



# 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



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## 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

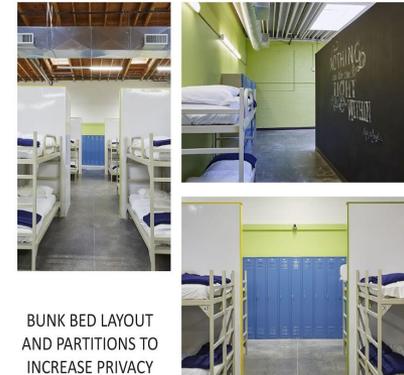
- Nearly 14,000 SF vacant commercial site built in 1971.
- Convert to 24-hour shelter for 120 women and people in couples (42 couples; 36 women). Prioritizes veterans, people 55 and older and people with disabling conditions.
- Shelter to be operated by Transition Projects Inc. on a reservation basis 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



120 beds

### 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

LOCATION OF NEW MAIN  
ENTRY AND SCREEN



# 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?

