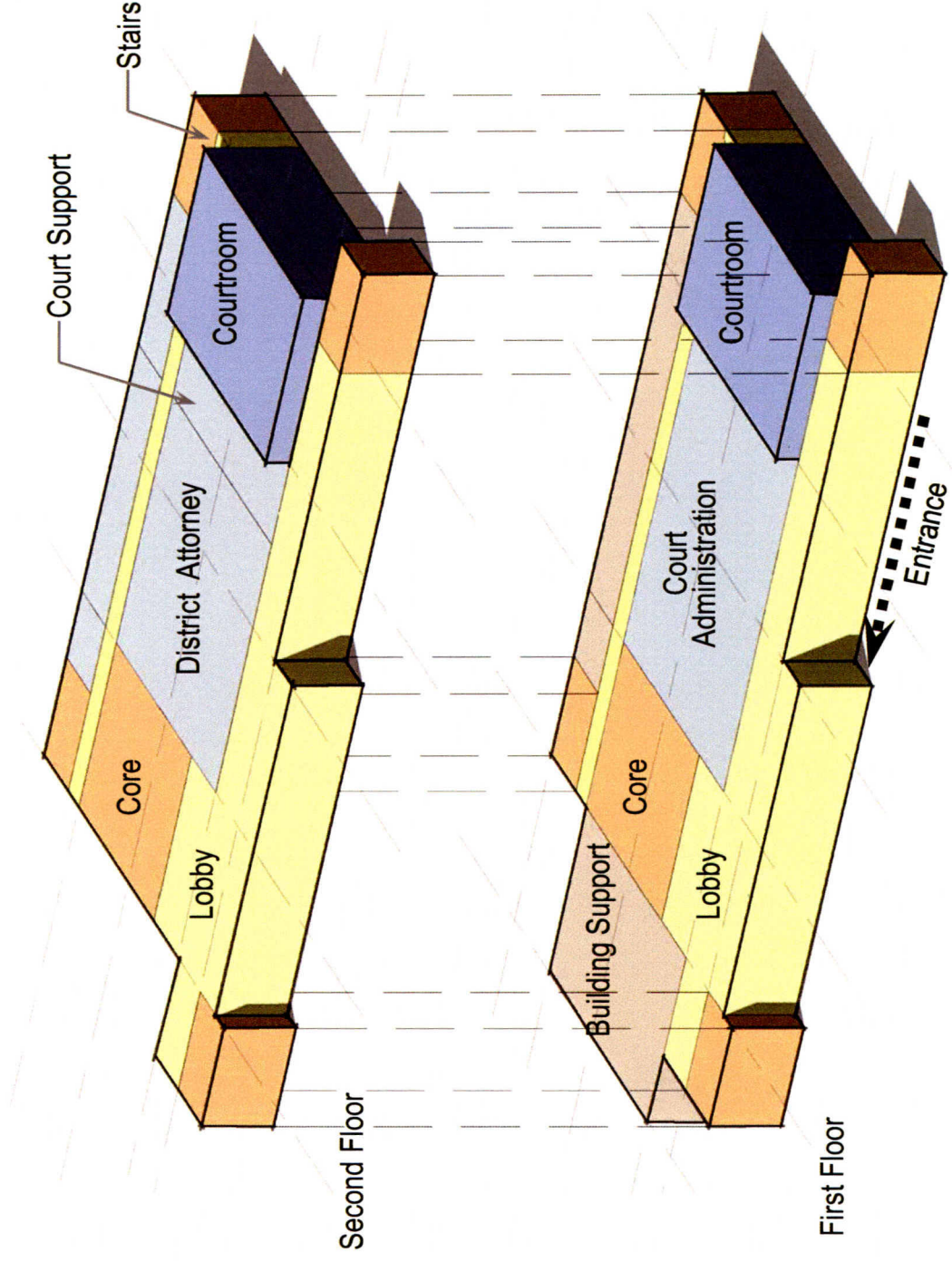


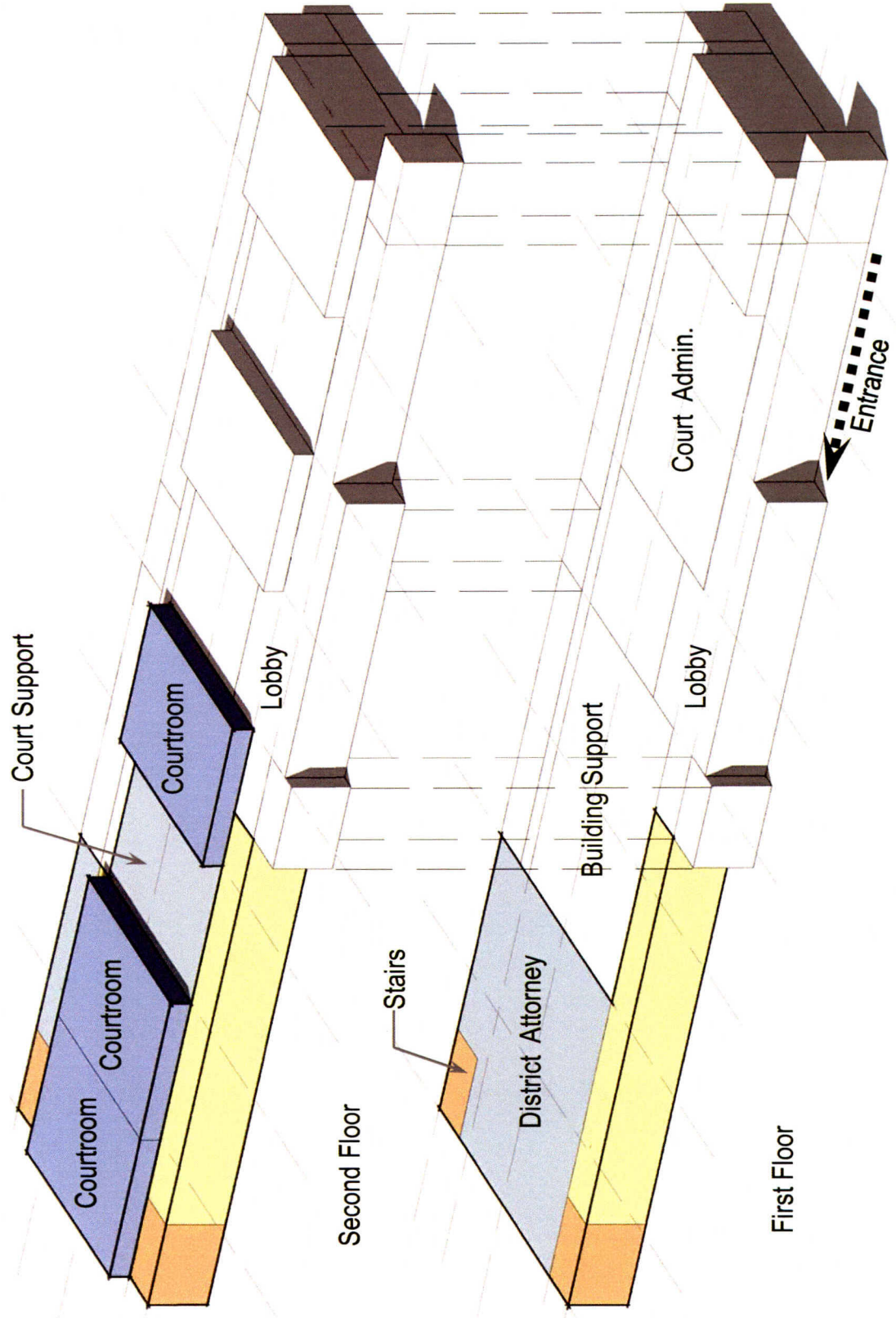
Two Courtroom Scheme

East County Courts



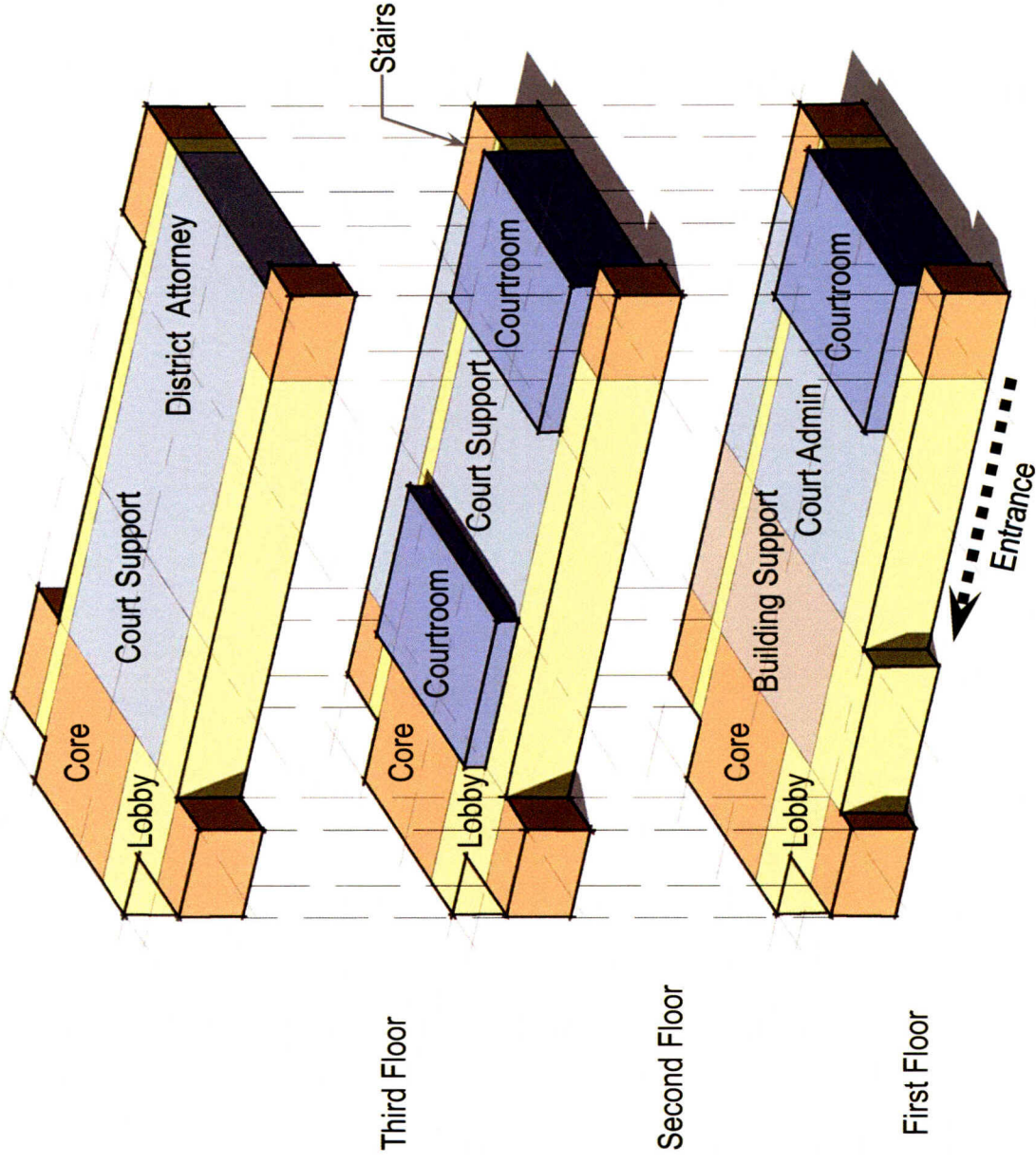
