



MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308
PAULINE ANDERSON • District 1 • 248-5220
GRETCHEN KAFOURY • District 2 • 248-5219
RICK BAUMAN • District 3 • 248-5217
SHARRON KELLEY • District 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

AGENDA OF
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
FOR THE WEEK OF
August 7 to August 11, 1989

Tuesday, August 8, 1989 - 9:30 AM - Planning Items . . . Page 2

Tuesday, August 8, 1989 - 1:30 PM - Informal Meeting . . Page 2

Wednesday, August 9, 1989 - 8:00 AM - Policy Development Committee
Blue Lake - Lakehouse - Agenda:
Citizen Involvement Discussion (1 hour)
Planning Process (30 minutes)
DES short term resources
General government roles, goals and action ideas

Thursday, August 10, 1989 - 9:30 AM - Formal Page 3
Executive Session
Work Session

Tuesday, August 8, 1989 - 9:30 AM

Multnomah County Courthouse, Room 602

In the matter of Decisions of the Planning Commission of July 10, 1989, reported for acceptance and implementation by Board Order:

- PR 4-89 **Approve** change in the Powellhurst Community Plan redesignating this property from Urban Strip Conversion to Neighborhood Commercial; and
- ZC 6-89 **Approve, subject to a condition**, amendment of Sectional Zoning Map #400, changing the described property from SC, strip conversion to NC, neighborhood commercial, all for property at 12630 S.E. Division Street

In the matter of Decisions of the Planning Commission of July 10, 1989, reported for acknowledgement by the County Chair:

- CS 7-89 **Deny** change in zone designation from MR-4, medium density residential, to MR-4, C-S, community service designation to allow development of a Tri-Met Route Terminus facility for property at 13525 S.E. Foster Road

INFORMAL BRIEFINGS

1. Briefing on recent legislation which alters the structure for planning services for youth - House Bill 3466 - Duane Zussy
2. Briefing on Donald E. Long Home - Hank Miggins and Wayne George

Tuesday, August 8, 1989 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL

1. Informal Review of Formal Agenda of August 10, 1989

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

Thursday, August 10, 1989, 9:30 AM
Multnomah County Courthouse, Room 602

Formal Agenda

REGULAR AGENDA

DEPARTMENT OF JUSTICE SERVICES

- R-1 Liquor License applications submitted by Sheriff's Office with recommendation that same be approved as follows:
PACKAGE STORE: Renewal - (change of ownership) for the K.S. Food Market, 15231 S.E. Division; Tankard (change to 4-Aces), 15826 SE Division (RMS - Change of Ownership)

DEPARTMENT OF GENERAL SERVICES

- R-2 In the matter of ratification of an intergovernmental agreement with the City of Portland, City of Wood Village and City of Troutdale, for the Cities to collect 3% Hotel Transient Lodging Tax (current agreement ends September 30, 1989)
- R-3 Budget Modification DGS #1 reclassification of six (6) Property Appraiser Supervisors to Program Supervisors in the Assessment & Taxation Division with additional funds coming from salary savings

ORDINANCES - DEPARTMENT OF GENERAL SERVICES

- R-4 First Reading - An Ordinance relating to the Car Rental Tax; amending M.C.C. 5.40.075 - to allow motor vehicle rental establishments to retain 5% of the motor vehicle rental tax to their collection costs
- R-5 First Reading - An Ordinance relating to the Car Rental Tax; amending M.C.C. 5.40.125 - to clarify exemption for vehicles rented by residents living in exemption area
- R-6 First Reading - An Ordinance amending the procedure for placing property tax levy measures on the ballot; amending Multnomah County Code 4.51.010, 4.51.060, 4.51.070, and declaring an emergency

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-7 Resolution in the matter of the Adoption of a Fire Prevention Code for Clackamas County Fire District #1 -

DEPARTMENT OF HUMAN SERVICES

- R-8 In the matter of ratification of an intergovernmental agreement with Oregon Department of Agriculture whereby state will reimburse county \$5,000 for the control of noxious weeds in the county for FY 89-90

BOARD OF COUNTY COMMISSIONERS

- R-9 Resolution in the matter of supporting the Nehemiah Program

EXECUTIVE SESSION

Executive Session to consider real estate transactions [ORS 192.660 (1)(e)]

WORK SESSION

Funding Alternatives for purchase of property - Hank Miggins, Paul Yarborough, Wayne George and Jim Emerson

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:

Thursday, 10:00 PM, Channel 11 for East and West side subscribers

Friday, 6:00 P.M., Channel 27 for Rogers Multnomah East subscribers

Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Addition to Tuesday, August 8, 1989, 9:30 AM

Case C 2-89 - In the matter of the decision of the Planning Commission of June 12, 1989, Deny request to change name of street segments known as NE 215th Avenue, NE Shaver Street and NE 216th Avenue to NE Lachenview Circle; Approve change of name to NE Lachenview Lane for two of three street segments noted, namely NE 215th Avenue and NE Shaver Street. Retain NE 216th Avenue as shown; Decision to approve street name to NE Lachenview Lane for NE 215th Avenue and NE Shaver Street does not preclude change to NE Lachenview Circle in the future (including NE 216th Avenue) if conditions change which qualifies the three street segments to be called "Circle" (Continued from July 11)

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Children & Youth Services Commission

Informal Only* August 8, 1989
(Date)

Formal Only _____
(Date)

DEPARTMENT Human Services

DIVISION _____

CONTACT Rhea Kessler

TELEPHONE 248-3782

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD Duane Zussy

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested. This is an informal briefing to acquaint the board with recent legislation which alters the structure for planning services for youth. House Bill 3466 replaces the local JSC with a new entity, the Community Children & Youth Services Commission. DHS will make recommendations regarding the structure & membership of the new Commission and seek policy direction from the Board.

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

- INFORMATION ONLY
- PRELIMINARY APPROVAL
- POLICY DIRECTION
- APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 30

IMPACT:

PERSONNEL

FISCAL/BUDGETARY

General Fund

Other _____

1989 AUG - 2 AM 9:06
 POLK COUNTY
 CLERK OF COUNTY COMMISSIONER

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Duane Zussy

BUDGET / PERSONNEL /

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.



MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
7th FLOOR J. K. GILL BUILDING
426 S.W. STARK STREET
PORTLAND, OREGON 97204
(503) 248-3782

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GRETCHEN KAFOURY • DISTRICT 2 COMMISSIONER
RICK BAUMAN • DISTRICT 3 COMMISSIONER
POLLY CASTERLINE • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Board of County Commissioners

FROM: Duane Zussy, Director *Duane Zussy*
Department of Human Services

DATE: July 31, 1989

SUBJECT: Children and Youth Services Commission

As you know, recent legislation has significantly altered the structure for planning services for youth, both locally and statewide. House Bill 3466 calls for replacing our local Juvenile Services Commission with a new entity, the Community Children and Youth Services Commission, charged with development of a plan for "Juvenile Services", for the "Student Retention Initiative" and for the new "Great Start Program". The Board of County Commissioners and the presiding judge of the juvenile court now have the opportunity to make appointments to this new commission.

The requirements regarding commission appointments are as follows:

1. Each local Children and Youth Services Commission (CYSC) must have at least eleven but not more than twenty-one members, plus a Commission chair.
2. A lay citizen shall be appointed chair of this Commission.
3. The majority of this Commission shall be lay members.
4. As the appointing authority, each county commissioner and the presiding juvenile court judge shall each have one vote--thus six votes in Multnomah County.
5. The CYSC members shall represent a balance of individuals with knowledge of the issues regarding juvenile services, retention of students in school, or early childhood development, respectively.

As the legislation allows for substantial flexibility in certain areas, I thought it timely to present you with a series of departmental recommendations concerning the new Children and Youth Services Commission.

Recommendations

1. JUVENILE COURT ADVISORY COUNCIL (J.C.A.C.) LINKAGE

One issue not addressed in HB3466 is the relationship of the county funded Juvenile Justice Division programs and the associated statutorily required advisory body (the Juvenile Court Advisory Council) to this new CYSC. To strengthen the linkage between the county's Juvenile Justice Division programs and such programs as the Youth Service Centers and various CYSC funded services for high risk youth, I recommend that the Board of County Commissioners and the Chair actively solicit the voluntary cooperation of the presiding juvenile court judge, Judge Linda Bergman, in bringing the J.C.A.C. into the CYSC as a full partner with other functional areas of emphasis.

