

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

**EXHIBIT H – LETTERS OF SUPPORT AND COMMITMENT**



## MULTNOMAH COUNTY SHERIFF'S OFFICE

501 SE HAWTHORNE BLVD., SUITE 350 • PORTLAND, OR 97214

*Exemplary service for a safe, livable community*

Daniel Staton  
SHERIFF  
503 988-4300 PHONE  
503 988-4500 TTY  
[www.mcso.us](http://www.mcso.us)

### MEMORANDUM

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TO: Chair Jeff Cogen  
Commissioner Deborah Kafoury  
Commissioner Diane McKeel  
Commissioner Judy Shiprack  
Commissioner Barbara Willer

FROM: Sheriff Dan Staton

DATE: April 16, 2010

RE: Support for East County Court

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This memo is to confirm my support for the funding and development of the East Multnomah County Court project.

I share in the opinions of many citizens and public safety stakeholders that there is a tremendous need to build this facility due to the poor and inadequate condition of the existing courthouse. The existing courthouse is antiquated, does not adequately provide judicial processes or accessibility needs of our community. Additionally, there are concerns that this facility does not provide a healthy and safe atmosphere to conduct important business.

East Multnomah County is increasing in population and the proposed location of the new building in Rockwood will benefit both commerce and livability to this area.

MCSO is committed to working with the courts to determine the best staffing plan to afford this new facility with necessary safety. This will be accomplished by utilizing both existing resources and aligning future operations where possible. The impacts that the new facility will have on current county-wide court cases should allow us to align operations differently in order to optimize resources within our existing appropriation.

Citizens and Multnomah County members deserve to work in a facility that reflects the pride and quality of exemplary public safety services we provide every day. I fully support the construction of the East County Courthouse and encourage each of you to also support this project which will benefit our citizens for years to come.



CIRCUIT COURT OF THE STATE OF OREGON  
FOURTH JUDICIAL DISTRICT  
MULTNOMAH COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OR 97204-1123

JEAN KERR MAURER  
JUDGE

PHONE (503) 988-3846  
FAX (503) 276-0962

April 13, 2010

Hon. Jeff Cogen, County Chair  
501 SE Hawthorne Blvd.  
Portland, OR 97214

Hon. Deborah Kafoury, Commissioner District 1  
501 SE Hawthorne Blvd.  
Portland, OR 97214

Hon. Judy Shiprack, Commissioner District 3  
501 SE Hawthorne Blvd.  
Portland, OR 97214

Hon. Barbara Willer, Commissioner District 2  
501 SE Hawthorne Blvd.  
Portland, OR 97214

Hon. Diane McKeel, Commissioner District 4  
501 SE Hawthorne Blvd.  
Portland, OR 97214

re: **Serving The East County With Appropriate Circuit Court Services Housed in An  
Appropriate Courthouse Facility – Circuit Court Commitment**

Dear Chair Cogen and Commissioners Kafoury, Willer, Shiprack and McKeel:

Since the early 1960's, Multnomah County has been required under Oregon law (ORS 3.014 is the current version of this statute) to provide a facility and court services to the geographic area described as "east of 122<sup>nd</sup> Avenue." According to the Center for Population Research, this geographic area encompasses approximately 30 per cent of the total population of Multnomah County, the City of Gresham – Oregon's fourth largest city; it also includes the majority of the county's land mass. Since the east county court services requirement became law, approximately 50 years ago, services in the east county have been provided from "make do" facilities. The most recent of these facilities, in use since 1980, is now a leaky, dry rot and mold invested structure that reflects both the hard economic times we face and the difficulty in making a commitment to building a permanent East County Courthouse. This current facility is so small and limited that there is no ability to offer to the people residing or doing business in the east county the particular circuit court services that will improve the community; there is not even room to offer the minimum services required by statute other than by providing evening hours for court appearances.

For the last 10 years, the circuit court has worked to expand the level of service provided to the east county population. In order to accommodate more services, the traffic violation daily calendar was moved to the evening and pretrial conferences and a community court were created in the day time program for misdemeanor offenses. These programs ultimately crowded out the small claims case calendar. The current facility is so limited that small claims hearings and case mediations could not be

accommodated. A one courtroom facility does not meet the minimum need for court programs for the east county area.