Expansion Scheme

East County Courts



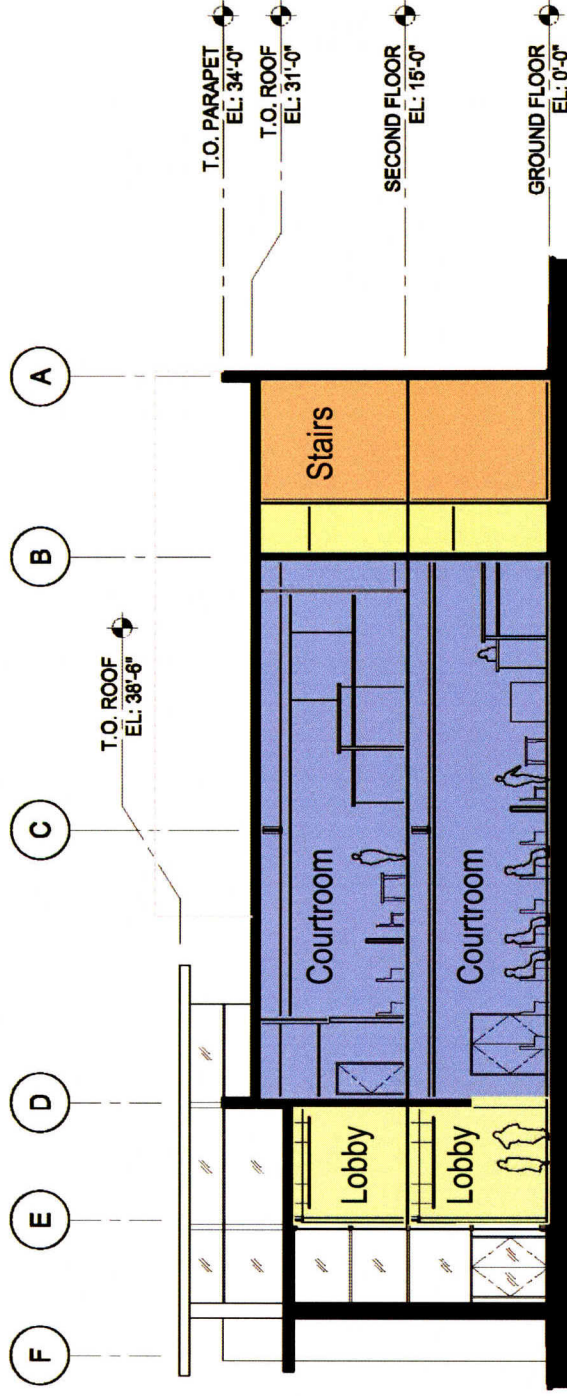
Three Story Scheme

East County Courts



Building Section

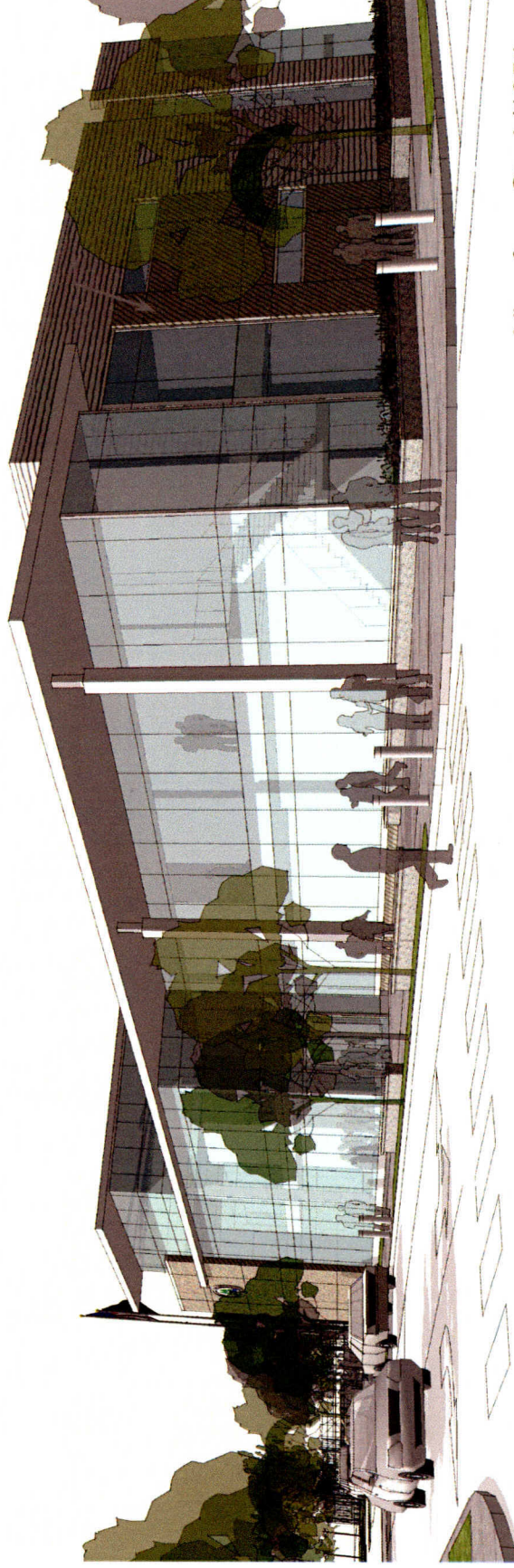