2. COMMISSION SIZE

Currently the Juvenile Services Commission has twenty-one positions. Several of these positions are either vacant or the appointee is not actively participating on an ongoing basis. I recommend that you initially appoint a fifteen member CYSC commission, including the position of chair. This would allow three commissioners to be selected who have current and specific expertise in each of the four program areas (the three addressed in HB3466 plus the J.C.A.C.) plus three commissioners with relevant, but more general, backgrounds. The CYSC membership could thus be broken down as follows:

3 slots for persons with specific expertise in general juvenile services;
3 slots for persons with specific expertise in early childhood development;
3 slots for persons with specific expertise in student retention in school;
3 slots for persons with specific expertise in juvenile court matters
(assumes committee structure as set forth below);
3 "generalist" slots for persons with relevant but less specific expertise.

I further recommend that the Chair of the CYSC be selected from among these three "generalist" appointees to avoid favoring any of the four substantive areas of concern.

Clearly you may wish to provide for some transition of former Juvenile Services Commission and Student Retention Initiative participants in making these new appointments to both acknowledge past JSC and SRI accomplishments and to aid the new CYSC through provision of people who can "hit the ground running".

3. COMMITTEE STRUCTURE

House Bill 3466 is silent regarding a committee structure.

Currently the JSC oversees four subcommittees that include both voting commissioners and additional non-commission members. I recommend that we follow this approach, establishing three committees to carry out the

requirements of the new law--a Great Start Committee, a Student Retention Initiative Committee, and a Juvenile Services Committee. In addition, (and if Judge Bergman, agrees), I recommend adding a fourth committee to serve in the separate statutory role of the Juvenile Court Advisory Council and yet to function within the context of the Children and Youth Services Commission.

As you know, the Juvenile Court Advisory Council currently operates as an independent entity. If we could incorporate this group into the new commission it would, in my opinion, enhance the continuity of the system. Clients of our youth service centers and of the programs for high risk youth would benefit particularly.

I suggest that each of these committees be composed of 5-8 non voting, non-CYSC members and 3-4 commission members. Each subcommittee chair should also be a voting CYSC member. The recommendations of each of these subcommittees would be subject to review and approval by the full CYSC. This structure would allow the respective subcommittees to draw in boarder community participation while focusing on specific planning and programmatic issues. It would also provide clear two way linkage between subcommittee activities and the policy development, planning and funding allocation process which would properly occur at the CYSC level.

4. GRANTEE PARTICIPATION

It should be noted that HB3466 and current state administrative rules are silent on this issue. Historically, the JSC (both at the state and local levels) has allowed appointments of individuals who were staff to or board members of grantee organizations. While current JSC practice requires members in these categories to declare a conflict of interest and not vote in situations involving their agencies, this practice seems to beg the question of bias and/or a broader conflict of interest related to all planning, allocation, and evaluation decisions.

I recommend that you refrain from appointing grantee staff and Board members to the CYSC, but encourage appointments of those individuals to the three (or four) subcommittees where their expertise can help drive the planning effort without opening the door to conflicts in the policy and resource allocation processes.

Although these recommendations may be regarded by some as controversial, they do not represent radical change from current practice. I encourage you to view House Bill 3466 as an opportunity to examine strengths in the current system and to make changes which will hopefully improve delivery of services to our youth. It is in this spirit that the foregoing recommendations are made.

Thank you for your careful consideration, and for your definitive policy guidance in these matters.

Multnomah County Juvenile Services Commission
426 SW Stark
Portland, Oregon 97204

August 7, 1989

Dear Commissioner

On behalf of the Juvenile Services Commission I wish you the best as you enter your final deliberations concerning the creation of the Community Children and Youth Services Commission (CCYSC) for Multnomah County. I have recently met with the Administration Committee of the JSC, and also with Duane Zussy and would like to share some thoughts on behalf of the Commission.

The JSC structure has worked very well over the last two years. With staff, we have been able to construct a continuum-of-care approach which, with your support, re-energized the prevention end of the spectrum, and in our opinion served as a model for the new CCYSC. We believe that the current staff and existing committee structure (prevention, early access and intervention) has proved its worth and hope it will serve as the basic structure to which we add Great Start, Student Retention Initiative and perhaps other responsibilities, such as advocacy.

There is an already identified work plan ready to go forward which includes distribution of new runaway and homeless funds, a comprehensive examination of the Youth Service Center system and reexamination of service needs for African-American males in the juvenile justice system. Our hope is that you will consider reappointment of sufficient numbers of JSC members, say 8-10, to allow this work to be carried forward with energy and consistency.

Finally, I believe additional, regular communication should be built in between the new Commission, the Department of Human Services and yourselves. Perhaps a monthly informal briefing with myself and Duane to discuss with you the many aspects of youth planning and programming is in order. I will be happy to help identify the proper venue for such talks with you.

We look forward to working with you to build upon our mutual efforts and accomplishments over the past two years.

Sincerely,



Duncan Campbell, Chair
Juvenile Services Commission
cc County Commissioners
Duane Zussy

DATE SUBMITTED 7/31/89

90 min.

(For Clerk's Use)
Meeting Date AUG 8 1989
Agenda No. # 2

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Briefing on Donald E. Long Home

Informal Only* 8/8/89
(Date)

Formal Only _____
(Date)

DEPARTMENT Nondepartmental

DIVISION County Chair's Office

CONTACT Hank Miggins/F. Wayne George

TELEPHONE X-3308, X-3322

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD _____

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested.

Briefing on Donald E. Long Home

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

INFORMATION ONLY PRELIMINARY APPROVAL POLICY DIRECTION APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 90 minutes

IMPACT:

PERSONNEL
 FISCAL/BUDGETARY
 General Fund
 Other _____

1989 AUG - 2 AM 9:05
CLERK OF COUNTY
OREGON

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: *Hank Miggins*

BUDGET / PERSONNEL _____

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.

White Copy

Juvenile Court,
Juvenile Justice Division &
the Donald E. Long Home

**CONCEPTUAL DESIGN
PRELIMINARY REPORT**

8 AUGUST 1989

KAPLAN McLAUGHLIN DIAZ
222 N.W. DAVIS STREET
PORTLAND, OREGON

SUMMARY

ISSUES

The Juvenile Court, Juvenile Justice Division & the Donald E. Long Home facility is approximately forty years old. During this time, both the physical condition and the requirements of the building have gradually changed. While periodic maintenance has occurred, the building has experienced normal deterioration for this type of facility due to both age and abuse by detainees. In general, the building systems are in fair condition but are approaching the end of their normal life expectancy. The building originally housed juveniles who were not serious offenders, posing a minimum security risk. In recent years, the type of juveniles being detained in the facility has become primarily presentenced (awaiting a hearing or trial) or probation violators. These detainees are typically more serious offenders and represent a higher security risk. The existing building conditions and current usage does not comply with minimum applicable building code, corrections standards or zoning regulations.

CONSTRUCTION OPTIONS

Minimum Remodel Scheme

Remodel of the facility in order to comply with minimum code requirements is achievable, although not without significant cost. Building life expectancy would only be extended 8 to 10 years. Addition of some new building area is needed to meet the current program requirements. The probable project costs of a minimum remodel of and minimal addition to the existing facility is \$12,683,394.

Renovation/Addition Scheme

A major renovation would achieve compliance with applicable codes and standards. It would also revitalize the building conditions which would extend the useful life expectancy by 25 to 30 years. A significant addition would be required to meet projected 5 year program requirements. Anticipated probable project costs would be \$20,006,176.

Future expansion capabilities of the existing facility with either the Remodel or Renovation Scheme are limited due to the building configuration and structural system.

New Building

A new building improve the operational efficiency of the facility as well as reduce long term operational costs. Probable project costs for a new replacement facility would be as follows:

- Facility with 4 detention units: \$15,655,384
- Facility with 6 detention units: \$18,116,588
- Facility with 8 detention units: \$19,936,483

EVALUATION OF BUILDING OPTIONS

MINIMUM REMODEL SCHEME

The current building, being about 40 years old, is in the last 10-15% of its normal life cycle.