In 2004 planning began for an expanded court facility. At that time a community based group identified a range of services which are appropriate to be provided, and modified in 2005 the statute, regarding court services in Gresham to make clear to the various interests the scope of court work envisioned for the future facility. In 2004, then Presiding Judge Dale R. Koch, after working with those interested in expanded court services in east county, presented the following list of court functions for a three courtroom facility:

1. Misdemeanors (all matters through trial and sentencing)
2. Violations
3. Small Claims (with pretrial mediation)
4. Landlord and Tenant Actions (FED proceedings) (with pretrial mediation)
5. Ex Parte hearings, including Preliminary Family Abuse Prevention Act (FAPA) and Elderly Persons and Persons With Disabilities Abuse Prevention Act (EPPDADA), and Stalking Orders
6. Domestic relations self help center for Self Represented Litigants who are using Oregon Judicial Department self-help domestic relations forms
7. East County document filing for all Civil and Domestic Relations Actions (accepting documents for filing in cases that have been filed at the downtown courthouse)

The circuit court remains committed to providing these services, but the scope of work requires a court facility with more than one courtroom and, within five years, will require more than two courtrooms. In addition, as the court's presence in the east county matures in a permanent courthouse facility, there may be other services to add to this 2005 list.

When opened in early 2012, under the 2005 list of services there are estimated to be 35,377 cases, as follows for annual case processing:

Small Claims	4132
FEDs	1935
FAPAs	837
Misdemeanors	3157
<u>Violations</u>	<u>25,316</u>
Total	35,377

At present, Multnomah County "east of 122<sup>nd</sup>" is increasing in population at a faster rate than the remainder of the County, and it is expected that the case load will continue to grow without any added subject matter jurisdiction due to population increases.

In addition to it being a sign of community commitment, and providing the above listed court services, there are other reasons to build a three courtroom facility in East County. A courthouse facility, when opened, becomes an anchor in a community for legal services, dispute resolution and an information point for collateral contacts for additional personal and business related resources. The East County

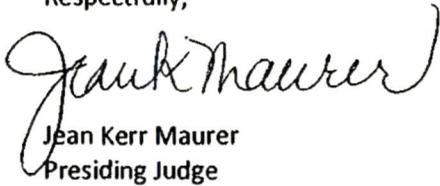
Letter to Chair Cogen and Commissioners Kafoury, Willer, Shiprack and McKeel  
April 13, 2010  
Page 3

Courthouse, if built, will attract service providers to locate in the same area. There will be a constant stream of court parties, witnesses, and jurors in this facility every day and many of them will not reside in the east county area but will be visiting the area. East County and the Rockwood Neighborhood, through urban renewal, seek to become a safe and attractive destination. The location and functions of the circuit court and the scale of its operation will help Rockwood area achieve its new identity in the county and will provide a steady stream of visiting witnesses to its success. This will not happen overnight, but it will play an important part in the renewal of this area. Finally, in the short run, until there is a new court facility built in downtown Portland, a three courtroom facility in Gresham eases not only the unmet demand for immediate services downtown, but also provides courtroom facilities for some of the three judges who do not have an assigned courtroom in the downtown facility.

The circuit court remains committed fully to the East County Courthouse. The court will ensure that the East County Courthouse is successful in meeting the full program of court services outlined above in providing to the community a fully accessible courthouse with daily services for hearings and trials, court information, court payments and filings, and assistance to parties in domestic relations proceedings through the self help center.

The circuit court is asking each of you now to please support the construction of the East County Courthouse facility, and if possible, to construct it with three courtrooms at opening. The demand for local court services in the east county area will grow both as to the existing offer of services on opening, and by the identification of additional, appropriate services to be added to those. Strong courts build strong communities, and the circuit court is prepared to establish a presence and services in the east county area that will add to the strength of this community.

Respectfully,



Jean Kerr Maurer  
Presiding Judge

JKM:lms

c: Chief Justice Paul DeMuniz  
Chief Criminal Judge Julie E Frantz  
Chief Family Court Judge Nan Waller  
Circuit Court Judge Alicia Fuchs  
Doug Bray, Trial Court Administrator

To - Peggidy Yates and Multnomah  
County Commissioners  
from Ron Clewison

March 30, 2010

To: The County Commissioners  
Multnomah County  
and Peggy Yates - Project Mgr

From: Ron Clemons  
East Portland resident and  
Centennial Community Assn - Vice Chair

Jonita's meeting at Parklane Church was a very important meeting and one that I, and many, hope will be the catalyst for the final, and once and for all launch, towards approval, on April 22, 2010, by the Commission of this much needed Courts facility. It would be wonderful to see East County finally receive a unanimous favorable vote to show the thousands of residents east of I-205 that we are all important when it comes to community justice.