East County Courts



East-West Section

Conceptual Views

East County Courts



View from Stark/185th

Conceptual Views

East County Courts



View from NW

Conceptual Views

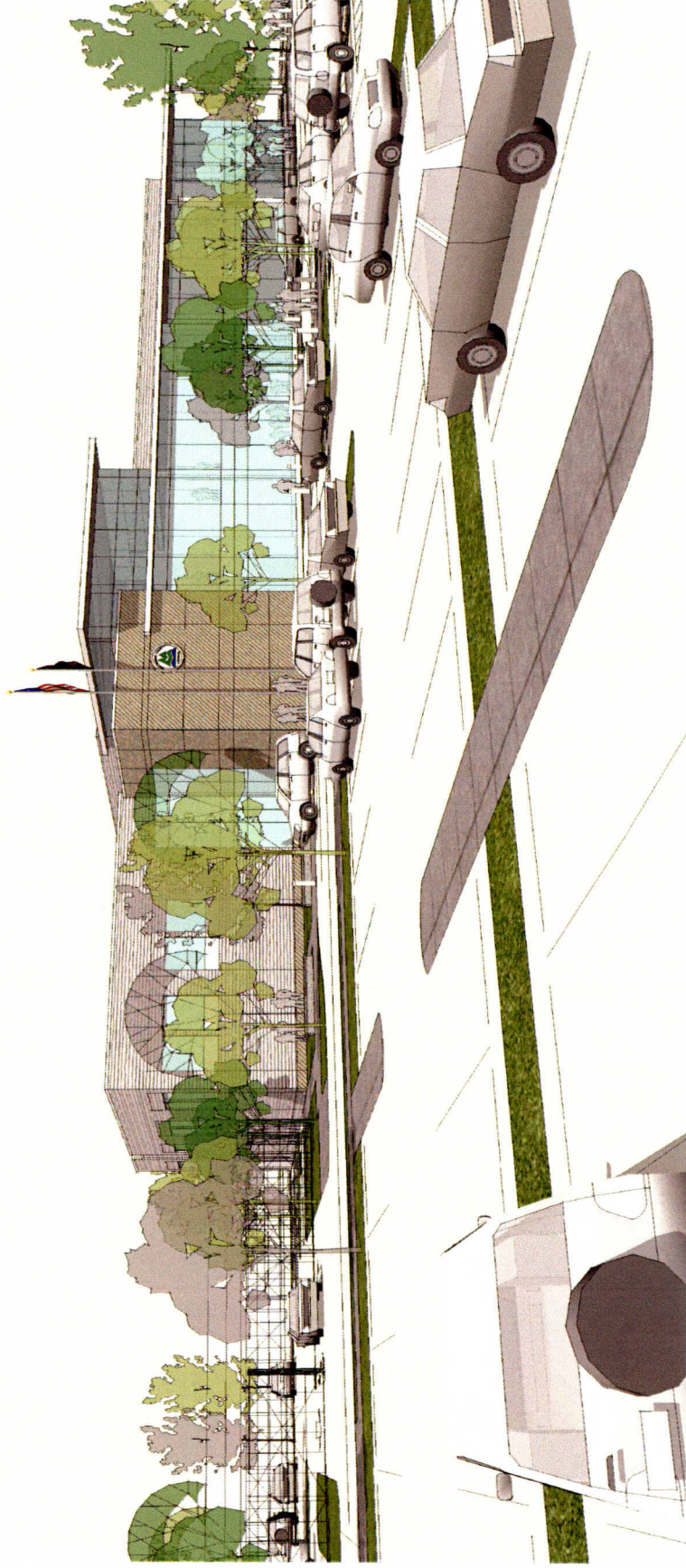
East County Courts



View from NE

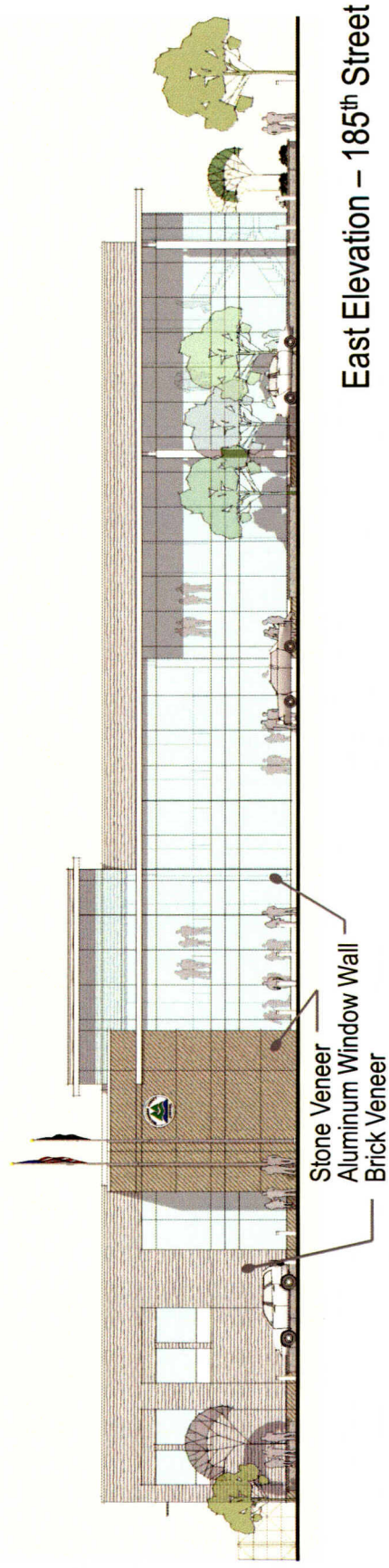
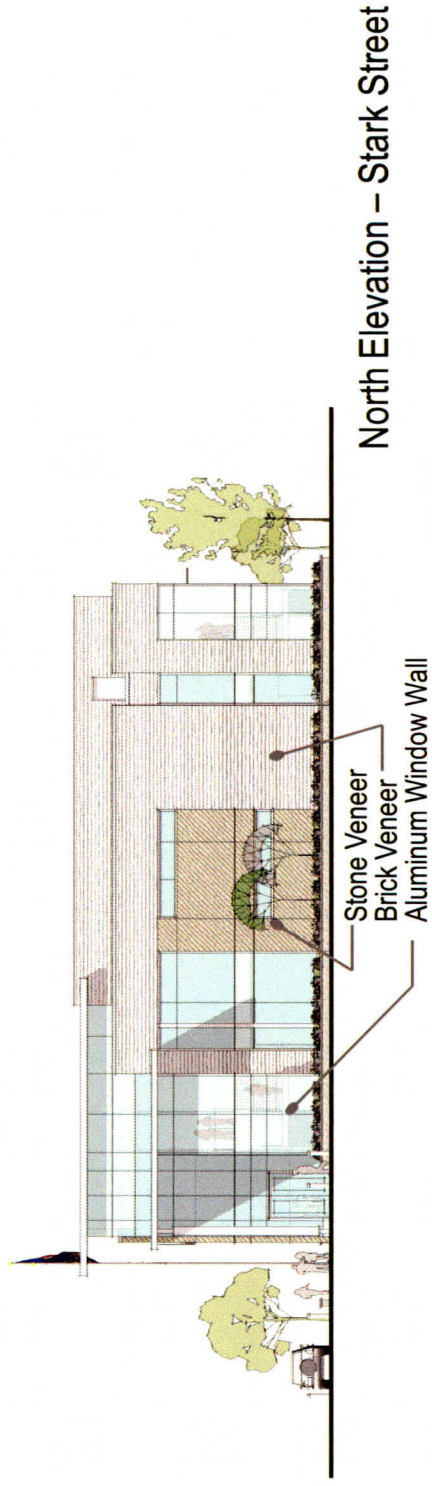
Conceptual Views