Would be remodeled to comply with:

- UBC Requirements (Fire & Life Safety Code)
- ACA Standards (Corrections Standards)
- State of Oregon Regulations
- State Energy Code
- Current program requirements (space needs)

In order to upgrade the existing facility to comply with the applicable codes and standards, the following improvements must be made:

- New HVAC system
- Replace existing exterior windows
- Reroof and repair flashings
- Install thermal insulation at exterior walls and roof
- Provide toilets in each detention room and repair floors and walls
- New doors and windows in detention area
- Upgrade electrical service
- Provide emergency power generator
- Replace electrical wiring in most areas
- Provide security ceilings throughout detention areas to conceal pipes and wiring
- Convert fire protection system to security type in detention areas
- Upgrade interior windows to security type units

The building would also require expansion to meet current space requirements if current programs are to be maintained. This would not allow for projected growth and expansion and would significantly restrict future additions. This scheme would offer virtually no improvement in operations or flexibility. Maintenance costs would continue to increase, since this remodel would not extend the building's life expectancy more than a few years.

EVALUATION OF BUILDING OPTIONS

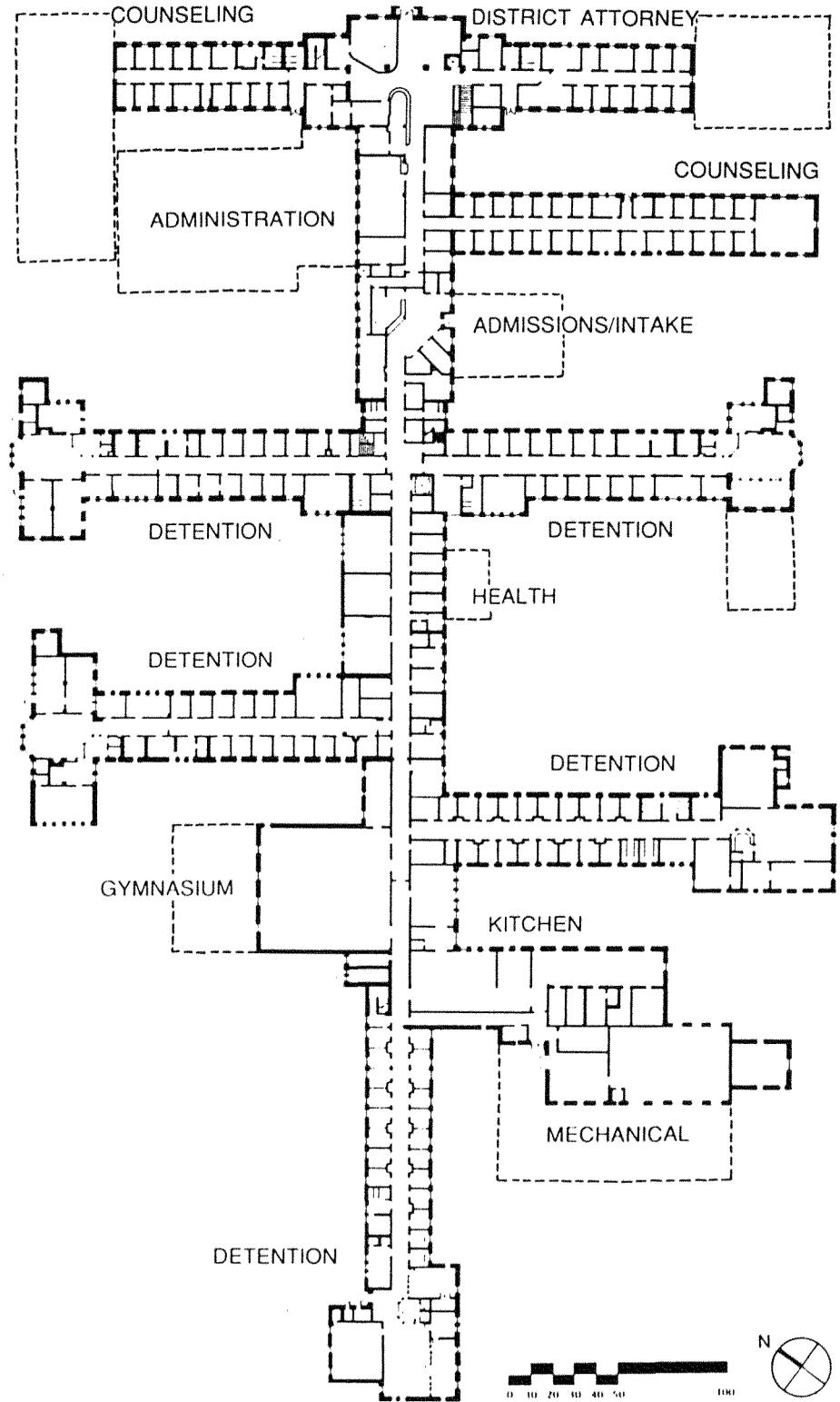
MINIMUM REMODEL SCHEME

The remodel scheme would involve a limited selective demolition of the existing building in order to retain as much of the existing building elements as possible. Additional building area would also be required to accommodate the current programmatic needs. It is anticipated that the renovation and construction of new addition space would require about 10 phases of construction. It would require most operations to be relocated from their current spaces into temporary housing until completion of their new area. Disruption of many operations and functions during the construction period should be anticipated. There would also be significant compromises to functional and operational relationships due to the inherent physical constraints of the existing structure. The remodel scheme has a number of disadvantages compared to the new building scheme. The most notable disadvantages are as follows:

- Least effective departmental relationships
- Does not allow improved detention staffing
- Maintains institutional-style design
- Overall circulation is not improved
- Major compromises to detention operations and program
- Limits direct visual security control
- Existing structure limits heights, clearances and openings
- Lower than recommended ceiling heights
- Compromises mechanical system effectiveness
- Plumbing and mechanical retrofit not cost effective
- More perimeter walls create higher energy demand
- Remodel of existing building is least cost effective
- Requires excessive project phasing
- Requires expensive, selective demolition
- Increases costs for temporary facilities and additional moving
- Lengthens project time
- Extends the building's normal life cycle by less than 30%
- Inhibits future growth or expansion

