



Downtown Courthouse Options Analysis

Presentation to Multnomah County
Board of County Commissioners

June 14, 2012

MISSION STATEMENT

To provide the Board of Commissioners a comparison analysis of various delivery options regarding the renovation / replacement of the downtown courthouse and assist in identifying next steps to determine the most suitable option for the county

GOAL OF REPORT

- Objective comparison of the delivery alternatives
- Analysis / assessment of sites for new courthouse
- Cost estimates for new based on multiple sites
- Review of financing steps for consideration

Objective

- Schedule
- Costs
- Localities

Subjective

- Functionality
- Programming
- Quality

PROCESS INTERVIEWS

Interviews with representatives for assessment needs

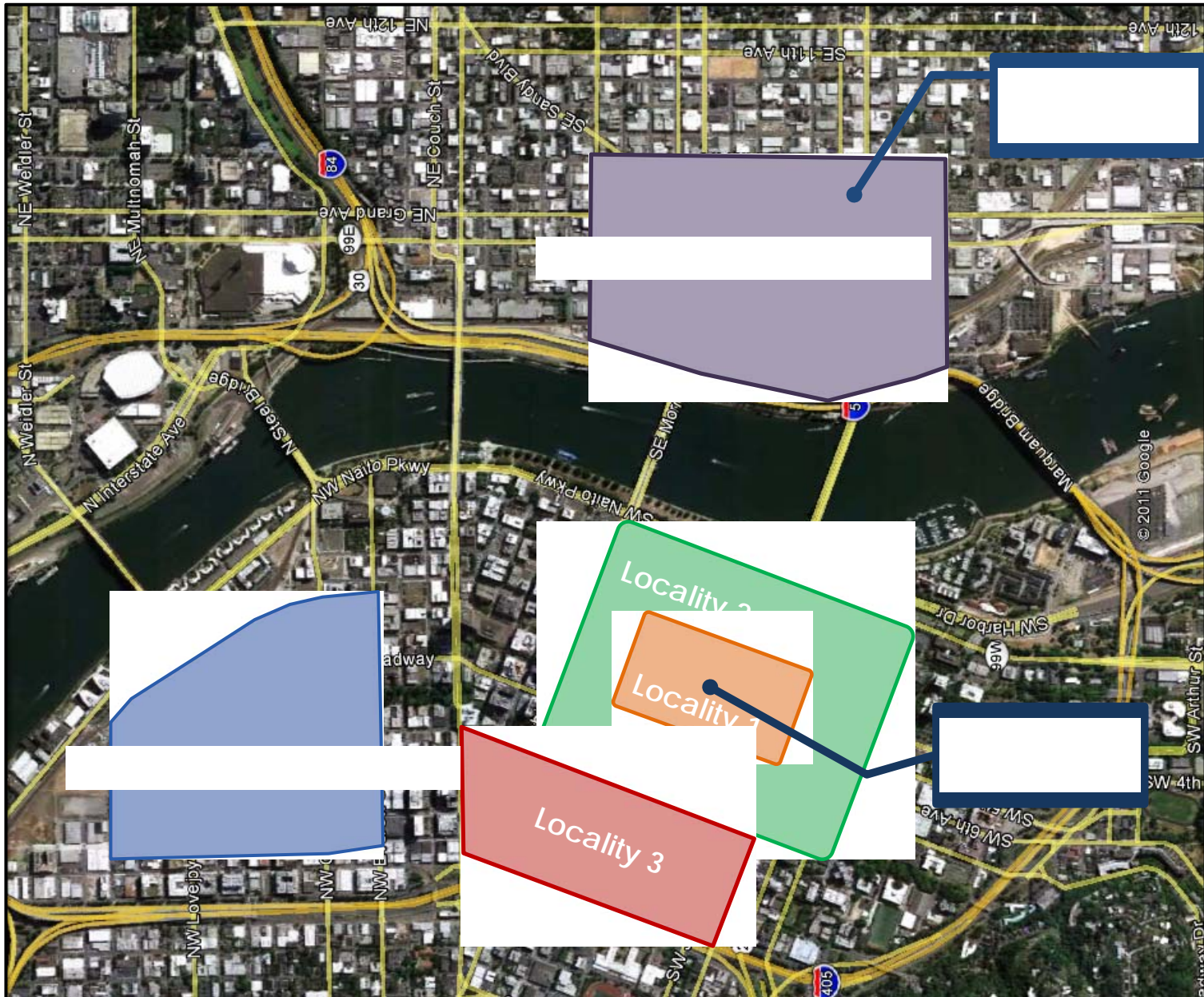
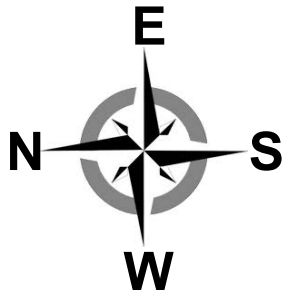
- Judges
- District Attorney's Office
- Sheriff's Office
- Finance Office
- Assessor's Office