East County Courts



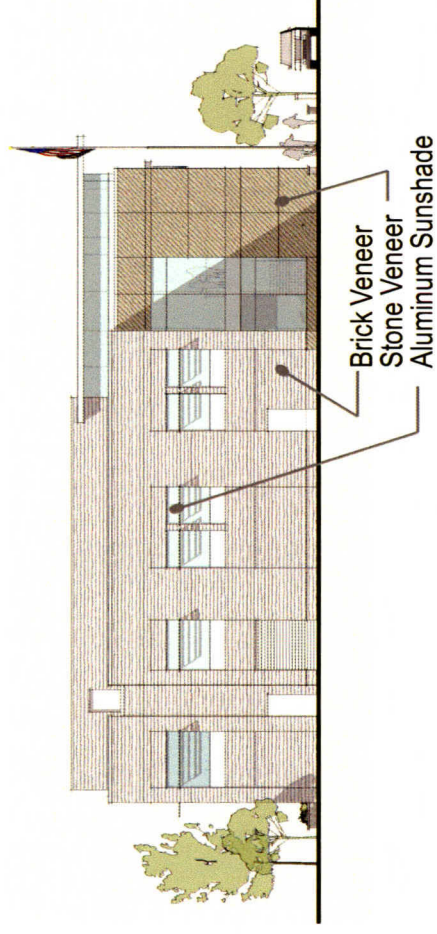
Conceptual Views

East County Courts

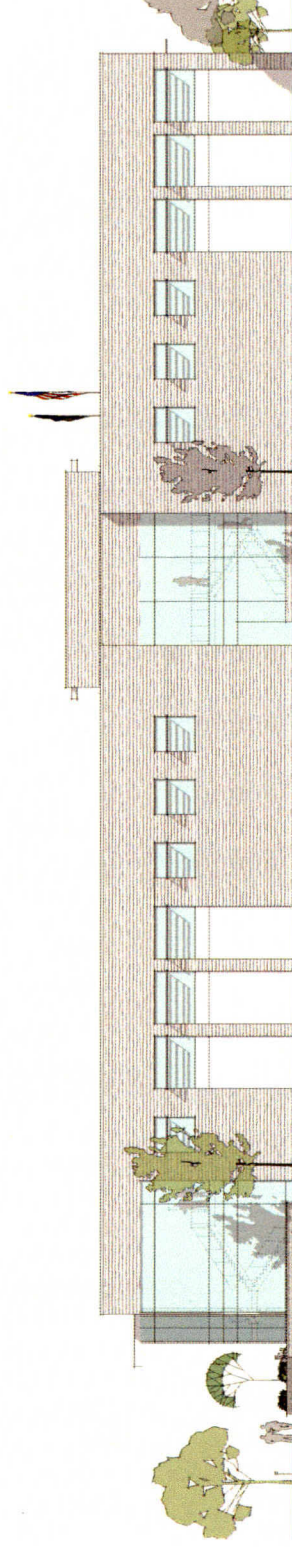


Conceptual Views

East County Courts



South Elevation



West Elevation

**East County Courts
Executive Summary for the Schematic Design Package - April 2010**

EXHIBIT C – LEED™ PROJECT CHECKLIST

5	5	3	Materials and Resources	Possible Points	14	Responsible Party	Last Verified	Comments / Additional Cost
Y			Prereq 1	Storage & Collection of Recyclables		LRS		
	3		Credit 1.1	Building Reuse, Maintain Existing Walls, Floors and Roof	1 to 3	N/A		Demolishing all existing buildings
	1		Credit 1.2	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1	N/A		Demolishing all existing buildings
2			Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1 to 2	Contractor		Easy to do in Portland Metro area.
	1		Credit 3	Materials Reuse	1 to 2	Contractor		Incorporate salvaged material worth ~\$300,000
2			Credit 4	Recycled Content	1 to 2	Contractor/LRS		Will specify material with recycled content
1	1		Credit 5	Regional Materials	1 to 2	Contractor/LRS		Will specify material with regional content
	1		Credit 6	Rapidly Renewable Materials	1	Contractor/LRS		2.5% of total material cost ~\$150,000
	1		Credit 7	Certified Wood	1	Contractor/LRS		50% of wood products must be FSC
11	4		Indoor Environmental Quality		15			
Y			Prereq 1	Minimum Indoor Air Quality Performance		Interface		
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		Owner/LRS		
1			Credit 1	Outdoor Air Delivery Monitoring	1	Interface (Adam C.)		First cost include systems to monitor OA and to measure CO2 in densely occupied areas
	1		Credit 2	Increased Ventilation	1	Interface (Adam C.)		No equipment cost associated to this credit, slight hit to energy performance
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1	Contractor		
1			Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1	Contractor		Scheduling is key.
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	Contractor/LRS		Will specify low emitting materials
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	1	Contractor/LRS		Will specify low emitting materials
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1	Contractor/LRS		Will specify low emitting materials
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1	Contractor/LRS		Will specify low emitting materials
1			Credit 5	Indoor Chemical & Pollutant Source Control	1	Interface/LRS		Walk off mats, Merve 13 filters, exhaust systems. Cost of filters?
1			Credit 6.1	Controllability of Systems, Lighting	1	Interface (Ken S.)		County will provide task lights - LED
	1		Credit 6.2	Controllability of Systems, Thermal Comfort	1	Interface (Adam C.)		
1			Credit 7.1	Thermal Comfort - Design	1	Interface		Occupant Survey after 1 yr.
1			Credit 7.2	Thermal Comfort - Verification	1	Interface		Will verify during SD
	1		Credit 8.1	Daylight & Views - Daylight	1	LRS		Will verify during SD
	1		Credit 8.2	Daylight & Views - Views	1	LRS		
6			Innovation & Design Process		6			
1			Credit 1.1	Innovation in Design: 40% Water Reduction - WE3	1			Exceeding WE3
1			Credit 1.2	Innovation in Design: Specific Title	1			Dark Building - Energy Reduction
1			Credit 1.3	Innovation in Design: Specific Title	1			Leasing Carpet or Water Pre-cooling
1			Credit 1.4	Innovation in Design: Specific Title	1			Public Education
1			Credit 1.5	Innovation in Design: Specific Title	1			Green Housekeeping
1			Credit 2	LEED Accredited Professional	1	LRS		
1	2	1	Regional Priority Credits	Possible Points	4			
1			Credit 1.1	Regional Priority: SS3 Brownfield	1			
1			Credit 1.2	Regional Priority: WE2 Innovative Wastewater Technologies	1			
1			Credit 1.3	Regional Priority: Specific Credit	1			
1			Credit 1.4	Regional Priority: Specific Credit	1			
65	12	16	Total	Possible Points	110			

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or 110



LEED 2009 for New Construction and Major Renovation Project Checklist

Multnomah County East Court Facility
2010.03.17

The project has attempted enough points for: **GOLD**

Sustainable Sites				Possible Points	26	Responsible Party	Last Verified	Comments / Additional Cost
22	2	2	2					
Y	N	?						
Y				Prereq 1	Construction Activity Pollution Prevention	Cardno-WRG		
1				Credit 1	Site Selection	LRS		
5				Credit 2	Development Density & Community Connectivity	LRS		Community connectivity
1				Credit 3	Brownfield Redevelopment	Owner/LRS		Need proof
6				Credit 4.1	Alternative Transportation, Public Transportation Access	LRS		
1				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	LRS		
3				Credit 4.3	Alternative Transportation, Low-Emitting & Fuel Efficient Vehicles	LRS		5% of parking capacity :: closest to main entrance - no additional cost
2				Credit 4.4	Alternative Transportation, Parking Capacity	LRS		Max. capacity zoning requirement + 5% car pool, closest to main entrance
1				Credit 5.1	Site Development, Protect or Restore Habitat	Cardno-WRG		Restore at least 47,500 sq. ft.
1				Credit 5.2	Site Development, Maximize Open Space	Cardno-WRG		Will Verify at SD - Building footprint is in flux. Req - 20% of total site area
1				Credit 6.1	Stormwater Design, Quantity Control	Cardno-WRG		Infiltration/detention will decrease volume of the 2yr event by more than 25%
1				Credit 6.2	Stormwater Design, Quality Control	Cardno-WRG		Infiltration/water quality planters to be implemented
1				Credit 7.1	Heat Island Effect, Non-Roof	LRS/Carol-Mayer		shade 50% of hardscape (permanent or within 5 yrs with trees)
1				Credit 7.2	Heat Island Effect, Roof	LRS		75% of roof should have SRP=78 - white EPDM
1				Credit 8	Light Pollution Reduction	Interface (Ken S.)		Building sits very close to two property lines. Illumination generated by our building will spill over.
6	2	2			Water Efficiency			
					Possible Points			
					10			
Y				Prereq 1	Water Use Reduction, 20% Reduction	Interface (Stacey L.)		
2				Credit 1	Water Efficient Landscaping	Carol-Mayer		
2				Credit 2	Innovative Wastewater Technologies	Interface (Adam C.)		May need rain water reclaim systems to accomplish this.
4				Credit 3	Water Use Reduction	Interface (Adam C.)		Should be able to do this with just low flow fixtures
14	1	4			Energy and Atmosphere			
					Possible Points			
					35			
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	Interface		
Y				Prereq 2	Minimum Energy Performance	Interface		
Y				Prereq 3	Fundamental Refrigerant Management	Interface		
10				Credit 1	Optimize Energy Performance	Interface (Stacey L.)		
1				Credit 2	On-Site Renewable Energy	Interface (Ken S.)		Depends upon how much roof/site area is available for placement of photovoltaic panels
2				Credit 3	Enhanced Commissioning	Interface		
2				Credit 4	Enhanced Refrigerant Management	Interface		
3				Credit 5	Measurement and Verification	Interface (Adam C.)		
1				Credit 5	Green Power	Owner/LRS		Most likely yes, County has LEED-EB goals