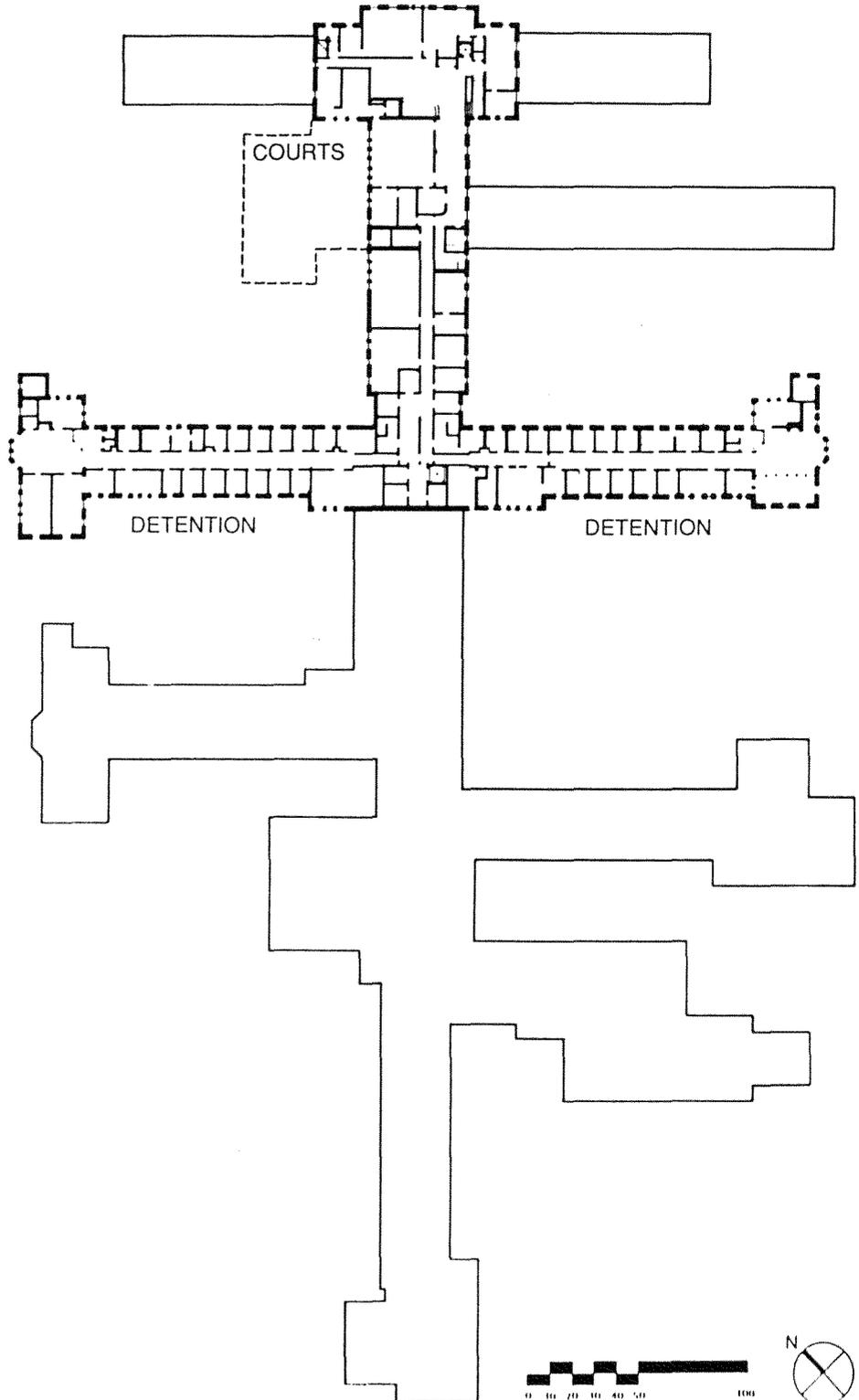
EXISTING BUILDING FLOOR PLAN

FIRST FLOOR



EXISTING BUILDING FLOOR PLAN

SECOND FLOOR



EVALUATION OF BUILDING OPTIONS

RENOVATION / ADDITION SCHEME

The current building, being about 40 years old, is in the last 10-15% of its normal life cycle.

Would be renovated to comply with:

- UBC Requirements (Fire & Life Safety Code)
- ACA Standards (Corrections Standards)
- State of Oregon Regulations
- State Energy Code
- Projected 2 to 5 year program requirements (space needs)

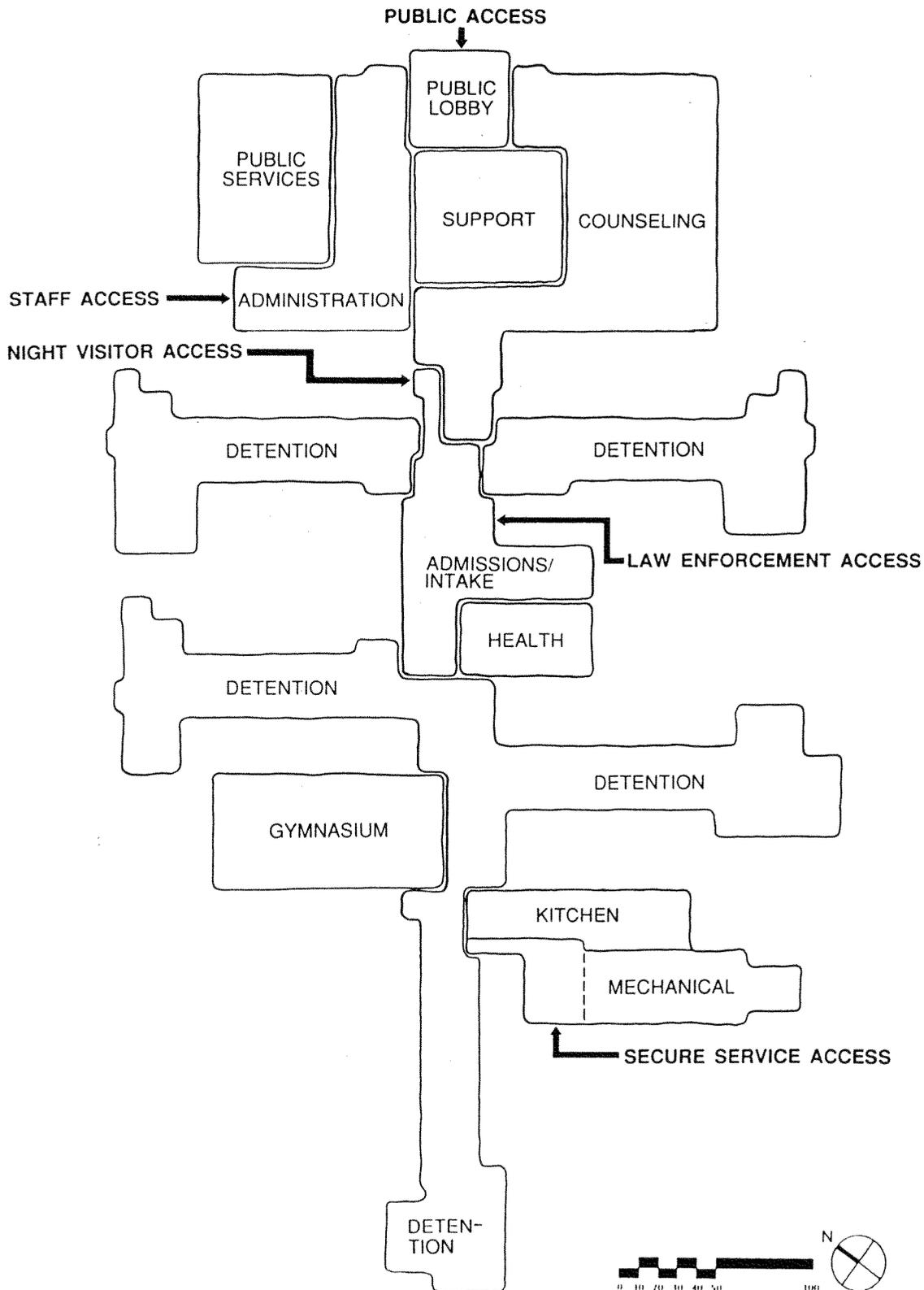
The building would also require expansion to meet projected space requirements for the projected needs of programs in 2 to 5 years. This would allow for projected growth and limited future expansion. This scheme would offer some improvement in operations for non-detention areas, however, in detention areas there would be little change. There would be virtually no operational flexibility in detention areas. Maintenance costs would be reduced, since this renovation would revitalize the building and extend the building's life expectancy by 25 to 30 years. The basic elements of the work would be as follows:

- Existing structure and exterior shell essentially retained.
- Exterior masonry restored and sealed where left exposed.
- Exterior windows removed and replaced with energy efficient units; security style in detention areas.
- Internal walls, ceiling, finishes removed in non-detention areas.
- A new mechanical system with HVAC
- Replace existing exterior windows
- Reroof and repair flashings
- Install thermal insulation at exterior walls and roof
- Provide toilets in each detention room and repair floors and walls
- New doors and windows in detention area
- Upgrade electrical service
- Provide emergency power generator
- Replace electrical wiring in most areas
- Provide security ceilings throughout detention areas to conceal pipes and wiring
- Convert fire protection system to security type in detention areas
- Upgrade interior windows to security type units
- In the detention wings, the internal walls and partitions would be left intact
- New toilets and lavatories in each detention bedroom
- Electrical wiring and plumbing pipes concealed in hard ceiling construction in all detention areas
- All plumbing and electrical fixtures replaced with security-type in detention
- Replacement of worn or damaged finish materials
- School classrooms added to detention wings
- The admissions area would be relocated, enlarged and upgraded
- New openings would be provided in floors and walls to allow connection to and integration with the added new building areas

