



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/9/2014)

Board Clerk Use Only

Meeting Date: 12/3/15
Agenda Item #: R.9
Est. Start Time: 11:20 am approx.
Date Submitted: 11/25/15

Agenda Title: Resolution Approving a Lease of Property at 2951 NW Division St., Gresham, OR for County Human Services/Health Dept.

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: December 3, 2015 Time Needed: 15 minutes

Department: DCA Division: FPM

Contact(s): Madeline Herrle, Facilities

Phone: 503-988-4128 Ext. 84128 I/O Address: B274/FPM

Presenter

Name(s) & Title(s): Madeline Herrle, Sr. Property Mgmt. Specialist, Strategic Projects – Facilities

Leasing and Liesl Wendt, Department Director, DCHS

General Information

1. What action are you requesting from the Board?

Approval of a 7 year lease of 13,003 sq.ft. at 2951 NW Division, Gresham, to house approx. 66 employees, including hotelling space for an additional 20 users, conference, huddle and interview rooms for DCHS and MCHD, specifically Developmental Disabilities and MHASD. These programs will split the cost between DCHS and MCHD 50/50.

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.

As the County's clientele has shifted towards Gresham, County departments require a closer hub from which to serve clients. The current location of the Lincoln Bldg can no longer house added staff and meet program needs, inefficient for Fleet and motor pool vehicles to be used to reach clients from downtown Portland.

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

The overall lease cost of \$1,275,810 for a 7 year lease at an initial rental rate of \$13/ sq.ft./ year (Year 1 = \$169,039), is less than ½ of current asking price for rent for vacant space at the Lincoln Bldg (\$28/sq.ft./year); Landlord will build out space per Tenant's plan. The costs of the tenant improvements are incorporated and amortized in the quoted rent.

4. Explain any legal and/or policy issues involved.

n/a

5. Explain any citizen and/or other government participation that has or will take place.

No IGAs contemplated. This is strictly for existing County programs.

Required Signature

**Elected
Official or
Department**

Director: Sherry Swackhamer /s/

Date: 11/25/15

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