**East County Courts
Executive Summary for the Schematic Design Package - April 2010**

EXHIBIT D – SUMMARY OVERALL PROJECT ESTIMATES

CONCEPTUAL DEVELOPMENT COST ESTIMATE - OCT 1, 2009									
		OPTION							
		A		B		C		D	
Project Component	Cost/SF	2 Courtrooms		2 Courtrooms + Shell for Future Courtroom		2 Courtrooms + Flexible Community Space/Future Courtroom		3 Courtrooms, including 1 for Flexible Community Use	
		Area	Cost	Area	Cost	Area	Cost	Area	Cost
Courtrooms	\$318	10,000	\$ 3,180,000	10,000	\$ 3,180,000	10,000	\$ 3,180,000	15,000	\$ 4,770,000
Phase 2 Courtroom Shell	\$186	0	0	5,000	930,000	0	0	0	0
Flexible Community Space	\$249	0	0	0	0	5,000	1,245,000	0	0
Court Support Space	\$265	6,000	1,590,000	6,000	1,590,000	6,000	1,590,000	6,000	1,590,000
District Attorney	\$255	5,200	1,326,000	5,200	1,326,000	5,200	1,326,000	5,200	1,326,000
Building Support/Common Area	\$286	3,800	1,086,800	3,800	1,086,800	3,800	1,086,800	3,800	1,086,800
Building Efficiency Factor	\$212	6,250	1,325,000	7,500	1,590,000	7,500	1,590,000	7,500	1,590,000
Subtotal Building Costs		31,250	\$ 8,507,800	37,500	\$ 9,702,800	37,500	\$ 10,017,800	37,500	\$ 10,362,800
Site Development			2,000,000		2,000,000		2,000,000		2,000,000
FF&E Allowance			650,000		650,000		700,000		900,000
Soft Costs	25%		2,789,450		3,088,200		3,179,450		3,315,700
Contingencies	25%		3,486,813		3,860,250		3,974,313		4,144,625
TOTAL PROJECT COST			\$ 17,434,063		\$ 19,301,250		\$ 19,871,563		\$ 20,723,125

SUMMARY SCHEMATIC DESIGN COST ESTIMATE - APRIL, 2010									
		OPTION							
		A		B		C		D	
Project Component	Basis	2 Courtrooms		2 Courtrooms + Shell for Future Courtroom		2 Courtrooms + Flexible Community Space/Future Courtroom		3 Courtrooms, including 1 for Flexible Community Use	
		Area	Cost	Area	Cost	Area	Cost	Area	Cost
Hard Costs									
Building Cost		30,160 SF	\$ 8,593,509	37,880 SF	\$ 10,579,124	37,880 SF	\$ 10,694,417	37,880 SF	\$ 10,897,378
Site Development Cost			\$ 1,002,405		\$ 1,002,405		\$ 1,002,405		\$ 1,002,405
Existing Building Abatement & Recycling			\$ 406,173		\$ 406,173		\$ 406,173		\$ 406,173
3-Story Configuration (Option D only)									\$ 400,000
Sub-Total			\$ 10,002,087		\$ 11,987,702		\$ 12,102,995		\$ 12,705,956
Fees									
Profit & Overhead	2.50%		\$ 250,052		\$ 299,693		\$ 302,575		\$ 317,649
Contractor Insurance	0.75%		\$ 75,016		\$ 89,908		\$ 90,772		\$ 95,295
Contractor Bond	0.75%		\$ 75,016		\$ 89,908		\$ 90,772		\$ 95,295
Building & Site Development Sub-Total			\$ 10,402,170		\$ 12,467,210		\$ 12,587,115		\$ 13,214,194
Estimating Contingency	12%		\$ 1,248,260		\$ 1,496,065		\$ 1,510,454		\$ 1,585,703
Construction Contingency	8%		\$ 932,034		\$ 1,117,062		\$ 1,127,805		\$ 1,183,992
Total Hard Costs			\$ 12,582,465		\$ 15,080,337		\$ 15,225,374		\$ 15,983,889
Soft Costs:									
FF&E			\$ 460,000		\$ 460,000		\$ 500,000		\$ 661,440
All other Soft Costs			\$ 2,889,194		\$ 2,935,598		\$ 2,940,019		\$ 2,952,353
Total Project Costs			\$ 15,931,659		\$ 18,475,935		\$ 18,665,393		\$ 19,597,682

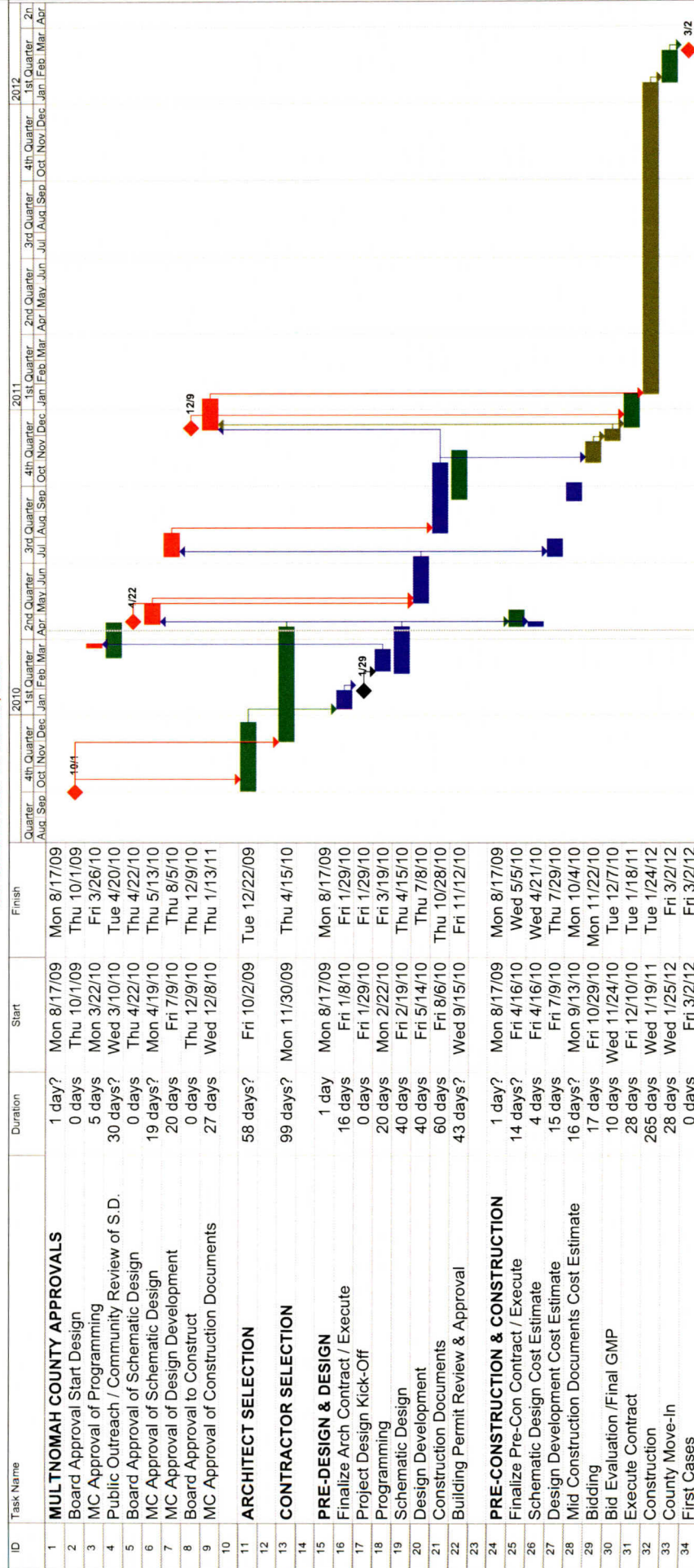
DELTA FROM OCT ESTIMATES	(\$1,502,403)	(\$825,315)	(\$1,206,169)	(\$1,125,443)
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**East County Courts
Executive Summary for the Schematic Design Package - April 2010**