CONCEPTUAL BUILDING DIAGRAM

RENOVATION/ADDITION SCHEME

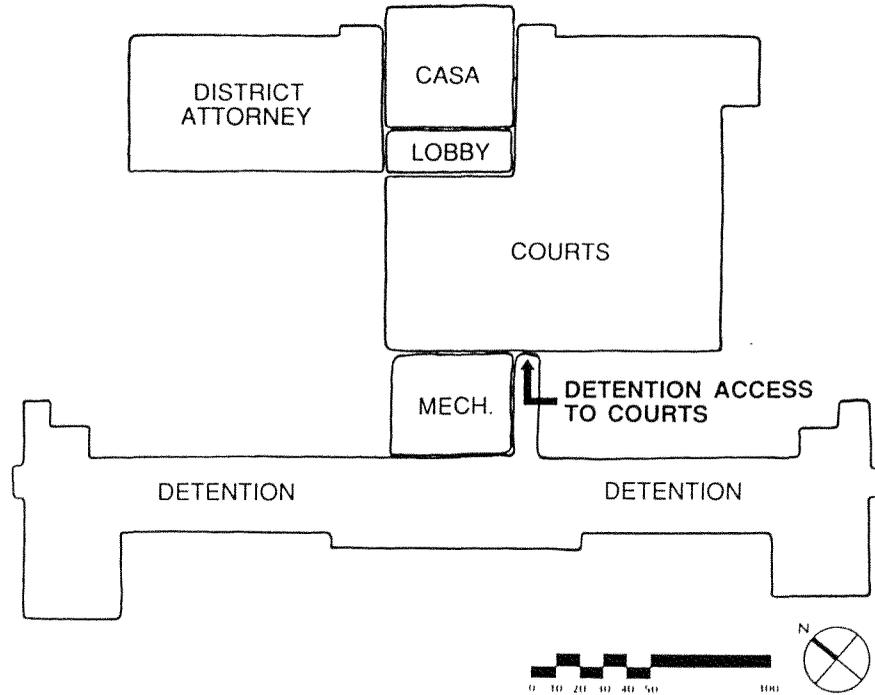
First Floor



CONCEPTUAL BUILDING DIAGRAM

RENOVATION/ADDITION SCHEME

Second Floor



EVALUATION OF BUILDING OPTIONS

NEW BUILDING SCHEME

Project Summary

- Uniform Building Code (fire & life safety code)
- ACA Standards (correctional standards)
- State of Oregon Regulations
- State of Oregon energy code
- Projected 2 to 5 year program (space needs)

Work summary

- 18 to 36 month construction period
- 3 phase construction of new building and systems
- Existing building demolished in three phases
- Continued operations spaces through construction
- Minimal need for temporary facilities

Life Expectancy

- 40-50 years

EVALUATION OF BUILDING OPTIONS

NEW BUILDING SCHEME

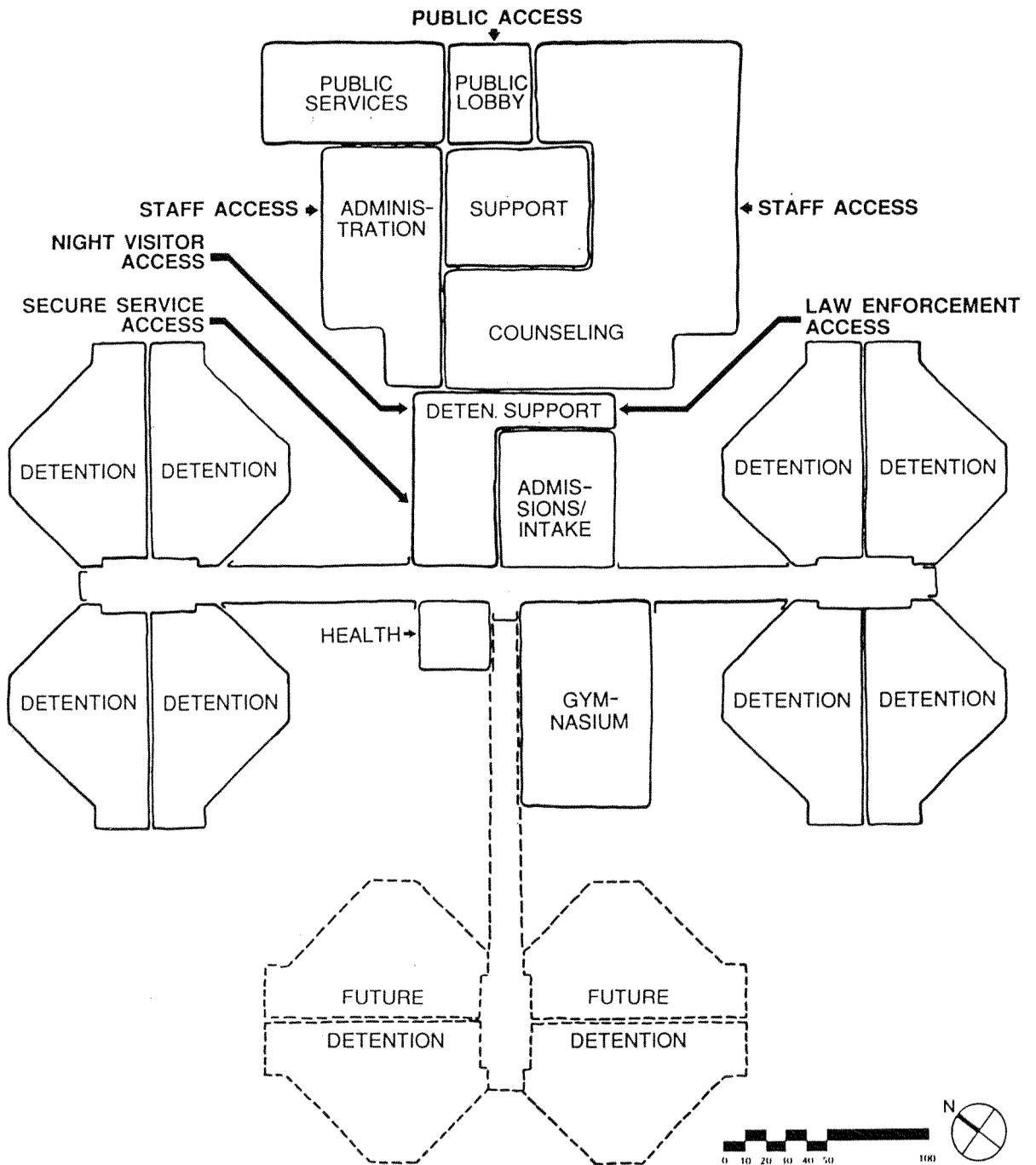
The new building scheme would involve a phased demolition of the existing building and replacement with a completely new facility. It is anticipated that construction of a new replacement building could be accomplished in three phases, allowing operations to continue in their current spaces with minimal disruption or need for temporary facilities. Construction of a new facility offers a number of physical, functional and operational advantages over renovation of the existing building. The most notable advantages are as follows:

- More effective departmental relationships
- Maximum operational efficiencies
- Safer atmosphere for staff and detainees
- More normative housing environment
- Conditions conducive to interactive program oriented concept
- Allows for more effective use of detention staff
- Permits less institutional-style design
- Improves overall circulation system
- Allows better central security control
- Reduces long-term maintenance and operational costs
- More energy efficient
- Allows facility to be relocated to an alternate site
- Permits operations to continue in existing space during construction
- Maximum flexibility for future growth and expansion

