



Foster Shelter FAC-1 Presentation

Board Briefing

June 14, 2018

Joint Office of Homeless Services

PURPOSE OF BRIEFING

Provide a Project Update:

- Project Goals & Objectives
- Shelter Program
- Community Engagement
- Design
- Project Budget
- Project Schedule / Next Steps



CONTEXT

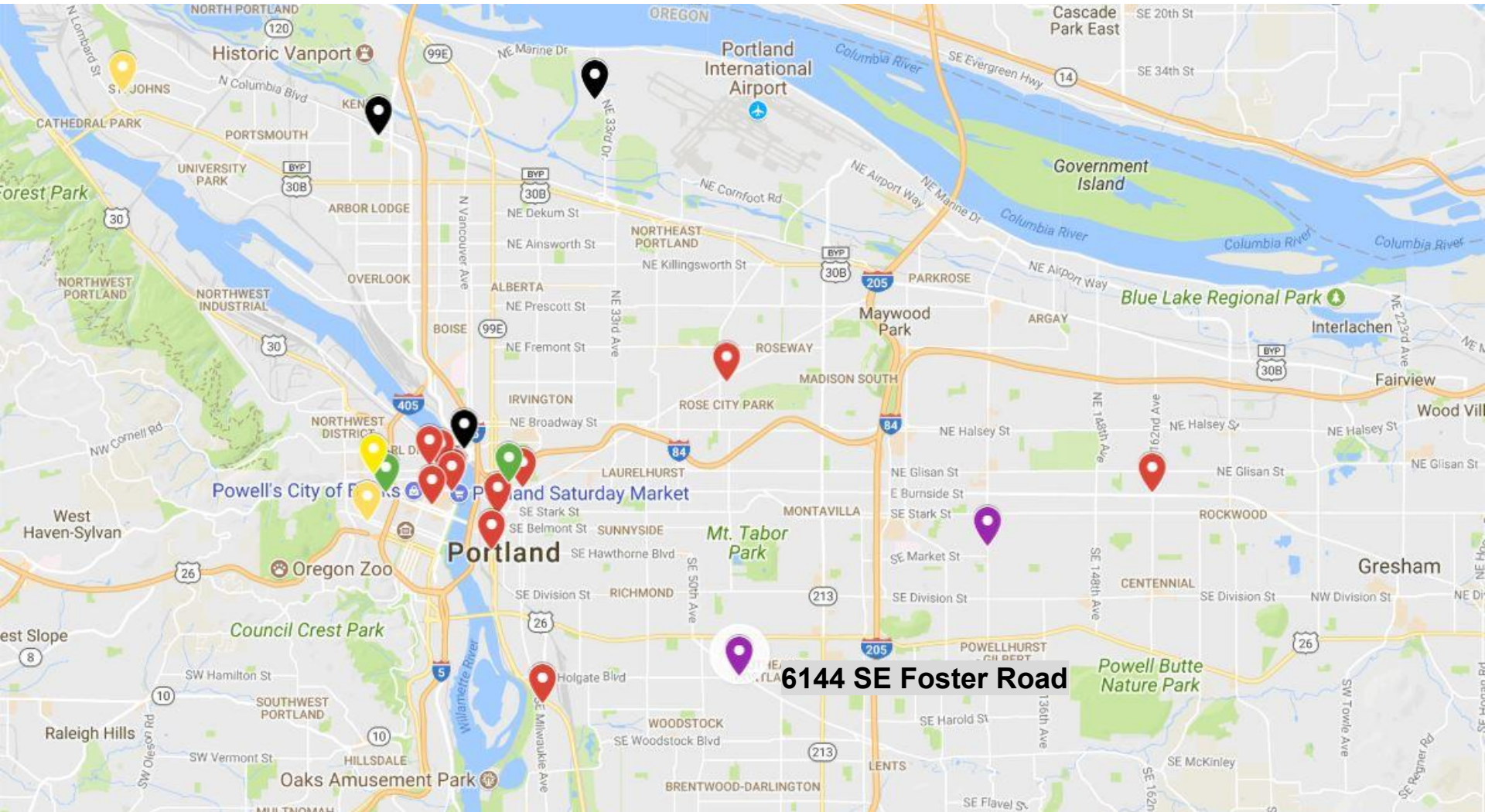
Need for Foster Shelter:

- City of Portland declared state of emergency on October 7, 2015
- Even with nearly two-fold increase in shelter beds and thousands more permanent placements, County-wide, the crisis still persists
- Joint Office continuously searches for viable buildings for quality year-round service enriched shelter in a very competitive real estate market which is challenging
- Vacant retail space at 6144 SE Foster Road met the criteria:
 - In an area of the County with demonstrated need for shelter
 - Good access to transit, community amenities and services
 - Appropriately zoned, sized, and convertible to shelter use
 - Willing property owner
 - Reasonable lease with possible option to buy



CONTEXT

Shelter locations as of June 2018:



CONTEXT



CONTEXT



CONTEXT

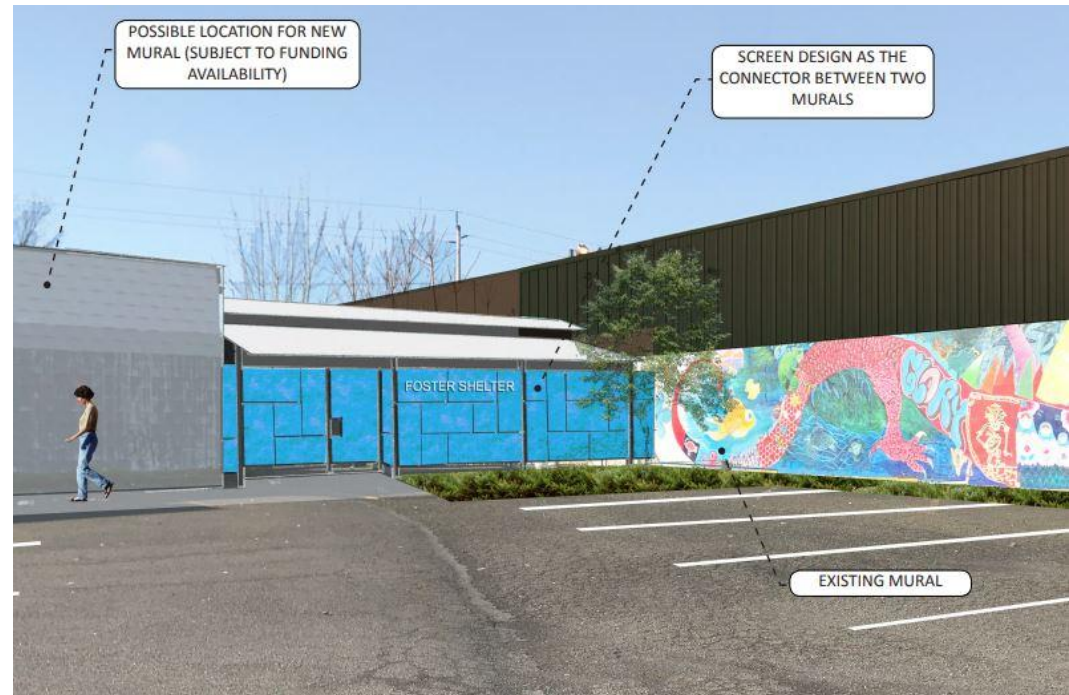
Specific Strengths of this Property

- Space large enough to accommodate sleeping area, daytime activities, offices, on-site services, a kitchen, and outdoor space for participants and pets.
- Adjacent to two major bus lines.
- Near amenities, including a library, Mt. Scott Community Center, Portland Community College, SE Works, and retail service centers.
- Zoned to allow congregate shelter by right.



PROJECT GOALS AND OBJECTIVES

- Provide 120 quality year-round shelter beds and services to **homeless women and couples** in Multnomah County.
- Design a building that is **functional, efficient and easy to maintain**. Natural light and accent colors will help create inviting and enjoyable spaces.
- Carefully consider building and site design to **maximize integration with the community and minimize impact on neighbors**.
- Ensure the **community has a role** in the planning and success of the shelter.