So let us get this done for the benefit of all concerned. It definitely is time! Thank you.  
Sincerely,  
Ron Clemons



MICHAEL D. SCHRUNK, District Attorney for Multnomah County  
1021 SW Fourth Avenue • Room 600 • Portland, OR 97204-1193  
Phone: 503 988-3162 • Fax: 503 988-3643 • www.co.multnomah.or.us/da/

April 12, 2010

Jeff Cogen, County Chair  
Multnomah County Commissioners  
501 SE Hawthorne Blvd., Suite 600  
Portland, Oregon 97214

RECEIVED

APR 14 2010

Re: East County Court

Dear Chair Cogen: *Jeff*

After years of committee meetings, site planning meetings, public meetings, Board presentations and briefings and the hard work of countless people, it is gratifying to think that we are now poised to begin construction on a new courthouse facility that will serve the good people of East County.

The building of two new functioning courtrooms and a third which could be put into operation quickly, not only relieves pressure from the downtown courthouse by allowing additional East County cases to be heard at the new facility, but also allows for expansion as the need increases in the future.

Once completed, my office will transfer sufficient existing staff and deputy district attorneys to facilitate two full time courtrooms, and move our Gresham Child Support Office and Gresham Neighborhood DA. I believe we can accomplish this without the need for additional positions until such time as the third courtroom becomes operational. At that time, I do foresee a need to re-evaluate whether additional positions would be required. Co-locating our Child Support Office and Neighborhood DA in the same office is not only more efficient, but also enables citizens to view their courthouse as a place where they can achieve a sense of personal and social justice.

The need for a new East County courthouse has been well documented over the years. Those who have either visited or worked in the existing facility know that it is woefully inadequate and that the need grows more intense with each passing month. This is why I am pleased that this project is moving forward and proud that my office has been a part of this effort.

Very truly yours,

*Michael D. Schrunck*  
MICHAEL D. SCHRUNK  
District Attorney

c: Peggidy Yates ✓



MICHAEL D. SCHRUNK, District Attorney for Multnomah County

1021 SW Fourth Avenue • Room 600 • Portland, OR 97204-1193

Phone: 503 988-3162 • Fax: 503 988-3643 • www.co.multnomah.or.us/da/

April 13, 2010

Deborah Kafoury  
Multnomah County Commissioner  
501 SE Hawthorne Blvd., Suite 600  
Portland, Oregon 97214

Re: East County Court

Dear Commissioner Kafoury:

After years of committee meetings, site planning meetings, public meetings, Board presentations and briefings and the hard work of countless people, it is gratifying to think that we are now poised to begin construction on a new courthouse facility that will serve the good people of East County.

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Very truly yours,

MICHAEL D. SCHRUNK  
District Attorney

c: Peggidy Yates ✓



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April 12, 2010

Barbara Willer  
Multnomah County Commissioner  
501 SE Hawthorne Blvd., Suite 600  
Portland, Oregon 97214

Re: East County Court

Dear Commissioner Willer. *Barbara*

After years of committee meetings, site planning meetings, public meetings, Board presentations and briefings and the hard work of countless people, it is gratifying to think that we are now poised to begin construction on a new courthouse facility that will serve the good people of East County.

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Very truly yours,

*Michael D. Schrunk*  
MICHAEL D. SCHRUNK  
District Attorney

c: Peggidy Yates ✓



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April 12, 2010

Diane McKeel  
Multnomah County Commissioner  
501 SE Hawthorne Blvd., Suite 600  
Portland, Oregon 97214

Re: East County Court

Dear Commissioner McKeel:

After years of committee meetings, site planning meetings, public meetings, Board presentations and briefings and the hard work of countless people, it is gratifying to think that we are now poised to begin construction on a new courthouse facility that will serve the good people of East County.