CONCEPTUAL BUILDING DIAGRAM

NEW BUILDING SCHEME

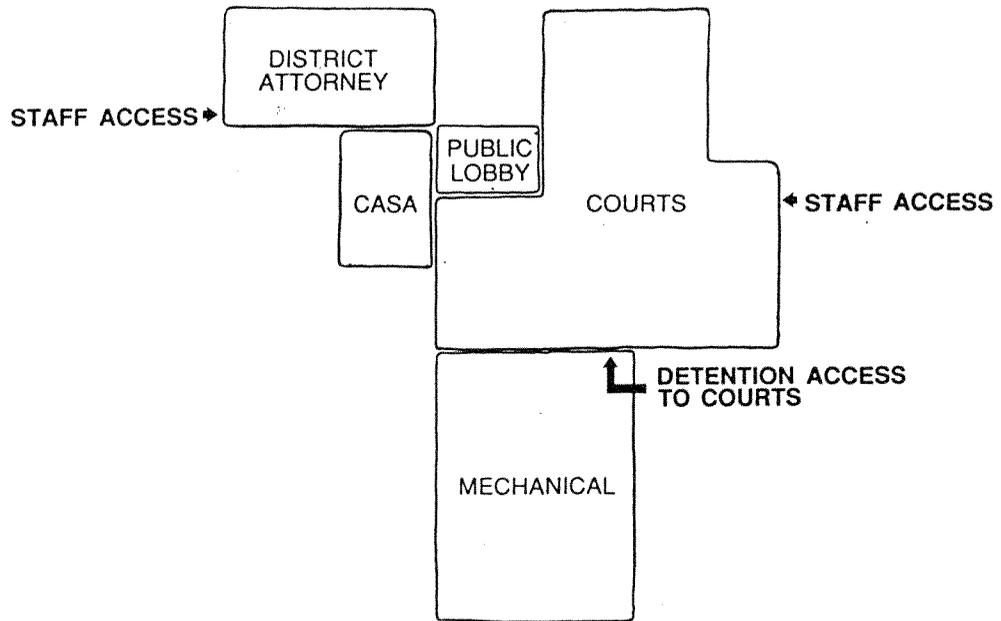
First Floor



CONCEPTUAL BUILDING DIAGRAM

NEW BUILDING SCHEME

Second Floor



PROBABLE PROJECT COSTS SUMMARY

DEFINITIONS

- **Program Area** = Building area required to support the function.
- **Total Gross Area** = The program area adjusted to allow for walls, circulation, mechanical shafts and other support spaces.
- **Average Cost per Square Foot** = All costs associated with the construction costs of the facility, including site development costs.
- **Total Construction Costs** = Estimated probable contractor construction costs for building or portion of building, including profit, overhead and design contingency.
- **Phasing Premium** = The added cost (beyond construction) associated with building the facility in multiple phases. This includes: temporary space for continued operations, temporary utility systems, additional moving expenses, additional contractor mobilization and demobilization, temporary security perimeter, and temporary site improvements.
- **Owner Project Costs** = Costs which are indirectly associated with design and construction of the project but not included in the contractor construction costs. This includes: design and engineering fees, plan check and permit fees, connection and improvement fees, inspection and testing expenses, owner project management costs, furnishings, movable telephone and special communications equipment and one-time occupant moving expenses.
- **Renovation Factor** = A multiplier applied to the program area to account for reduced efficiency in reuse of an existing structure and building shell. Consideration is given to the relative size of the existing area related to the new area being added, the shape of the existing space, flexibility of integrating new and existing spaces, structural flexibility for creating new horizontal and vertical openings.

PROBABLE PROJECT COSTS SUMMARY

DEFINITIONS

- **Program Area** = Building area required to support the function.
- **Total Gross Area** = The program area adjusted to allow for walls, circulation, mechanical shafts and other support spaces.
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- **Owner Project Costs** = Costs which are indirectly associated with design and construction of the project but not included in the contractor construction costs. This includes: design and engineering fees, plan check and permit fees, connection and improvement fees, inspection and testing expenses, owner project management costs, furnishings, movable telephone and special communications equipment and one-time occupant moving expenses.
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REMODELED BUILDING WITH (7) DETENTION UNITS

DEPARTMENT	BUILDING AREA GROSS S.F.	AVERAGE COST PER S.F.	TOTAL PROBABLE COST
ADMINISTRATION & SUPPORT	6,712		\$416,336
PUBLIC & GENERAL SERVICES	22,505		\$1,309,049
COUNSELING	10,536		\$638,156
JUVENILE COURTS	15,651		\$972,029
DISTRICT ATTORNEY	5,212		\$346,116
JUVENILE DETENTION	65,562		\$3,241,756
MECHANICAL & ELECTRICAL	12,977		\$737,931
SUBTOTAL	137,807	\$60	\$8,235,970
DESIGN CONTINGENCY		10%	\$823,597
TOTAL PROBABLE CONSTRUCTION COST		\$66	\$9,059,567
PHASING PREMIUM (10 PHASES)		10%	\$905,957
ESTIMATED OWNER PROJECT COSTS		30%	\$2,717,870
TOTAL ESTIMATED PROJECT COSTS		\$92	\$12,683,394

MINIMUM REMODEL SCHEME

PROJECT COSTS

RENOVATED BUILDING WITH (7) DETENTION UNITS

DEPARTMENT	BUILDING AREA GROSS S.F.	AVERAGE COST PER S.F.	TOTAL PROBABLE COST
ADMINISTRATION & SUPPORT	7,753		\$662,136
PUBLIC & GENERAL SERVICES	24,035		\$1,900,771
COUNSELING	14,678		\$1,100,861
JUVENILE COURTS	21,523		\$2,361,673
DISTRICT ATTORNEY	6,004		\$480,350
JUVENILE DETENTION	73,364		\$4,472,478
MECHANICAL & ELECTRICAL	17,699		\$1,061,927
SUBTOTAL	165,056	\$74	\$12,251,180
DESIGN CONTINGENCY		15%	\$1,837,677
TOTAL PROBABLE CONSTRUCTION COST		\$85	\$14,088,857
PHASING PREMIUM (12 PHASES)		12%	\$1,690,663
ESTIMATED OWNER PROJECT COSTS		30%	\$4,226,657
TOTAL ESTIMATED PROJECT COSTS		\$121	\$20,006,176

RENOVATION SCHEME

PROJECT COSTS

NEW BUILDING WITH (4) DETENTION UNITS

DEPARTMENT	BUILDING AREA GROSS S.F.	AVERAGE COST PER S.F.	TOTAL PROBABLE COST
ADMINISTRATION & SUPPORT	7,371		\$661,226
PUBLIC & GENERAL SERVICES	22,674		\$1,902,401
COUNSELING	13,847		\$1,107,785
JUVENILE COURTS	19,977		\$2,290,335
DISTRICT ATTORNEY	5,665		\$481,483
JUVENILE DETENTION	32,380		\$3,657,781
MECHANICAL & ELECTRICAL	11,641		\$640,250
SUBTOTAL	113,499	\$95	\$10,741,259
DESIGN CONTINGENCY		10%	\$1,074,126
TOTAL PROBABLE CONSTRUCTION COST		\$104	\$11,815,384
PHASING PREMIUM (3 PHASES)		2.5%	\$295,385
ESTIMATED OWNER PROJECT COSTS		30%	\$3,544,615
TOTAL ESTIMATED PROJECT COSTS		\$138	\$15,655,384

NEW BUILDING SCHEME

PROJECT COSTS

NEW BUILDING WITH (6) DETENTION UNITS

DEPARTMENT	BUILDING AREA GROSS S.F.	AVERAGE COST PER S.F.	TOTAL PROBABLE COST
ADMINISTRATION & SUPPORT	7,371		\$661,226
PUBLIC & GENERAL SERVICES	22,674		\$1,902,401
COUNSELING	13,847		\$1,107,785
JUVENILE COURTS	19,977		\$2,290,335
DISTRICT ATTORNEY	5,665		\$481,483
JUVENILE DETENTION	47,554		\$5,251,049
MECHANICAL & ELECTRICAL	13,375		\$735,629
SUBTOTAL	130,407	\$95	\$12,429,906
DESIGN CONTINGENCY		10%	\$1,242,991
TOTAL PROBABLE CONSTRUCTION COST		\$105	\$13,672,896
PHASING PREMIUM (3 PHASES)		2.5%	\$341,822
ESTIMATED OWNER PROJECT COSTS		30%	\$4,101,869
TOTAL ESTIMATED PROJECT COSTS		\$139	\$18,116,588

NEW BUILDING SCHEME

PROJECT COSTS

NEW BUILDING WITH (8) DETENTION UNITS

DEPARTMENT	BUILDING AREA GROSS S.F.	AVERAGE COST PER S.F.	TOTAL PROBABLE COST
ADMINISTRATION & SUPPORT	7,371		\$661,226
PUBLIC & GENERAL SERVICES	22,674		\$1,902,401
COUNSELING	13,847		\$1,107,785
JUVENILE COURTS	19,977		\$2,290,335
DISTRICT ATTORNEY	5,665		\$481,483
JUVENILE DETENTION	58,775		\$6,429,165
MECHANICAL & ELECTRICAL	14,657		\$806,156
SUBTOTAL	142,909	\$96	\$13,678,548
DESIGN CONTINGENCY		10%	\$1,367,855
TOTAL PROBABLE CONSTRUCTION COST		\$105	\$15,046,403
PHASING PREMIUM (3 PHASES)		2.5%	\$376,160
ESTIMATED OWNER PROJECT COSTS		30%	\$4,513,921
TOTAL ESTIMATED PROJECT COSTS		\$140	\$19,936,483

NEW BUILDING SCHEME

PROJECT COSTS



MULTNOMAH COUNTY OREGON

DEPARTMENT OF GENERAL SERVICES
PURCHASING SECTION
2505 S.E. 11TH AVENUE
PORTLAND, OREGON 97202
(503) 248-5111

GLADYS McCOY
COUNTY CHAIR

1989 AUG - 9 PM 2:03
CLERK OF BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON

MEMORANDUM

TO: Jane McGarvin, Clerk of the Board
FROM: Lillie M. Walker, Director, Purchasing Section
DATE: August 9, 1989
RE: FORMAL BIDS AND REQUESTS FOR PROPOSALS SCHEDULED FOR INFORMAL BOARD

The following Formal Bids and/or Professional Services Request for Proposals (RFPs) are being presented for Commissioners' review.