EXHIBIT E – OVERALL PROJECT SCHEDULE

**EAST COUNTY COURTS PROJECT
OVERALL PROJECT SCHEDULE**
VERSION DATED APRIL 22, 2010

Shiels Obietz Johnson
Development & Project Management



**East County Courts
Executive Summary for the Schematic Design Package - April 2010**

EXHIBIT F – LEASE SPACE OPTIONS

EAST COUNTY COURTS

2-COURT LEASE PROPOSAL

Site Selected for Analysis:

Former Goodwill Building
1776 NW Fairview Avenue
Gresham, OR 97030

DEVELOPMENT COSTS:

Project Component	Basis	Area	Cost
Hard Costs			
Building Cost	\$	25,000	\$ 6,111,052
Site Development Cost			\$ 130,081
Sub-Total			\$ 6,241,133
Fees:			
Profit & Overhead	5.50%		\$ 343,262
Contractor Insurance	0.75%		\$ 46,808
Contractor Bond	0.75%		\$ 46,808
Building & Site Development Sub-Total			\$ 6,678,012
Estimating Contingency	15%		\$ 1,001,702
Construction Contingency	10%		\$ 767,971
Total Hard Costs			\$ 8,447,686
Soft Costs:			
FF&E			\$ 350,000
All other Soft Costs			\$ 2,219,656
TOTAL PROJECT COSTS			\$ 11,017,342

ESTIMATED LEASE COSTS:

LEASE ESTIMATE:		
GLA		25,000
Base Rent/SF/Year (Shell Only)	\$	10.00
Pass-Through Expenses/SF/Year	\$	1.50
Annual Inflation		3.0%

DEBT SERVICE ESTIMATE FOR T.I.s:		
Cost Per Preliminary Est.	\$	11,017,342
(-) ECC Reserve Funds	\$	(4,677,000)
(+) SD Costs to Date	\$	500,000
Net Cost to Finance	\$	6,840,342
Interest Rate		4.75%
Term (Years)		20
Annual Debt Service		\$537,312

	<u>Year 1</u>	<u>Year 5</u>	<u>Year 10</u>	<u>Year 15</u>	<u>Year 20</u>
Base Lease (Shell Only)	\$ 250,000	\$ 289,819	\$ 335,979	\$ 389,492	\$ 451,528
Pass-Through Expenses	37,500	43,473	50,397	58,424	67,729
TOTAL RENT AND EXPENSES	\$ 287,500	\$ 333,291	\$ 386,376	\$ 447,916	\$ 519,257
County Expenses:					
Debt Service on Tenant Improvements	\$ 537,312	\$ 537,312	\$ 537,312	\$ 537,312	\$ 537,312
O&M - Basic services, janitorial, etc	\$ 6.00	173,891	201,587	233,695	270,917
Utilities	\$ 3.10	89,844	104,154	120,742	139,974
Incremental MSCO Expense	LS 200,000	231,855	268,783	311,593	361,222
TOTAL COUNTY EXPENSES	\$ 964,812	\$ 1,032,902	\$ 1,111,836	\$ 1,203,343	\$ 1,309,425
TOTAL OCCUPANCY COST	\$ 1,252,312	\$ 1,366,193	\$ 1,498,212	\$ 1,651,259	\$ 1,828,682
(-) Current Court Rental Costs	(70,000)	(81,149)	(94,074)	(109,058)	(126,428)
(+) DA Space Rental	30,000	34,778	40,317	46,739	54,183
NET OCCUPANCY COSTS	\$ 1,212,312	\$ 1,319,822	\$ 1,444,456	\$ 1,588,940	\$ 1,756,437

15-Apr-09

**East County Courts
Executive Summary for the Schematic Design Package - April 2010**

EXHIBIT G – FINANCING AND OPERATING COSTS

Financing Scenarios for East County Courthouse

Assume Borrowing @ \$15 Million Amortized Over 20 Years

Fiscal Year	Taxable w/ BABS & RZB	Tax Exempt Level Debt Service	Tax Exempt Interest Only	Tax Exempt Bullet Maturity
2011	\$ 978,184	\$ 1,128,297	\$ 717,123	\$ 583,676
2012	987,611	1,128,297	717,123	583,676
2013	997,628	1,128,297	717,123	583,676
2014	1,008,270	1,128,297	717,123	583,676
2015	1,019,578	1,128,297	717,123	583,676
2016	1,031,592	1,128,297	717,123	583,676
2017	1,044,357	1,128,297	717,123	583,676
2018	1,057,920	1,128,297	717,123	583,676
2019	1,072,331	1,128,297	717,123	583,676
2020	1,087,642	1,128,297	717,123	583,676
2021	1,103,910	1,128,297	1,714,182	7,083,676
2022	1,121,195	1,128,297	1,709,947	352,058
2023	1,139,561	1,128,297	1,712,135	352,058
2024	1,159,074	1,128,297	1,711,526	352,058
2025	1,179,807	1,128,297	1,713,070	352,058
2026	1,201,835	1,128,297	1,712,065	352,058
2027	1,225,241	1,128,297	1,713,110	352,058
2028	1,250,109	1,128,297	1,710,635	352,058
2029	1,276,532	1,128,297	1,713,886	352,058
2030	1,304,606	1,128,297	1,710,105	8,852,058
Total	\$ 22,246,983	\$ 22,565,940	\$ 24,291,891	\$ 24,588,958

Summary of Costs Associated w/ East County Courthouse
OPTION D - 3 Courtrooms, Including 1 for Flexible Community Use

Financing Scenario 1 - Use of BABS/RZEBD Allocation

	2011	2012	2013	2014	2015
Debt Service	\$ 978,184	\$ 987,611	\$ 997,628	\$ 1,008,270	\$ 1,019,578
Operating Costs	-	483,229	663,635	683,544	704,050
(Less) Current Facility Costs	-	(75,375)	(103,515)	(106,620)	(109,819)
Total Annual Costs	\$ 978,184	\$ 1,395,465	\$ 1,557,748	\$ 1,585,194	\$ 1,613,809

Financing Scenario 2 - Tax Exempt w/ Level Debt Service

	2011	2012	2013	2014	2015
Debt Service	\$ 1,128,297	\$ 1,128,297	\$ 1,128,297	\$ 1,128,297	\$ 1,128,297
Operating Costs	-	483,229	663,635	683,544	704,050
(Less) Current Facility Costs	-	(75,375)	(103,515)	(106,620)	(109,819)
Total Annual Costs	\$ 1,128,297	\$ 1,536,151	\$ 1,688,417	\$ 1,705,221	\$ 1,722,528

