



SELECTION MEMORANDUM

The competitive bid process began in June of 2017 and lasted over seven months. During that time, the State engaged in negotiations with five proposers and ultimately selected the site located at TimberMill Shores in downtown Klamath Falls. The State of Oregon will lease a newly constructed building from Klamath Falls Holdings on a long-term basis to house several DHS programs.

The site was selected because it optimally met all of the States criteria and delivers the highest value for Oregon's taxpayers. Specifically, the Department of Administrative Services noted that the proposal was the best choice for several reasons:

Fiscal Consideration

The proposal submitted by Klamath Falls Holdings was the least cost proposal. The state conducted a detailed analysis of lease rate, landlord concessions, and other financial matters to determine which proposal would cost taxpayers the least.

Sustainable Development

TimberMill Shores is a brownfield redevelopment and the project will provided a significant boost in community efforts to turn a lumber mill into a vibrant extension of downtown. Also, thanks to investment by the City of Klamath Falls, geothermal energy is already available at the site. This helps further the goals of the Governor's recent [Executive Order 17-20](#), which seeks to accelerate efficiency in Oregon's built environment.

Location

The site is located within the Central Business District, consistent with [Executive Order 94-07](#). In that order, the Governor recognized that *"siting state facilities in downtowns and other central areas, particularly those well served by transit, assures that state services and programs are accessible to more Oregonians, particularly those who are dependent on transit."*

Public Access and Parking

The proposal submitted by Klamath Falls Holdings provides for 232 exclusive use parking spaces for DHS employees and clients. This is in excess to the required 215 that were procured for. Additionally, the site is located close to stops on transit routes 3 & 5 and is a five minute walk from the central transit station.