<table>
<thead>
<tr>
<th>Table of Contents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Status</td>
</tr>
<tr>
<td>Schedule</td>
</tr>
<tr>
<td>Scope</td>
</tr>
<tr>
<td>Budget</td>
</tr>
<tr>
<td>Project Summary</td>
</tr>
<tr>
<td>Resiliency Cost</td>
</tr>
<tr>
<td>Resiliency Strategy</td>
</tr>
<tr>
<td>Planned Tenants</td>
</tr>
<tr>
<td>Parking &amp; Transit</td>
</tr>
<tr>
<td>Needs</td>
</tr>
</tbody>
</table>
North Valley Complex

Project Status

Schedule

Scope

Budget

Project Summary

Resiliency Cost

Resiliency Strategy

Planned Tenants

Parking & Transit

Needs

2020

Today

2021

Submit DR App 50% DD Package

January 25, 2021

Pre-App

July 9, 2020

50% DD Budget Update

January 25, 2021

SOPC

Aug 2020

Site Mobilization

Aug 16, 2021

GMP

Jun 18, 2021

TI - Work Amendment

October 21, 2021

2022

Shell Completion

Feb 18, 2022

TI Completion

November 18, 2022

Tenant Moves Complete

Nov 23, 2023

Shell and Tenant Improvements

Aug 16 - Nov 18

Schematic Design

Aug 10 - Nov 16

Design Development

Nov 16 - Mar 15

CDs/ Bidding/ Permitting

Mar 15 - Oct 30

Entitlements

July 9 - Jun 14

CMGC Preconstruction

Nov 1 - Jun 21

RFP for CMGC

August - Sep

2023

Tenant Occupancy

July 31, 2023

2024

Building Permit

Aug 2021

SOPC

Aug 2020

50% DD Budget Update

January 25, 2021

Site Mobilization

Aug 16, 2021

GMP

Jun 18, 2021

TI - Work Amendment

October 21, 2021

Shell Completion

Feb 18, 2022

TI Completion

November 18, 2022

Tenant Moves Complete

Nov 23, 2023

Shell and Tenant Improvements

Aug 16 - Nov 18

Schematic Design

Aug 10 - Nov 16

Design Development

Nov 16 - Mar 15

CDs/ Bidding/ Permitting

Mar 15 - Oct 30

RFP for CMGC

August - Sep

CMGC Preconstruction

Nov 1 - Jun 21

Entitlements

July 9 - Jun 14

Submit DR App 50% DD Package

January 25, 2021
Scope: a renovation of an existing 175,600 square foot, single-story with partial mezzanine tilt-up building with associated site improvements. The facility currently includes office space, a manufacturing floor, clean rooms, testing labs, and a shipping/receiving warehouse. The building will be renovated house several different government agencies and provide future growth space for a compatible agency and temporary use by the State for other needs as they arise.

The building will be structurally upgraded to perform at an Immediate Occupancy level and non-structurally upgraded to perform at a Position Retention level.

Site improvements will include designation for a transit stop by the entry, removal and replacement of some exterior equipment, improved screening of exterior equipment, conversion of some of the loading dock portals into façade treatment, solar and daylighting strategies at roof or façade, and enhancements of the front entry.
Milestones Completed:

- A/E Professional Services Contract Executed
- Owner’s Representative Contract Executed
- Findings of Fact for Construction Delivery change to CM/GC with DOJ
- Project Charter Completed
- Space Area Needs Assessment (Programming) Phase Completed
- Planning Department Pre-Application Meeting with the City of Wilsonville
  - Traffic Impact Study in process by City
- Commissioning Agent SOW issued

Milestones Nearing Completion:

- Release of RFP for CM/GC Services
- Change Management Services proposal in process
- RFP for Survey, Geotech and Environmental Resources Delineation in process
Cost Estimate Summary from Space Needs Assessment (Programming) Phase: *Completed July 2020*