December 2011 and April 2012 presentations to the
Downtown Courthouse Committee

WORKING ASSUMPTIONS

- Using baseline program from 2011 Downtown Courthouse Renovation Study of approximately 400,000 Square Feet (Apples to Apples comparison)
- Study new courthouse construction options and feasibility in City of Portland
- Provide alternatives for the current courthouse
- Estimate costs to remodel current courthouse into Class B office space

LOCALITIES



LOCALITY ANALYSIS

Qualitative process for proposed courthouse location

- Infrastructure systems serving region
- Regulatory overlay and governing requirements
- Constructability factors based on density
- Relationship to other government facilities
- Public transportation and access
- Sustainable development opportunities
- Availability and historic building density
- Livability and users expectation

SITE EVALUATION MATRIX

























Courthouse Options Analysis Site Evaluation Criteria Matrix







3 Regulatory Overlay		Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 4							
3.A	Each locality may have a variety of land use conditions that influence the value of the land and the costs to develop. This sections compares the average regulatory impacts to the locality and provides the highest score for property in the locality that has the maximum allowable building area and the least amount of added requirements to restrict the full development of the locality property.						
3.B	<input type="checkbox"/> Floor Area Ratio Allowable → Average Zoning Requirement: Height and FAR. Provide highest score for localities which allow the most development.	4	4	3	3	2	2
3.C	<input type="checkbox"/> Conditional Use Requirement → Compare City requirements	5	1	1	3	1	5
3.D	<input type="checkbox"/> Historic Building Density → Define which localities have a high density of historic buildings and provide highest score for locality without historic probability.	4	4	1	2	4	4
3.E	<input type="checkbox"/> Impact of the Portland Plan → Define how the 25 Year Portland Plan will effect Localities	3	3	3	3	3	3
3.F	<input type="checkbox"/> Parking Development → Does the locality allow for parking lots/garages	4	4	4	1	4	3
3.G	<input type="checkbox"/> Property Tax Impacts → The value of the locality based on tax assessment and rating the highest cost for the lowest assessed value.	N/A	N/A	N/A	N/A	N/A	N/A
SUBTOTAL VALUE		20	16	12	12	14	17
Weighted Value		4	4	4	4	4	4
TOTAL VALUE		80	64	48	48	56	68

4 Regional Access and Transportation Staff and Public		Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 3							
4.A	It is critical for the Courthouse to be served by mass transit for the population who will use the building daily. Therefore the locality that has the highest number of opportunities to use mass transit and bicycles will have the highest score. In addition, localities that are easily reached using vehicles shall also be scored higher due to reduction of transport time for defendants.						
4.B	<input type="checkbox"/> Light Rail System → Majority of the properties are within 2 blocks of Light Rail Stop	5	5	5	3	3	1
4.C	<input type="checkbox"/> Street Car System → Majority of the properties are within 2 blocks of Street Car System	1	3	3	4	4	3
4.D	<input type="checkbox"/> Bus Services → Majority of the properties are within 2 blocks of Bus Services	5	5	5	2	2	3
4.E	<input type="checkbox"/> Vehicle Access → Is the locality served with a street system for public access and for transportation of detainees.	3	3	3	4	2	4
4.F	<input type="checkbox"/> Bike Transportation → Majority of the properties are adjacent to defined bike pathways.	2	2	2	3	3	4
4.G	<input type="checkbox"/> Pedestrian Access → Does this locality provide easy pedestrian access to other services and features in the City.	5	5	4	3	4	2
SUBTOTAL VALUE		21	23	22	19	18	17
Weighted Value		3	3	3	3	3	3
TOTAL VALUE		63	69	66	57	54	51