Rendering of proposed north entry, from Foster Road



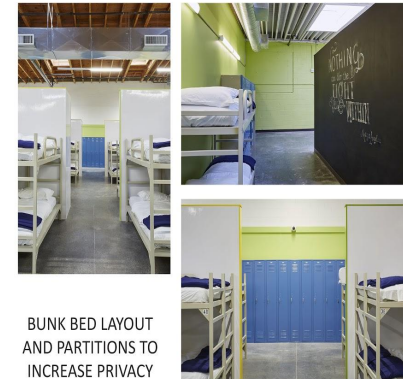
SHELTER PROGRAM

- Nearly 14,000 SF vacant commercial site built in 1971.
- Convert to 24-hour shelter for 120 women and people in couples (42 couples; 36 women). Prioritizes veterans, people 55 and older and people with disabling conditions.
- Shelter to be operated by Transition Projects Inc. on a reservation basis and with 24-hour on-site supervision.
- Developing a shelter program to increase engagement and support positive exits to housing, including case management, health and wellness services, and income development.

FOSTER SHELTER



LEARNING FROM WILLAMETTE CENTER



BUNK BED LAYOUT
AND PARTITIONS TO
INCREASE PRIVACY

Rendering of interior site design.



ENGAGEMENT

Recent Board Action:

January 2018: Board approved the lease and renovation of the property located at 6144 SE Foster Road

Community Partners:

- Foster Steering Committee
- Transition Projects Inc.
- A Home for Everyone
- City of Portland
- Regional Arts and Culture Council



April 2018 Foster Steering Committee meeting



ENGAGEMENT

Foster Steering Committee:

- Commissioner Jessica Vega Pederson is leading a Steering Committee that includes direct neighbors, business owners, service providers, neighborhood association leaders, and others.
- The Steering Committee has convened four times since its formation in February 2018. Members were invited to tour the Foster site and the Willamette Resource Center.
- The Steering Committee's charge:
 - (a) Review and make recommendations on the populations served, design of the shelter site area, and the rules and guidelines for those served by the shelter;
 - (b) Determine the need for—and assist in the crafting of—a Good Neighbor Agreement; and
 - (c) Provide input on the allocation and investment of funds set aside to address community concerns.



ENGAGEMENT



PROJECT STATUS

- Design phase was completed May 2018
- Plans are currently with the City for permit review
- Bidding documents are being prepared by the County
- Good neighbor agreement is being drafted
- Work with RACC underway for a potential mural project(s)