<table>
<thead>
<tr>
<th>Facility Summary</th>
<th>Staff</th>
<th>Total RSF</th>
<th>Const. Cost</th>
<th>Soft Costs Based upon % of Total Cost</th>
<th>TOTAL PROJECT COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>OREGON DEPARTMENT OF AGRICULTURE</td>
<td>95</td>
<td>30,438</td>
<td>$13,280,688</td>
<td>$1,511,604</td>
<td>$14,792,291</td>
</tr>
<tr>
<td>SHARED SPACE</td>
<td>1</td>
<td>34,008</td>
<td>$8,072,245</td>
<td>$918,780</td>
<td>$8,991,025</td>
</tr>
<tr>
<td>DEPARTMENT OF ENVIRONMENTAL QUALITY</td>
<td>71</td>
<td>40,042</td>
<td>$17,408,480</td>
<td>$1,981,428</td>
<td>$19,389,908</td>
</tr>
<tr>
<td>OCCUPATIONAL SAFETY &amp; HEALTH</td>
<td>9</td>
<td>6,217</td>
<td>$2,852,757</td>
<td>$324,700</td>
<td>$3,177,457</td>
</tr>
<tr>
<td>Oregon State Police (OSP)</td>
<td>2</td>
<td>27,781</td>
<td>$2,024,517</td>
<td>$230,430</td>
<td>$2,254,946</td>
</tr>
<tr>
<td>DAS O&amp;M</td>
<td>10</td>
<td>4,071</td>
<td>$1,003,077</td>
<td>$114,170</td>
<td>$1,117,247</td>
</tr>
<tr>
<td>Unassigned Spaces</td>
<td>0</td>
<td>17,119</td>
<td>$5,371,219</td>
<td>$611,351</td>
<td>$5,982,570</td>
</tr>
<tr>
<td>Unassigned Storage for Emergency Readiness</td>
<td>0</td>
<td>15,094</td>
<td>$1,083,550</td>
<td>123,329</td>
<td>1,206,879</td>
</tr>
<tr>
<td>Facility TOTAL NSF &amp; NASF</td>
<td>188</td>
<td></td>
<td>$51,096,532</td>
<td>$5,815,792</td>
<td>$56,912,323</td>
</tr>
<tr>
<td>Grossing Factor (based on efficiency):</td>
<td></td>
<td></td>
<td>$2,613,000</td>
<td>$297,411</td>
<td>$2,910,411</td>
</tr>
<tr>
<td>Core and Shell</td>
<td>175,600</td>
<td></td>
<td>$1,952,672</td>
<td>$222,253</td>
<td>$2,174,925</td>
</tr>
<tr>
<td>On-site Green Technology Improvements (1.5% of constr. costs)</td>
<td></td>
<td></td>
<td></td>
<td>Included</td>
<td>Included</td>
</tr>
<tr>
<td>TOTAL PROJECT COST</td>
<td></td>
<td></td>
<td></td>
<td>$55,662,204</td>
<td>$6,335,455</td>
</tr>
</tbody>
</table>
The resiliency cost for seismic performance is to achieve **Immediate Occupancy for the structure** and **Position Retention for non-structural components**

\[
\text{seismic hazard level} = \text{structural objectives} + \text{non-structural objectives}
\]
### Resiliency Cost

<table>
<thead>
<tr>
<th>Seismic Upgrade</th>
<th>Performance Goal</th>
<th>Cost</th>
<th>Cost/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Structural Systems</strong></td>
<td>Immediate Occupancy</td>
<td>~ $6. mill</td>
<td>~$40/sf</td>
</tr>
<tr>
<td>Foundation</td>
<td></td>
<td>~ $592 k</td>
<td></td>
</tr>
<tr>
<td>Vertical Structure</td>
<td></td>
<td>~ $3.5 mill</td>
<td></td>
</tr>
<tr>
<td>Roof Structure</td>
<td></td>
<td>~ $1.97 mill</td>
<td></td>
</tr>
<tr>
<td><strong>Non-structural Systems</strong></td>
<td>Position Retention</td>
<td>~$ 2. mill</td>
<td>~$15/sf</td>
</tr>
<tr>
<td>Interior Partitions/Framing</td>
<td></td>
<td>~ $1. mill</td>
<td></td>
</tr>
<tr>
<td>MEPF Anchorage &amp; Bracing</td>
<td></td>
<td>~ $454 k</td>
<td></td>
</tr>
<tr>
<td>Specialty Systems Anchorage &amp; Bracing</td>
<td></td>
<td>~ $600 k</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Cost Estimate Summary from Space Needs Assessment (Programming) Phase: *Completed July 2020*
The mission of this project is to:

“Enhance the DAS property portfolio with the adaptive reuse of space for the State’s tenants in a “One State” collaborative environment using sustainable construction and operations techniques including provisions to support critical services response”

**Question: How does this project fit into a larger statewide strategy?**

- **Modernization and consolidation**: Consolidates disparate, functionally obsolete laboratories. Achieves operational and cost-sharing efficiencies, promotes cross-agency collaboration and provides stable facilities for the next 30 years.

- **Emergency Response Resiliency**: Flagship asset strategic to the State's need for geographically-networked emergency response facilities.

- **Sustainability**: Further promotes commitment to resource conservation, decarbonization and reuse through design choices and construction techniques.
### Success Criteria & Measurement:

Design initiatives will be evaluated through the following metrics:

<table>
<thead>
<tr>
<th>Success Criteria</th>
<th>How we will measure its success?</th>
</tr>
</thead>
</table>
| **1 Fiscal Responsibility:** Deliberatively and strategically steward the capital investment. | 1. Evaluate ROI costs for major decisions  
2. Follow established process for decision-making to avoid high cost late changes  
3. Establish simple payback periods for efficiency measures & systems  
4. Realize project cost savings relative to tenant lease rates |
| **2 Long-term:** Support the long-term operations of a State building that provides mission critical services through resilient strategies. | 1. Post Occupancy Evaluation  
2. Commissioning  
3. Reference the USRC framework for guidance, target equivalent performance levels within budget allowances |
| **3 Future Facing:** Provide a future facing environment and approach for staff. | 1. Design using LEED Silver as a minimum target for performance and to maximize energy efficiency, carbon & water use reduction within budget allowances (report out metrics at end of design process without submittal for certification)  
2. Develop ‘playbook’- report out project approach for use by others  
3. Report out of Performance Metrics (SEED) |
| **4 Re-use:** Maximize re-use of the existing building and infrastructure. | 1. Track re-use cost savings compared to new build through DD level  
2. Report embodied carbon  
3. High level ROI analysis for re-use of systems vs. replacements |
| **5 “One-State”:** Encourage cross pollination between agencies who have commonalities of mission and function. | 1. Enact a change management strategy to facilitate joint agency planning to inform programming decisions.  
2. Create a joint agency operational plan for shared resources.  
3. Build shared resources for both normal and emergency operations. |
Project Compass:
The North Valley Complex project will use the following Project Compass tool to allow the team to collect, prioritize, and summarize sustainability goals & objectives that best support the overall project success criteria. By depicting the many facets of sustainability (arranged in categories of Resource Management, Sustainable Communities, and Health & Well-Being) in a radar chart, priorities may be indicated by 3 levels in each of the spokes below. The length of the colored bars communicates the highest priorities.

Sustainability opportunities will be assessed holistically accounting for all three 'triple bottom line' factors: people, planet and economic. The following sustainability strategies will be emphasized as they best align with the project mission and vision:
### Project Compass:

<table>
<thead>
<tr>
<th>Financial Resources</th>
<th>Financial Stewardship</th>
<th>Considers investment at the project level with the management plan for the enterprise portfolio. Provides accountability of public funds to realize added value.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Long Term Investment</td>
<td>Considers first cost, short term costs, long term operating and maintenance costs weighing ROI.</td>
</tr>
<tr>
<td>Energy</td>
<td>Load Reduction</td>
<td>Uses passive design strategies or active systems to reduce energy demands through efficiency and controllability.</td>
</tr>
<tr>
<td></td>
<td>Embodied Carbon</td>
<td>Accounts for the energy required for the creation of building components and delivery to site.</td>
</tr>
<tr>
<td>Physical Resources</td>
<td>Future Facing &amp;</td>
<td>Building components maintain use when its service life is complete, or after a disruption event.</td>
</tr>
<tr>
<td></td>
<td>Resiliency</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Adaptive Reuse</td>
<td>The process of reusing an existing building other than for its original intended use.</td>
</tr>
<tr>
<td></td>
<td>Low Impact Sourcing</td>
<td>Account for the environmental, social and health impacts of product manufacturing.</td>
</tr>
<tr>
<td>Systems Ecology</td>
<td>Sustained Operations</td>
<td>Interconnected groups and systems, with varied modes of operations targeted to support building operations in the time of a disruption</td>
</tr>
<tr>
<td>Equity</td>
<td>Diversity &amp; Inclusion</td>
<td>Upholds mission, strategies, and practices to support a diverse workplace inclusive and accessible to all.</td>
</tr>
<tr>
<td>Health</td>
<td>Indoor Air Quality</td>
<td>Limits health hazards due to air circulation, materials, and pollutants.</td>
</tr>
</tbody>
</table>
Proposed Resilience Strategies

Architectural/Structural
• Immediate Occupancy for Primary Structural Systems
• Position Retention for Non-Structural Systems
• Solar Canopy/Solar Facade

MEP/LV/FP
• Selective essential mechanical systems configuration
• Separate dedicated air handling units for each quadrant of the building
• On-Site Backup Power Generation

Landscaping
• New work to meet the requirements of EO 15-09
The project will provide permanent housing for multiple tenants:

- Oregon Department of Agriculture (ODA) –
- Plant Health, Animal Health, IPPM and Regulatory Lab Services Oregon State Police (OSP) Long Term Evidence Storage
- OSHA – Occupational Safety and Health Administration
- DAS – Operations & Maintenance
- Department of Environmental Quality (DEQ)
- Pending POP Approval / Permanent Steady State Storage.

The intent is to create synergies between tenant needs and shared resources such as laboratories, security systems, electrical facilities where possible to operate collaboratively.
Parking:
The site’s existing parking accommodates a 1:1 ratio of parking spaces to peak number of staff factoring in off-site part-time staff as well as visitors.

Total Staff: 189-195*
Visitors: 16
Total: 211
Existing: 213

*assumes 71-80 DEQ staff

City of Wilsonville (Parking Requirements):
Confirmation of parking requirements requested at the July 9th pre-application conference with the City of Wilsonville. Determination of parking ratio for Lab use awaiting City review and response.

Allowable Reduction (Parking Requirements):
The number of parking spaces may be reduced by up to 10% of the minimum required parking spaces for that use when a portion of the existing parking area is modified to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park and ride stations. A passenger loading pull-out parking space is planned at at the SW main building entry.