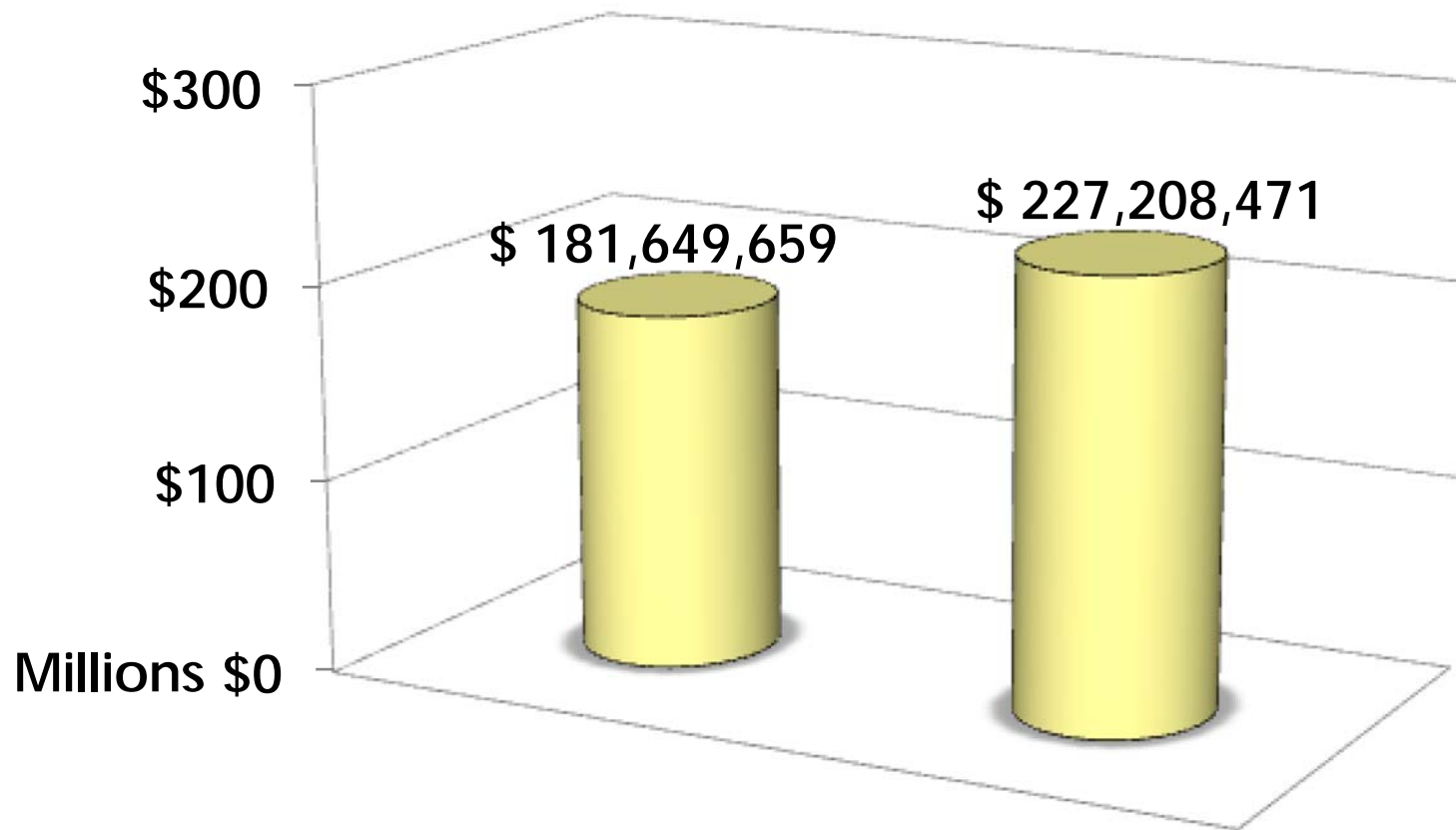
SITE EVALUATION MATRIX

Current Courthouse	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5	
						Criteria for a Courthouse
						Advantages
						Challenges
						Construction Costs
572	537	521	437	453	539	Assessment