BID/RFP NO.	TITLE/DESCRIPTION	INITIATING DEPARTMENT
B34-150-4045	Title: PLAIN PAPER FAX Description: Plain Paper Fax Equipment	DES Buyer: Roger Bruno Phone: 5111 Contact: Nancy Robbins Phone: 2639
	Title: Description:	Buyer: Phone: Contact: Phone:
	Title: Description:	Buyer: Phone: Contact: Phone:

cc: Gladys McCoy, County Chair
Board of County Commissioners
Linda Alexander, Director, DGS

Copies of the bids and RFPs are available from the Clerk of the Board.

TO: DAILY JOURNAL OF COMMERCE

Please run the following Classified Advertisement as indicated below, under your "CALL FOR BID" section

MULTNOMAH COUNTY

Proposals Due: August 22, 1989 at 2:00 P.M.

Proposal No. B34-150-4045

Sealed proposals will be received by the Director of Purchasing, 2505 S.E. 11th Ave., Portland, OR 97202 for:

Plain Paper Facsimile Equipment

as per specifications on file with the Purchasing Director. No proposal will be received or considered unless the proposal contains a statement by the bidder as part of his bid that the requirements of ORS 279.350 shall be included. Multnomah County reserves the right to reject any or all proposals.

Specifications may be obtained at: Multnomah County Purchasing Section
2505 S.E. 11th Avenue
Portland, OR 97202
(503) 248-5111

Lillie M. Walker, Director
Purchasing Section

PUBLISH: August 11, 1989

AD2:PURCH2

MULTNOMAH COUNTY, OREGON

INVITATION FOR BIDS #B34-150-4045 To be opened 2:00 p.m. August 22, 1989

SEALED BIDS will be received by the Purchasing Director of Multnomah County in the Ford Building Lobby, 2505 S.E. 11th Avenue, Portland, Oregon, 97202, until 2:00 p.m. Portland time and will be publicly opened and read for furnishing **PLAIN PAPER FACSIMILE EQUIPMENT** as per specifications as indicated herein. To ensure proper bid identification and handling, USE THE BID ENVELOPE, attached herewith.

Specifications are on file with the Purchasing Section and may be seen there, and copies thereof may be obtained at the Office of the Purchasing Director, 2505 S.E. 11th Avenue, Portland, Oregon, 97202. Protests to the specifications will not be considered unless detailed in official correspondence to the Purchasing Director and received five (5) days or more prior to the opening date.

As required by ORS 279.021, Multnomah County shall always, price, fitness, and quality being equal, prefer supplies, goods, wares, merchandise, manufacturers or produce that has been grown, manufactured, or produced in this State and shall next prefer such as have been partially manufactured, grown, or produced in this State.

Also, the constitutional debt limitation for counties requires any County contract which extends beyond the current fiscal year to be executed subject to future appropriations to fund its provisions, and contract documents will reflect this condition.

Pursuant to Multnomah County Administrative Rules, the County may, in its discretion, waive the bid security requirements of ORS 279.033 for contracts other than those for public improvements. No proposal will be considered unless accompanied by a check payable to Multnomah County, certified by a responsible bank, or in lieu thereof a surety bond for an amount equal to ten percent of the aggregate proposal, unless otherwise specified in the space provided below. The successful bidder shall furnish a bond satisfactory to the Board in the full amount of the contract.

Surety Bond: W A I V E D

The right is expressly reserved to reject any and all bids.

Dated at Portland, Oregon August 8, 1989.

Publication Date: August 11, 1989

Board of County Commissioners
Multnomah County, Oregon

By Lillie M. Walker, Director
Purchasing Section

To the Board of County Commissioners:

The undersigned proposes to furnish the services herein mentioned at the unit price indicated, all in accordance with the specifications and provisions as herein above set forth, attached hereto and made a part hereof.

In compliance with ORS 279.350 Subsection 4 where applicable, and as a part of this bid, the bidder herein agrees to covenant in his contract and it shall be a condition of his bond that in performing his contract he will pay and cause to be paid not less than the prevailing rate of wages as of the date every worker who may be employed in and about the performance of his contract. If the public officers who make the contract determine at any time that the prevailing rate of wages has not been or is not being paid as required by the contract, they may retain from the monies due to the contractor an amount sufficient to make up the difference between the wages actually paid and the prevailing rate of wages, and they may also cancel the contract.

The undersigned bidder hereby represents as follows: That this bid is made without connection with any person, firm or corporation making a bid for the same material, and is in all aspects fair and without collusion or fraud.

Delivery to be F.O.B. _____ DESTINATION _____ within _____ after receipt of order.

(Signature of Bidder) _____
Legal name of firm or corporation

By _____
(Name)

Dated _____

(Title)

Address _____

IMPORTANT NOTICE RE: VENDOR SELECTION LIST

If your firm does not wish to bid at this time, but wishes to remain on the vendor selection list for other teletype and facsimile equipment, please send a written "NO BID" to the above address or call Roger Bruno at 503-248-5111 and submit a verbal "NO BID" no later than August 22, 1989.

All vendors not responding (written or oral) to this invitation to bid may be automatically dropped from the future vendor selection list for this item category but will remain on all other lists applied for.

EQUIVALENT PRODUCTS

Product brands or models, if stated or implied by the specifications, indicate type, design, and quality desired, and shall not restrict bidding to one manufacturer. Products which meet or exceed specification requirements for design, quality, and functional utility will be considered. Ref. ORS 279.017.

If bid is for an equivalent item, include descriptive information brochure and/or specifications sufficient for the County to make a determination as to equivalency.

Any variations from specifications on equivalent products must be itemized. Failure to do so may cause rejection of the bid or rejection of the unit or product after delivery if unitemized variations are found upon inspection of the unit.

METHOD OF AWARD

Award will be made to the bidder submitting the lowest responsive bid. The award will be made on an all-or-none basis. The right is expressly reserved to reject any or all bids.

CLARIFICATION

Any vendor requiring clarification of the information or protesting any provision herein, must submit specific comments in writing to:

Roger A. Bruno, Buyer
2505 S.E. 11th Avenue
Portland, OR 97202

MULTNOMAH COUNTY, OREGON

INVITATION FOR BIDS, continued
Bid No. B34-150-4045

Page 4

A written response will be provided to those questions which are deemed appropriate, copies of which will be sent to all vendors in receipt of this IFB. Questions will not be answered verbally except those which would clarify specifications and requirements of this IFB and as further provided herein. However, any actions or changes resulting from these communications will be forwarded to all bidders as an addendum to this IFB. Oral instructions or information concerning the specifications for the project or requirements given out by County managers, employees, or agents to prospective bidders shall not bind Multnomah County. All Addenda shall be issued by the Purchasing Director not later than five (5) days prior to bid opening.

CANCELLATION

Multnomah County reserves the right to cancel award of the contract at any time before execution of the contract by both parties if cancellation is deemed to be in Multnomah County's best interest. In no event shall Multnomah County have any liability for the cancellation of award. The bidder assumes the sole risk and responsibility for all expenses connected with the preparation of its bid.

