I. Proposed Real Property Transaction (if the transaction is an acquisition, please include a description of the intended use of the property):

- New property acquisition for the relocation of the Oregon Dept. of Forestry’s (ODF) West Oregon District’s (WOD) Toledo Unit Office Facilities.
- The purpose of this project is to replace the aging ODF Unit Office Facilities Compound located in Toledo. The current ODF facility, built in the late 1930’s and early 1940’s, was originally built on sloped ground that is considered unstable due to geological/seismic risks, and not adequate for long term use due to existing constraints and future programming needs.
- Along with the possibility of slope failure, a narrow one-way access, and increased maintenance costs; this facility has exceeded its useful service life and is in need to be relocated to ensure that the Unit Office is properly positioned to meet current and future mission readiness needs.
- This project was initially part of a larger co-locate project with the Oregon Department of Transportation (ODOT), which planned on combining two of its current maintenance stations located at Rose Lodge and Ona Beach; and relocating them to a more centrally located area that will be outside of the mapped tsunami inundation zone and better positioned strategically. Due to budgeting constraints in 2020, ODOT was not able to commit to this partnership and ceased to continue with this project.
- Key goals of the ODF Toledo Unit Facility Replacement Project are:
  - To replace outdated building infrastructure and systems;
  - To provide a healthy and safe environment for the building’s occupants and users;
  - To meet the modern business needs of the Department;
  - To provide a facility to accommodate future missions and growth within the agency;
  - To provide a geologically sound facility outside the tsunami inundation zone and away from other geological hazards to help provide first responder support to the affected area in the event of a Cascadia Subduction Zone event.

II. Reason for PLAC Review (include what the agency is requesting from the PLAC):

- In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.
- Guidance on the determination of the fair market value, and negotiations with the landowner.

III. Background Information

- See attached ODF Memo.
- See attached ODF Appraisal.
- See attached BOV Appraisal.

IV. Topics for PLAC Consideration.

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<td><strong>V. Staff Comments</strong> <em>(agency comments that are not already included and DAS staff comments):</em></td>
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<td><strong>VI. PLAC Findings</strong> <em>(Summary of Committee findings, to be completed by DAS Staff):</em></td>
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