Oregon
Tina Kotek, Governor

**Public Employees Retirement System**
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MEMORANDUM

To: Bill Foster, Chair
Capital Planning Advisory Board

Cc: Daniel Christensen, Senior Planner and Board Administrator

From: Mario D.S. Graham-Tutt, Central Business Support Manager

Date: 6/2/2026

Subject: Public Employees Retirement System (PERS)
2027-2029 Facilities Plan

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The Oregon Public Employees Retirement System (PERS) is charged with managing the retirement funds of Oregon public sector employees. PERS operates one owned facility in Tigard, the PERS Headquarters Building, which houses most of its operations and serves as a public interface with retirees. PERS is in the process of obtaining a Long-Range Facility Plan to evaluate the PERS Headquarters facility and establish a strategic roadmap for future capital investments, deferred maintenance priorities, facility resiliency improvements, space utilization opportunities, and long-term asset management needs.
The LRFP will support compliance with HB 3409, Executive Order 25-22, and DAS Rightsizing Policy requirements while helping identify and prioritize future facility projects for subsequent biennia.

**2025-27 Facility Stewardship Accomplishments**

- Completed second floor restroom modernization project, including creation of a single occupancy restroom.
- Continued proactive preventive maintenance program for HVAC, life safety, elevators, and critical building systems.
- Replaced and upgraded building security camera infrastructure.
- Advanced planning efforts for a Long Range Facility Plan to guide future investments and compliance initiatives.

During the 2025-27 biennium, PERS continued to adapt facility operations to support a hybrid workforce environment while maintaining efficient utilization of agency space. The agency also began planning efforts to address emerging statewide requirements related to sustainability, facility resiliency, rightsizing, and long-term asset management. These changes have increased the importance of data-driven facility planning and lifecycle investment strategies.

**2027-29 Major Capital Project Requests**

- None

**Portfolio Summary**

- Owned Facilities Over $1M = 1 Building, $49.7M CRV, 60K GSF (ca.1996)
- Owned Facilities Under $1M= None
- Leased Facilities = 5086K RSF @ $2.51 RSF/month

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

- PERS' facility needs continue to be primarily office and administrative in nature, supporting retirement system operations, member services, and agency business functions. As workforce and workplace expectations continue to evolve, PERS is undertaking a Long-Range Facility Plan (LRFP) to evaluate the agency's long-term facility requirements, space utilization, infrastructure needs, and operational support requirements. Space and facility demand are measured through staffing levels, business operations, facility utilization data, and future service delivery needs. The LRFP will provide additional data and recommendations to guide future facility planning decisions.

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

1. Long-Range Facility Planning and Asset Management. Development of a comprehensive Long-Range Facility Plan to evaluate building conditions, infrastructure lifecycle requirements, deferred maintenance priorities, and future capital investment needs to support agency operations.
2. Compliance with State Facility Planning Requirements. Alignment with HB 3409, Executive Order 25-22, DAS Rightsizing Policy, and other statewide facility planning initiatives that require agencies to evaluate facility utilization, efficiency, sustainability, and long-term planning strategies.
3. Building Infrastructure, Resiliency, and Sustainability. Continued stewardship of the PERS Headquarters facility through proactive maintenance, infrastructure renewal planning, resiliency assessments, energy efficiency improvements, and sustainability initiatives that support the agency's long-term operational needs.

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*3. What do you need to meet these challenges?*

- PERS will require consultative expertise and facility planning resources to support development of the Long-Range Facility Plan. The LRFP will provide the agency with a data-driven roadmap for future facility investments, compliance initiatives, deferred maintenance planning, space utilization strategies, and long-term capital improvement priorities. The Capital Planning Advisory Board and Department of Administrative Services will continue to serve as important partners in supporting the agency's facility planning efforts.

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**Metrics: Effective, Efficient, Affordable**

1. Facility Conditions Index (FCI) • Current – 0.3% (Good)

- As Planned – .3% (Good)
- 10-Year –.298% (Good)

2.Space Utilization Measure

- Office Space (PERS HQ) @ 187 USF/PC (175 USF/PC Goal)

3.Operations and Maintenance/GSF

- Current – $40.06/SF
- As Planned – $25.64/SF
- 10-Year – TBD Pending LRFP

# 2027-2029 Agency Facility Plan

Mario Graham-Tutt

06/12/2026

Public Employees Retirement System

# Agency Overview

- Mission

The Public Employees Retirement System (PERS) mission is to serve the people of Oregon by administering public employee benefit trusts to pay the right person the right benefit at the right time.

- Facilities
  - Total Staffed Facilities 2
  - Owned (by PERS Trust) 1 PERS HQ, Tigard
  - Leased 1 (DSL Building Salem (OSGP)

  - HQ Total Gross Square Footage 60,220
  - HQ Current Replacement Value $ 49,737,941
  - Total Major Facilities CRV $ 49,737,941