	Very Good
	Good
	Fair
	Poor

DESIGN AND CONSTRUCTION COSTS

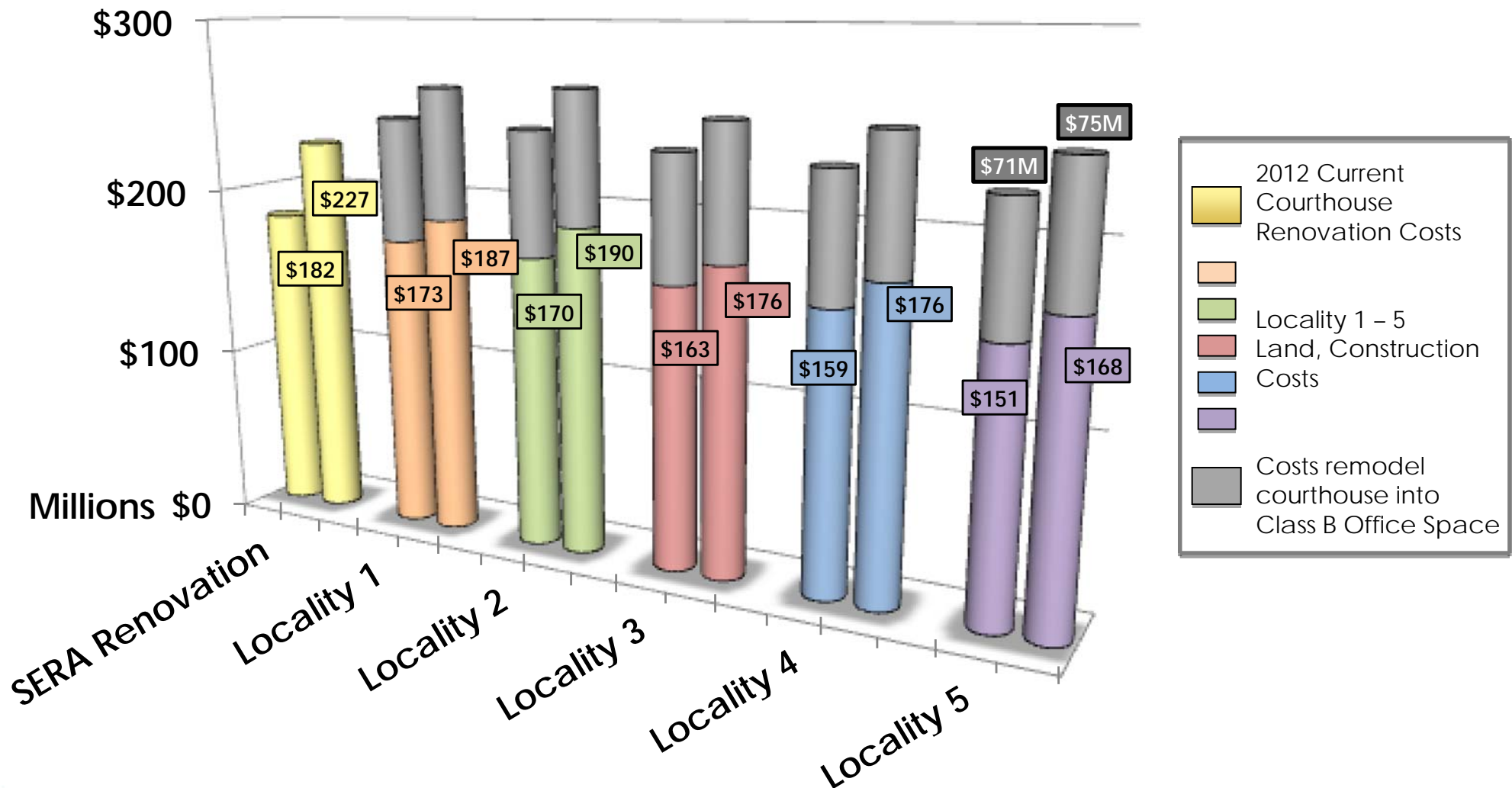
Baseline design/programming cost and timeline
2011 Downtown Courthouse Renovation Study
Escalated to 2012 dollars



Duration of Renovation Project: 4 to 6 years

DESIGN AND CONSTRUCTION COSTS

2012 cost new courthouse, land for 5 localities & Remodel Costs of courthouse for alternative use



Duration of new construction: 3 to 3.5 years

CURRENT COURTHOUSE

Options explored for the historic courthouse

- Land/building trade
- Remodel into Class B office space
- Dismantle & Salvage historic attributes for new courthouse
- Selling courthouse as – is
- Demolition

FINANCING STRATEGIES/ALTERNATIVES

- Elective bond funding challenging
- County may have future capacity using Full Faith and Credit Obligations
- Public-Private-Partnership may provide funding for either renovation and/or new construction

FINDINGS

- Renovation of the existing courthouse lowest cost based on building new and remodeling courthouse for alternative use
- Predicated on site selection, a new courthouse is the shortest duration for construction, least impact to court operation
- Locality 1 & 2 preferred for new courthouse
- Locality 5 most cost effective for new site
- New construction provides opportunity for higher level of security infrastructure, energy efficiency, and a reduction in operational costs

HIGH-RISE / LOW-RISE



RECOMMENDATIONS

- Prepare a project schedule with milestone deliverables
- Authorize to prepare study of financial capacity
- Prepare cash flow analysis of costs
- Seek developer interest for new construction and renovation of existing courthouse
- Seek approval to proceed with task force for programming and contractual standards for recommended delivery solution for the courthouse

NEXT STEPS

