



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

## Board Clerk Use Only

Meeting Date: 4/14/16  
Agenda Item #: R.4  
Est. Start Time: 9:55 am approx.  
Date Submitted: 3/30/16

**Agenda Title:** Resolution Approving Purchase of 1220 SW First Avenue and Jefferson Station Condominium Unit 1 (89 SW Jefferson) and Unit 3 (1228 SW First Ave), Portland, OR

*Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.*

### Requested

Meeting Date: April 14, 2016 Time Needed: 10 minutes

Department: Board Chair & DCA Division: Facilities & Property Management

Contact(s): Ken Elliott

Phone: (503) 988-7604 Ext. 87604 I/O Address: 530/500

### Presenter

Name(s) & Title(s): Ken Elliott, Asst. County Attorney; JD Deschamps, Central Courthouse Project Manager

## General Information

### 1. What action are you requesting from the Board?

The Department of County Assets, Facilities & Property Management Division (FPM) is asking the Board of County Commissioners (a) to approve the County's purchase of 1220 SW First Avenue and Jefferson Station Condominium Unit 1 (89 SW Jefferson) and Unit 3 (1228 SW First Ave), Portland, Oregon (the Property), as part of the site assembled for the new Central Courthouse Project (Courthouse Project), and (b) to authorize the Chair to execute all documents needed to accomplish the Property purchases and to close the purchases under the terms and conditions of the Agreements for Purchase and Sale (PSAs).

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

By Resolution 2015-031, dated April 16, 2015, the Board selected the Hawthorne Bridgehead Block 8 site (Courthouse Site) for construction of the Courthouse Project. By Resolution 2015-093, dated August 27, 2015, the Board approved exercise of the Options to Purchase Units 4, 5, 6, 8 and 9, Jefferson Station

Condominium, 1230 SW First Avenue, Portland, Oregon. To date, the County has closed its purchases of Jefferson Station Units 4, 5, 6, and 8.

The County Chair has executed Agreements for Purchase and Sale (PSAs) for the Veritable Quandary Restaurant at 1220 SW First Avenue; for Jefferson Station Condominium Unit 1, at 89 SW Jefferson; and for Jefferson Station Condominium Unit 3, at 1228 SW First Avenue, Portland, Oregon, subject to the Board approving the closing of the purchases of the Property. The Jefferson Station Condominium is a registered historic building on the southwest quarter of the Courthouse Site.

The County has negotiated and executed contracts with SRG Partnership, Inc. for provision of Architectural & Engineering (A&E) Services and with Hoffman Construction Company of Oregon for provision of Construction Manager/General Contractor (CM/GC) Services for the Courthouse Project.

Phase I Pre-Construction Services commenced on or about September 1, 2015. The A&E and CM/GC contracts provide for a collaborative project delivery for the Courthouse Project, in which the A&E, CM/GC and County project teams are co-located throughout the design, engineering, entitlement and construction phases of the Courthouse Project. The project teams moved into Units 5, 6 and 8 of Jefferson Station in March 2016.

Acquisition of the Property will permit expansion of the Courthouse footprint into the VQ garden area (leased from the County through June 2017) and restaurant at 1220 SW First Avenue, construction of seismic shear walls to enhance earthquake survival of the historic Jefferson Station, and expansion of Jefferson Station floor area owned by the County and available for ancillary court services and offices.

### **3. Explain the fiscal impact (current year and ongoing).**

Chapter 705, Oregon Laws 2013, authorized creation of the Oregon Courthouse Capital Construction & Improvement (OCCCI) Fund and provides for the sale of Article XI-Q bonds to finance the State's matching share of costs for new or renovated courthouses, or portions thereof, owned or operated by the State under a long-term lease or IGA with each county.

The Courthouse Project was approved by the Oregon Chief Justice and Department of Administrative Services (DAS) on March 16, 2015, which qualifies the project for 50% State funding to match the County's 50% contribution. On March 31, 2015, the State issued Article XI-Q bonds, including \$15 million to fund the State's initial Courthouse Project match.

On January 15, 2016, the County, the Oregon Judicial Department (OJD) and DAS executed the Multnomah County Courthouse Funding Agreement – Phase I. On March 24, 2016, the County submitted Invoice #1 – Phase I for review and approval by OJD and DAS for the first 50% State funding of the Courthouse Project. The cost of acquiring the Property will also qualify for the State's 50% match, so long as the Property is incorporated into the Courthouse Project.

**4. Explain any legal and/or policy issues involved.**

Oregon Revised Statute § 1.185 requires each County to "provide suitable and sufficient courtrooms, office and jury rooms for the court, the judges, other officers and employees of the court and juries in attendance upon the court, and provide maintenance and utilities for those courtrooms, offices and jury rooms."

**5. Explain any citizen and/or other government participation that has or will take place.**

The Project Team has continued to meet regularly with the courthouse users' group, Oregon DAS and OJD, and community stakeholder groups to advise them of progress and milestones achieved and obtain input on the Courthouse programming and design progress. The Project has a dedicated web page on the County website that includes past studies and reports, FAQ's, photos and links to past news articles. An open house will be held on April 21<sup>st</sup> in the Jury Assembly Room of the existing Courthouse, and the County hosted a Contractor MWESB outreach event on March 29<sup>th</sup>.

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**Required Signature**

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**Elected**

**Official or**

**Department**

**Director:**

/s/ Sherry Swackhamer, Director,  
Department of County Assets

**Date:**

March 30, 2016

*Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.*