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Very truly yours,

MICHAEL D. SCHRUNK  
District Attorney

c: Peggidy Yates ✓



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April 12, 2010

Judy Shiprack  
Multnomah County Commissioner  
501 SE Hawthorne Blvd., Suite 600  
Portland, Oregon 97214

Re: East County Court

Dear Commissioner Shiprack:

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Very truly yours,

MICHAEL D. SCHRUNK  
District Attorney

c: Peggidy Yates

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	
<b>Subtotal Building Costs</b>		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	
<b>TOTAL PROJECT COST</b>			\$ 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 + Shelled 3rd Court		2 Courtrooms + Flex Space / Future Court		3 Courtrooms		
		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	

<b>DELTA FROM OCT ESTIMATES</b>			<b>(\$1,502,403)</b>		<b>(\$825,315)</b>		<b>(\$1,206,169)</b>		<b>(\$1,125,443)</b>	
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MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

508  
E.O.  
1

Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: 4/22/10

SUBJECT: East Co Courthouse

AGENDA NUMBER OR TOPIC: R 13

FOR:  AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: Senator Laurie Monnes Anderson

ADDRESS: PO Box 1531, Gresham

CITY/STATE/ZIP: 97030

PHONE: \_\_\_\_\_ DAYS: \_\_\_\_\_ EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: NO

**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

20  
2

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

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Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: 4/22

SUBJECT: EAST COUNTY JUSTICE CTR (ECJC)

---

AGENDA NUMBER OR TOPIC: R-13

FOR:  AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: NICK KAHL

*Representative*

ADDRESS: 1616 NE 16TH WAY #215

CITY/STATE/ZIP: GRESHAM, OR 97030

PHONE: \_\_\_\_\_

DAYS: (3) 953-3034

EVES: \_\_\_\_\_

EMAIL: rep.nickkahl@state.or.us

FAX: \_\_\_\_\_

SPECIFIC ISSUE: ECJC

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WRITTEN TESTIMONY: \_\_\_\_\_

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MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

52  
203

Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: 4/22/10

SUBJECT: E. County Court Facility

AGENDA NUMBER OR TOPIC: R-13

FOR:  AGAINST:  THE ABOVE AGENDA ITEM

NAME: Mayor Shane Bemis

ADDRESS: 1333 NW Eastman Pkwy.

CITY/STATE/ZIP: Gresham, OR 97030

PHONE: \_\_\_\_\_ DAYS: \_\_\_\_\_ EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: Support moving project into final design phase

WRITTEN TESTIMONY: N/A

**IF YOU WISH TO ADDRESS THE BOARD:**

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9

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

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**Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\***

MEETING DATE: \_\_\_\_\_

SUBJECT: JUSTICE CENTER

---

AGENDA NUMBER OR TOPIC: \_\_\_\_\_

FOR:  AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: MIKE WEATHERBY (Mayor Mike Weatherby)

ADDRESS: P.O. Box 826

CITY/STATE/ZIP: FAIRVIEW OR 97024

PHONE: DAYS: 503-674-6212 EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

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WRITTEN TESTIMONY: \_\_\_\_\_

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20  
45

MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

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MEETING DATE: \_\_\_\_\_

SUBJECT: JUSTICE CENTER

AGENDA NUMBER OR TOPIC: R13

FOR: X AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: DAVE FULLER

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ DAYS: \_\_\_\_\_ EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: \_\_\_\_\_

**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

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8/6

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP**

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Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: \_\_\_\_\_

SUBJECT: Courthouse Proposal

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AGENDA NUMBER OR TOPIC: \_\_\_\_\_

FOR: X AGAINST: \_\_\_\_\_ THE ABOVE AGENDA ITEM

NAME: Matthew Wand for City of Troutdale

ADDRESS: 612 SW 25<sup>th</sup> Cir

CITY/STATE/ZIP: Troutdale OR 97060

PHONE: \_\_\_\_\_ DAYS: (503) 666-7114 EVES: \_\_\_\_\_

EMAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

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WRITTEN TESTIMONY: \_\_\_\_\_

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**IF YOU WISH TO ADDRESS THE BOARD:**

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2. Written testimony will be entered into the official record.

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MULTNOMAH COUNTY BOARD OF COMMISSIONERS  
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk  
\*\*\*This form is a public record\*\*\*

MEETING DATE: 4/22/10

SUBJECT: County Court House

AGENDA NUMBER OR TOPIC: R-13

FOR:  AGAINST:  THE ABOVE AGENDA ITEM

NAME: Norm Thomas THOMAS

ADDRESS: 2751 SW Clare Ct

CITY/STATE/ZIP: Troutdale OR 97060

PHONE: DAYS: 503 402-3382 EVES: 503 667-4320

EMAIL: nthomas1@ci.troutdale.or.us FAX: \_\_\_\_\_

SPECIFIC ISSUE: \_\_\_\_\_

WRITTEN TESTIMONY: \_\_\_\_\_

**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
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**IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:**

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2. Written testimony will be entered into the official record.