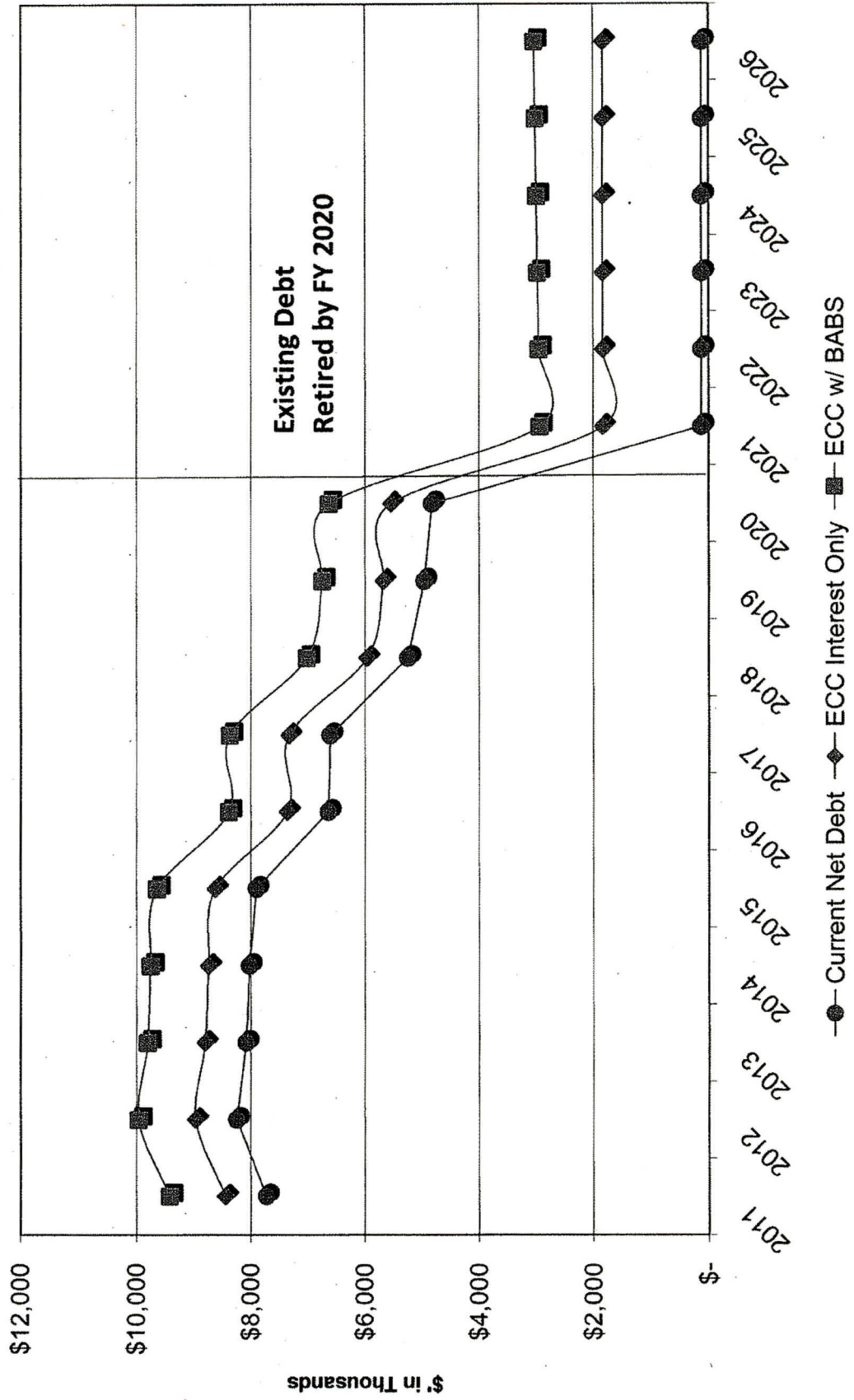
Financing Scenario 3 - Tax Exempt w/ Interest Only First 10 Years

	2011	2012	2013	2014	2015
Debt Service	\$ 717,123	\$ 717,123	\$ 717,123	\$ 717,123	\$ 717,123
Operating Costs	-	483,229	663,635	683,544	704,050
(Less) Current Facility Costs	-	(75,375)	(103,515)	(106,620)	(109,819)
Total Annual Costs	\$ 717,123	\$ 1,124,977	\$ 1,277,243	\$ 1,294,047	\$ 1,311,354

Financing Scenario 4 - Tax Exempt w/ Bullet Maturities @ 10 and 20 Years

	2011	2012	2013	2014	2015
Debt Service	\$ 583,676	\$ 583,676	\$ 583,676	\$ 583,676	\$ 583,676
Operating Costs	-	483,229	663,635	683,544	704,050
(Less) Current Facility Costs	-	(75,375)	(103,515)	(106,620)	(109,819)
Total Annual Costs	\$ 583,676	\$ 991,530	\$ 1,143,796	\$ 1,160,600	\$ 1,177,907

Debt Analysis (FY 2011 - FY 2026)



EAST COUNTY COURTS
ESTIMATED PROJECT COSTS THRU CONSTRUCTION DOCUMENTS

Actual Costs for Schematic Design Phase \$449,974

Estimated Project Costs from April 22 - December, 2010		ESTIMATE
ESTIMATE CATEGORIES		
Architect & Engineering Fees (Design Development & Construction Documents Phases)		\$740,000
Construction Consultant (Pre-Construction Services)		\$35,000
MC Facilities & P.M. / 3rd Party Project Management		\$260,000
KFC & Bowling Alley Abatement & De-Construct		\$435,000
Initial Plans Examination & Development Fees		\$170,000
	Sub-total	\$1,640,000
10% Contingency		\$164,000
Estimated Costs for anticipated Project - related activities April 22 - December, 2010		\$1,804,000
ESTIMATED TOTAL PROJECT COSTS FROM INCEPTION THROUGH CD'S		\$1,804,000

\$2,253,974



EAST COUNTY COURTS

COMPREHENSIVE SCHEDULE

SCHEDULE MILESTONES	0 9	2 0 1 0	2 0 1 1	2 0 1 2
Request Approval of FAC-1 Amendment	O	N	D	J
Procure Design Team	N	D	J	F
Procure Pre-Construction Contractor	D	J	F	M
Facility Programming	J	F	M	A
OVERSIGHT COMMITTEE REVIEW #1	M	A	M	J
Schematic Design	A	M	J	J
Schematic Design Cost Estimate	M	J	J	A
OVERSIGHT COMMITTEE REVIEW #2	J	J	A	S
Board Approval of Schematic Design	F	M	A	O
Design Development	M	A	M	N
Design Development Cost Estimate	A	M	J	D
De-Construct Buildings	M	J	J	J
OVERSIGHT COMMITTEE REVIEW #3	J	J	A	A
Construction Documents	F	M	A	M
Construction Documents Cost Estimate	M	A	M	J
OVERSIGHT COMMITTEE REVIEW #4	A	M	J	J
Board Approval of Bond Sale	M	J	J	A
Board Approval to Start Construction	J	J	A	S
Bidding / Contract Negotiations	F	M	A	O
Construction	M	A	M	N
Move-In	A	M	J	D