M U L T N O M A H C O U N T Y , O R E G O N

INVITATION FOR BIDS, continued
Bid No. B34-150-4045

Page 5

TERMS

TERMS OF PAYMENT

Discounts for early payment will be considered in awarding the bid if at least 20 days are allowed for making payment. Discount time shall commence upon receipt of material or properly executed invoice, whichever is the later.

Please indicate terms in the space provided on Page 1.

If terms are not indicated on the bid, the invoice(s) will be paid on a net 30 days basis.

F.O.B.

All prices are to be quoted F.O.B. destination to:

Multnomah County
Transportation Division
1620 S.E. 190th Avenue
Portland, Oregon

SPECIFICATIONS

Vendors will be required to provide four (4) facsimile. Each facsimile must be configured with at least:

1. Specifications

Type:	Desktop transceiver type
Compression scheme:	MR (Two-dimensional coding) MH (One-dimensional coding)
Compatibility:	CCITT standard G3 or G2; ECM (Error Correction Mode)
Transmission speed:	11 seconds per page
Document width:	11.7" (297 mm) maximum
Scanner type:	CCD image sensor
Plain paper size:	8.5 x 295.2' (216 mm x 90 m) roll paper
Wide-document reception:	Plain paper printing 10.1" x 295.2' (257 mm x 90 m)
Modem speed:	9600/7200/4800/2400 bps

2. Features

- Plain paper printing
- Automatic document feeder (30 sheets total)
- Automatic cutter
- Automatic reduction
- Copy function
- Minimum of 1-Mbyte memory capacity
- Out of paper reception
- Fine/Ultrafine resolution
- Confidential mailbox
- Call-back message
- Broadcasting transmission
- ECM (Error correction mode)
- Auto mode selection
- Gray scale (hafttone) transmission
- Capability of using external phone
- Security code
- Problem/Message display
- Wide document reception (10.1")
- Store name and number display
- Time and place display
- Compatible with group 3, 2
- Multi-function polling
- Self diagnostics
- Remote diagnostics
- Abbreviated dialing (99 destinations total)
- One-Touch dialing (35 facsimile destinations)
- Automatic dialing/redial
- Activity reporting
- Transmit terminal identification (TTI)
- Maximum transmission speed 11 seconds/page
- Relayed multi-addressing
- Surge protection

MULTNOMAH COUNTY, OREGON

INVITATION FOR BIDS, continued
Bid No. B34-150-4045

Page 7

COST FORM

	UNIT/MODEL	PRICE
PLAIN PAPER FACSIMILE 4 each	_____	\$ _____
WARRANTY PERIOD:	_____	
TOTAL		\$ _____

Number of calendar days after Notice of Award
that equipment will be delivered: _____ days

Discounts for early payment: _____

RB:CLS
080889

34-150 FACSIMILIE EQUIPMENT

743184
ALPHA PAPER PRODUCTS & SYSTEMS
2455 SE 11TH AVENUE
PORTLAND, OR 97214
231-4883

170242
AMERICAN BUSINESS MACHINES
2720 SW CORBETT
PORTLAND, OR 97201
226-1541 DIANNA SMITH

170005
AUTOMATED OFFICE SYSTEMS
12100SW GARDEN PLACE
PORTLAND, OR 97232
620-2800 KATHY NAGY

170249
BUSINESS EQUIPMENT BUREAU
1700 SE 11TH AVENUE
PORTLAND, OR 97214
233-6182

652319
CHC COMMUNICATIONS (MBE)
PO BOX 5092
VANCOUVER, WA 98668
206-574-6170

CLACKAMAS OFFICE MACHINES
20005 MC LOUGHLIN BLVD
GLADSTONE, OR 97027
565-8205

431489
COMMERCIAL OFFICE MACHINES
6650 N BASIN, SUITE 6-1
PORTLAND, OR 97214
289-9009

461152
DATEC INC
8059 SW CIRRUS DRIVE
BEAVERTON, OR 97005
641-6644 NANCY BALMER

451782A
GREAT WEST BUSINESS MACHINES
2136 SW 5TH AVENUE
PORTLAND, OR 97201
221-0683

462804
INFORMATION NETWORK SYSTEMS
2133 NW JOHNSON
PORTLAND, OR 97210
224-1794 TOM ETHEN

450285
INTERNATIONAL OFFICE MACHINES
DBA HARE OFFICE PRODUCTS
4445 SW BARBUS BLVD
PORTLAND, OR 97201
243-2641

451481
LANIER BUSINESS PRODUCTS INC
7165 SW FIR LOOP
TIGARD, OR 97223
620-9821

347155
AMERICAN BUSINESS COMMUNICATION
PO BOX 5087-05
PORTLAND, OR 97208

341122
AT&T INFORMATION SYSTEMS
2020 SW 4TH, SUITE 400
PORTLAND, OR 97201
295-5027 CAROL KZOWSKI

460368A
BEK-TEL INC
2545 SW SPRING GARDEN, STE 100
PORTLAND, OR 97219
244-9855 MARTY BECKER

450276
BUSINESS MACHINE CO
3811 SW BARBUR BLVD.
PORTLAND, OR 97201
224-8181

340765
CLACKAMAS COMMUNICATIONS INC
PO BOX 519
CLACKAMAS, OR 97015
655-9805 GORDON DAY

CNC BUSINESS MACHINES
835 E. BURNSIDE
PORTLAND, OR 97214
236-9060 WILL GALBRAITH

170250
DATA GRAPHICS NORTHWEST INC
6342 SW MACADAM
PORTLAND, OR 97201
245-7751 THOMAS HAMMOND

342813
GENERAL DATACOMM INDUS INC
15854 NE MORRIS
PORTLAND, OR 97230
252-7624 RICHARD RICE

466507
HARRIS/3M DOCUMENT PRODUCTS
12200 N JANTZEN DRIVE #325
PORTLAND, OR 97217
283-3212

170161A
INTERMOUNTAIN BUSINESS MACHINES
7921 CIRRUS, #27
BEAVERTON, OR 97005
230-8800

177868
KONICA BUSINESS MACHINES USA INC
7409 SW TECH CENTER DRIVE
TIGARD, OR 97223
684-0540

NEC AMERICA-FACSIMILIE DIV.
510 SW 3RD AVENUE
PORTLAND, OR 97204
222-4725

NORTHWEST BUSINESS MACHINES
8037 SE STARK
PORTLAND, OR 97215
253-3846

PACIFIC DATA SYSTEMS INC
4502 NE 42ND AVENUE
PORTLAND, OR 97218
281-5385

451662
PITNEY BOWES FACSIMILIE
2112 SW 1ST AVENUE
PORTLAND, OR 97207
224-8515

451785
PORTLAND TYPEWRITER
7660 SW BARBUR BLVD
PORTLAND, OR 97219
244-2000

172632A
SAVIN SYSTEMS NW
PO BOX 4100-25
PORTLAND, OR 97208
636-7696 JULIE STEVENSON

432507
WESTERN OFFICE PRODUCTS
8380 SW NYBERG ROAD
TUALATIN, OR 97062
692-4422

XEROX CORPORATION
1800 SW 1ST AVENUE
PORTLAND, OR 97201
221-1850

A.K. NYOKA
PO BOX 4246
PORTLAND, OR 97208
285-7101

451000
OREGON TYPEWRITER & SUPPLY
1923 SW 6TH AVENUE
PORTLAND, OR 97201
224-2141

462051A
PACIFIC OFFICE AUTOMATION
14335 NW SCIENCE PARK DRIVE
PORTLAND, OR 97229
695-1109 JEFF HANSEN

459430
PORTLAND OFFICE SYSTEMS INC
2235 NE SANDY BLVD.
7660 SW BARBUR BLVD.
239-4242

341202
REP-SAC CORPORATION
2001 MAIN STREET, SUITE 207
VANCOUVER, WA 98660
206-695-2525 ALAN MCLEAN

462881A
TELAUTOGRAPH/OMNIFAX
5319 SW WESTGATE DRIVE, SUITE 126
PORTLAND, OR 97221
297-1598 RICK CARPENTER

461641
WITCO INC
16165 SW 62ND AVENUE
PORTLAND, OR 97223
620-9887