# Agency Overview

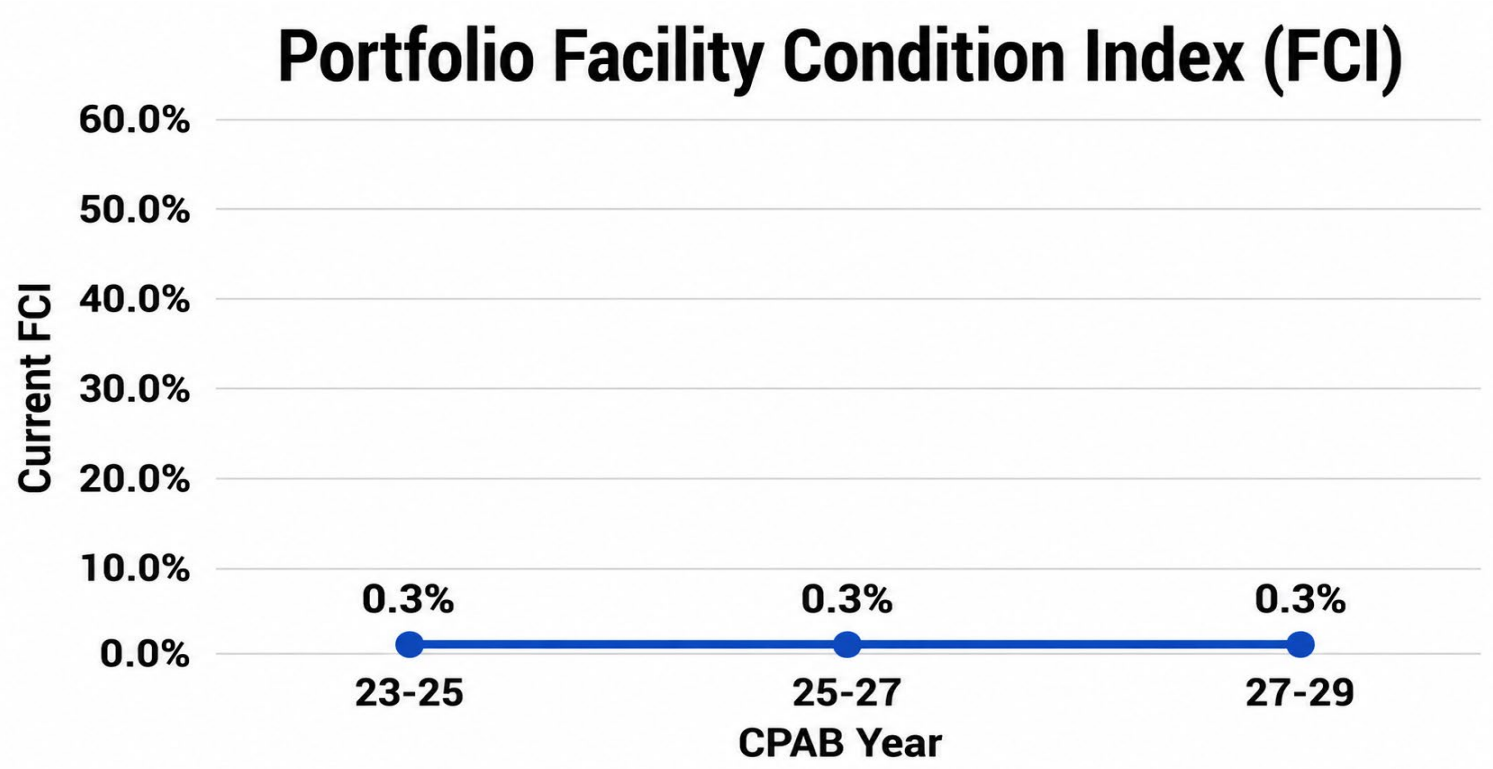
## Facility Summary

| | |
|---|---|
| • Total facilities | 1 |
| • Total current replacement value (CRV) | $49,737,941 |
| • Total gross square footage (GSF) | 60,220 |
| • Total leased facilities | 1 |
| • Total leased square footage (LSF) | 5086 |
| • Total major leases | 1 |

# Agency Overview

## Facility Condition

- Current facility condition index (FCI) 0.3
- Three biennium FCI trend 0.3



# Planning Factors

- Long Range Facility Plan (LRFP)
- Establishing a Long Range Facility Plan (LRFP) to guide future facility investments and capital planning decisions.
- Identifying pathways to compliance with HB 3409 Energy Sustainability requirements.
- Evaluating opportunities to align facility utilization with the DAS Rightsizing Policy.
- Assessing facility needs and future investments supporting Executive Order 22-25 Seismic Resiliency objectives.
- Improving operational efficiency, infrastructure resiliency, sustainability, and long term stewardship of the PERS Headquarters facility.

# Energy

- Current ENERGY STAR® Score: 77 (Baseline: 66).
- Building performance has improved through ongoing facility investments and operational improvements.
- The LRFP will evaluate pathways toward HB 3409 Energy Sustainability compliance.
- Future planning will focus on energy efficiency, sustainability, and responsible stewardship of facility assets.

# Major Project

- No Major projects planned for 27-29

- Long-Range Facility Plan (LRFP) Development
- Deferred Maintenance Prioritization
- Space Utilization & Rightsizing Evaluation
- Building Resiliency & Sustainability Assessment
- Future Capital Improvement Roadmap Development

**Mario Graham-Tutt**

PERS Central Business Support Manager
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Oregon
Tina Kotek, Governor

Department of Administrative Services
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# MEMORANDUM

**DATE:** June 16, 2026

**TO:** Mario Graham-Tutt, CBS Manager, Public Employees Retirement System

**FROM:** Daniel Christensen, Department of Administrative Services

**SUBJECT:** Agency Facility Plan Acceptance

The Capital Projects Advisory Board (CPAB/Board) has reviewed the Public Employees Retirement System's 2027-29 facilities plan in accordance with ORS 276.227. Following your Board presentation on June 12, the Board voted to accept your agency facility plan with the following comments:

- The Board recognizes the agency's excellent stewardship of its headquarters building.
- The Board recommends the agency conduct a seismic survey for the headquarters building.

DAS DEPARTMENT OF ADMINISTRATIVE SERVICES

# Capital Projects Advisory Board

## Agency Facility Plan Acceptance

**CPAB Meeting Date** 06/12/26

### Presenting Agency

Public Employees Retirement System (PERS)

### Does the board accept the agency facility plan?

Yes

### Additional Comments

Not asking for any project money

1984 HQ built, 1994 Cascadia recognized
Encourage conduct seismic survey for HQ building