA - MacLaren	Site 3115 BUILDING NO LONGER EXISTS - REMOVE FROM TRIRIGA	$0										
OYA - Oak Creek	Enrichment Center											$321,100
OYA - Camp Tillamook	Maintenance Building											
OYA - Oak Creek	Probation / Parole Facility											
Eastern Oregon	Vocational Education/Auto Shop											$26,340
OYA - Camp Tillamook	Welding Shop											
		$319,665,098	650,189		23.2%		$36,784,056	$74,029,816	38.4%		$40,144,758	$122,887,722

Oregon
Tina Kotek, Governor

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

MEMORANDUM

DATE: August 18, 2026

TO: Andre Billingsley, Facility Manager, Oregon Youth Authority

FROM: Daniel Christensen, Department of Administrative Services

SUBJECT: Agency Facility Plan Acceptance

The Capital Projects Advisory Board (CPAB/Board) has reviewed the Oregon Youth Authority'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 without comment.

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

Capital Projects Advisory Board

Agency Facility Plan Acceptance

CPAB Meeting Date 08/14/26

Presenting Agency

OYA

Does the board accept the agency facility plan?

Yes

Additional Comments

Question about cost listed in presentation regarding planning numbers - are they accurate?