

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Approving Exercise of the Options to Purchase Units 4, 5, 6, 8 and 9, Jefferson Station Condominium, 1230 SW First Avenue, Portland, Oregon

The Multnomah County Board of Commissioners Finds:

- a. 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.
- b. The County Chair has executed options to purchase (Options) Units 4, 5, 6, 8 and 9, Jefferson Station Condominium, 1230 SW First Avenue, Portland, Oregon (the Property), subject to the Board approving exercise of the Options and purchase of the Property. The Jefferson Station Condominium is a registered historic building on the southwest quarter of the Courthouse Site.
- c. The Courthouse Project Team has conducted environmental, hazardous materials and geotechnical surveys on the Property, which have disclosed no conditions that would prevent long-term occupancy of the Property.
- d. FPM and Central Purchasing have completed a qualifications-based RFP and selected SRG Partnership to provide Architectural & Engineering (A&E) Services and Hoffman Construction Inc. for a Construction Manager/General Contractor (CM/GC) for the Courthouse Project. The County has negotiated and executed contracts with the A&E and CM/GC firms for Phase I Pre-Construction Services.
- e. Phase I Pre-Construction Services will commence 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 will be co-located throughout the design, engineering, entitlement and construction phases of the Courthouse Project.
- f. Acquisition of the Property will provide the office space required for collaborative project delivery in an optimal location immediately adjoining and with total visibility of the construction site. Acquisition of the Property will also permit the Project team to incorporate the Property into the Courthouse Project and provide permanent program space for ancillary court services and offices not required to locate within the access-controlled portion of the Courthouse.
- g. 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. Acquisition costs will qualify for the State's 50% match, so long as the Property is incorporated into the Courthouse.

The Multnomah County Board of Commissioners Resolves:

1. It is in the best interests of the County to purchase the Property for use as part of the Courthouse Project, on the terms and conditions set forth in the Options.
2. The Chair is authorized to execute all documents necessary to complete the purchase of the Property substantially consistent with the terms and conditions of the Options.

ADOPTED this 27th day of August, 2015.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Kenneth M. Elliott, Assistant County Attorney

SUBMITTED BY:
Sherry Swackhamer, Director, Dept. of County Assets