PROPOSED SITE PLAN



FOSTER SHELTER - PROPOSED SITE PLAN



EXISTING CONDITIONS - NORTH

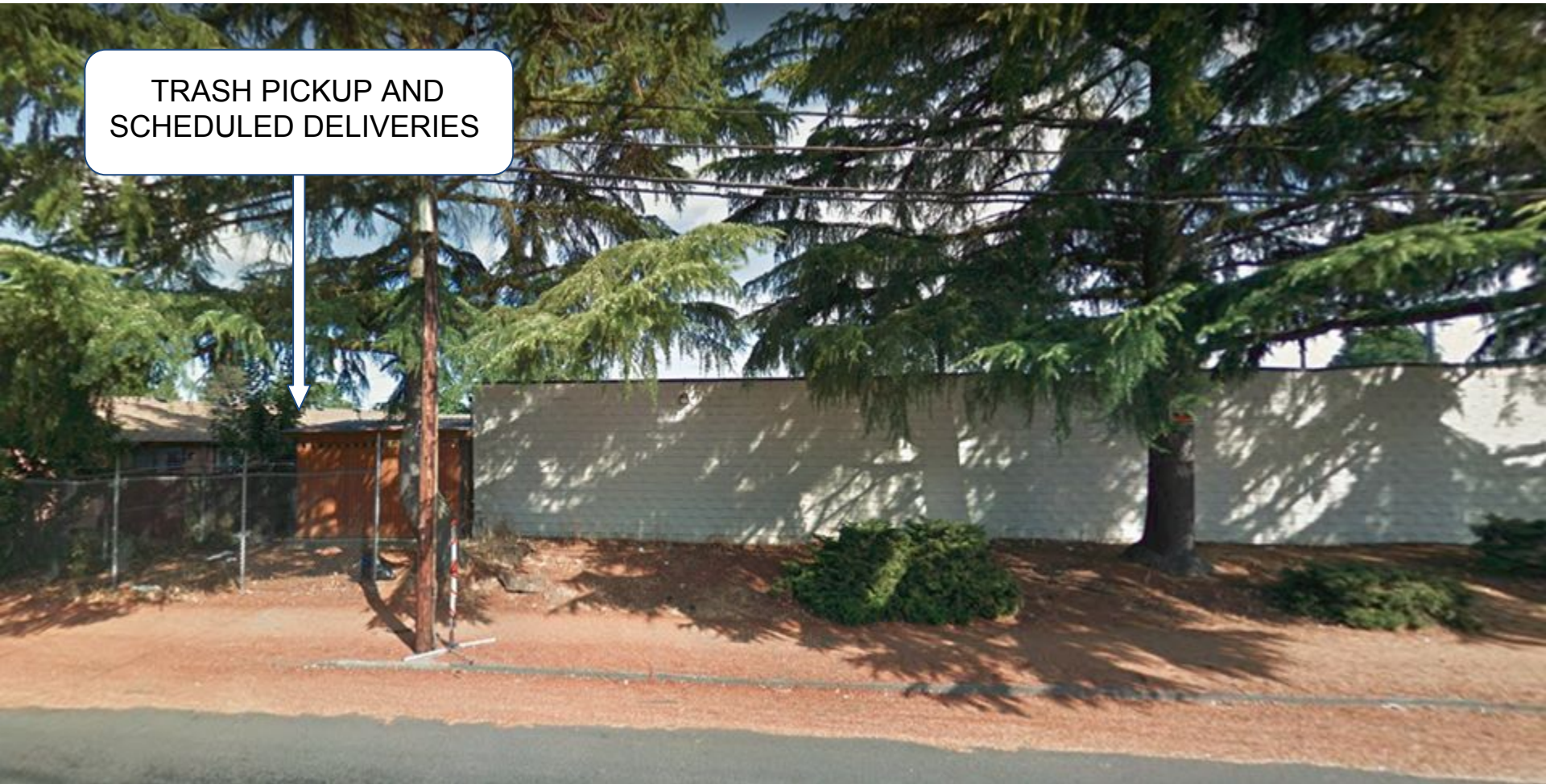


EXISTING CONDITIONS - EAST



EXISTING CONDITIONS - SOUTH

TRASH PICKUP AND
SCHEDULED DELIVERIES



PROJECT BUDGET

Total Project Budget

\$3.0M including “hard” and “soft” costs

Budget Detail

Description	Amount
Construction Estimate (based on Design Development Set) Includes: commercial kitchen demising walls in bunk area courtyard improvements jurisdictional required site improvements	\$ 1,900,000
Soft Costs (Design, Consultants, Permits, Insurance, etc.)*	\$ 615,000
Furniture, Fixtures and Equipment	\$ 240,000
Owner's Construction Contingency (13%)	\$ 245,000
Estimated Project Total**	\$ 3,000,000

* \$44,000 is set aside for art as required by the Percent for Art Program.

** Total project costs **will not** be finalized until the bidding process is complete.



PROJECT BUDGET

Budget Risks and Mitigation

- The construction industry is very active and there are significant labor shortages. Cost escalations continue to be significant and obtaining bids is difficult due to high demand.
- Rigorous efforts to reduce costs have been implemented.
- Contingencies have been built into the budget to try to mitigate cost risks.
- Several project elements will be bid as “alternates” in case cost mitigation measures are needed.



PROJECT BUDGET

Lease vs Buy Analysis

- Multnomah County has secondary option to buy property.
- Owner is not motivated to sell and asking price is higher than market.
- CBRE was engaged to analyze purchase option.
- CBRE did not recommend a purchase at this time.
- CBRE recommended periodically revisiting the purchase option as the County evaluates the longevity of the shelter need and as related market conditions change.



PROJECT SCHEDULE

Next Steps	
Obtain Board Authorization	June 2018
Issue Project to Bid	June 2018
Select Contractor/Negotiate Contract	July/August 2018
Obtain Building Permits	September 2018
Start Construction	September 2018
Open Shelter	Early 2019



Questions?

