



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 4/16/15
Agenda Item #: R.7
Est. Start Time: 10:55 am
Date Submitted: 4/9/15

Agenda Title: **Selecting Site for New Central Courthouse; and Authorizing Issuance of RFPs for Architectural & Engineering Services and for a Construction Manager/General Contractor for Courthouse Project**

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 16, 2015 **Time Needed:** 60 minutes

Department: DCA **Division:** Facilities

Contact(s): JD Deschamps

Phone: (503) 988-4615 **Ext.** 84615 **I/O Address:** 274/FPM

Presenter Name(s) & Title(s): Ken Elliott, Asst. County Attorney; JD Deschamps, Central Courthouse Project Manager; Henry Alaman – Director, Facilities & Property Management; and Mike Day, Day CPM – Owner’s Representative

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 Central Courthouse Project Team’s recommendation for the new Central Courthouse site and (b) to authorize County staff to issue and evaluate Requests for Proposals for Architectural & Engineering (A&E) Services and for a Construction Manager/General Contractor (CM/GC) for the Replacement Central Courthouse Project (Courthouse Project).

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.

Chapter 705, Oregon Laws 2013, authorized creation of the Oregon Courthouse Capital Construction & Improvement (OCCCI) Fund and provided 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.

On December 18, 2014, the Board selected a preferred site and an alternate site for the new Courthouse and directed the Project Team to proceed with due diligence studies on both sites.

In January 2015, the Project Team retained PBS Engineering & Environmental Inc. to conduct environmental and geotechnical surveys of the preferred and alternate sites and retained David Evans & Associates, Inc. to conduct traffic impact studies of the Courthouse on both sites.

Following a public hearing on February 12, 2015, the Board adopted findings supporting use of a CM/GC and approved an exemption from the competitive bidding requirements to allow use of a CM/GC contracting method for the Courthouse Project.

FPM and Central Purchasing are drafting Requests for Proposals for both Architectural & Engineering (A&E) Services and for a Construction Manager/General Contractor (CM/GC) for the Courthouse Project and, contingent on the Board's approval, are prepared to issue the RFP for A&E services on or after April 17, 2015, and the RFP for a CM/GC on or after May 1, 2015.

On April 9, 2015, the Board was updated on the Courthouse Project approval status, and heard the Project Team's detailed briefing on public outreach initiatives, results of those initiatives, the Project Team's feasibility analysis of both sites to meet the Courthouse's programming needs, and the findings of environmental, geotechnical and traffic studies conducted on both the preferred and alternate sites since the Board's December 18, 2014 meeting.

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

FPM's 2015 budget includes funding for the site solicitation, programming and site evaluation, issuance of RFPs for A&E services and for a general contractor, for evaluation of proposals, selection of an A&E team and a general contractor, and other pre-development activities. 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 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.

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.

In November 2014, the Project Team and the Multnomah Bar Association jointly issued a Central Courthouse Community Survey to courthouse users and stakeholders and posted the survey results on the project website. The Courthouse team conducted two open houses, on January 19th and February 5th, to obtain public comments on the preferred and alternate sites. 200 citizens attended the open houses, and the Project Team's April 9th Board briefing summarized the public responses. The County also conducted an online survey between February 4th and February 23rd, which produced 388 responses. The Project Team has continued to meet regularly with court and community stakeholder groups to advise them of progress and milestones achieved and obtain input on the preferred and alternate sites.

At the Board briefing on April 9, 2015, and at the April 16, 2015, Board meeting on the project team's site recommendation, the public had and will have the opportunity to make comments, either oral or written

Required Signature

**Elected
Official or
Department**

Director: Sherry Swackhamer /s/ **Date:** April 10, 2015

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