

**Minutes of the Board of Commissioners
Multnomah County, Oregon
Multnomah Building, Board Room 100
501 SE Hawthorne Ave. Portland, Oregon
Tuesday, April 19, 2011**

BOARD BRIEFINGS

Chair Jeff Cogen convened the meeting at 10:04 a.m. with Vice-Chair Deborah Kafoury and Commissioners Diane McKeel, Loretta Smith and Judy Shiprack present.

Also in attendance: Henry H. Lazenby, Jr., County Attorney and Marina Baker, Assistant Board Clerk.

B-1 Downtown Courthouse Building Committee Update to the Board: Renovation Feasibility, Cost, and Timeline. Sponsor: Deborah Kafoury. Presenters: Peggidy Yates, Facilities & Planning; Brett Taute, Facilities & Planning; Don Eggleston, SERA Architects; Logan Craven SERA Architects. Special Guests: Honorable Judge Jean Maurer; District Attorney Michael Schrunk; Raimond Adgers, Multnomah County Sheriff's Office; Sarah Crooks, Multnomah Bar Association; Sandra McDonough, Portland Business Alliance; and, John Russell, Russell Development Company.

Vice-Chair Kafoury explained that the Downtown Courthouse has a number of structural, seismic and design concerns that the County has been working to address for over thirty years. She and Commissioner Shiprack established a committee to determine long-term options for the Courthouse Facility. A committee comprised of community members, building tenants, and facility and property management staff are involved in this issue. The Committee engaged SERA Architects to determine the economic, logistic, and redevelopment viability of renovating the Courthouse while keeping it operational.

Mr. Taute spoke about the history of the Courthouse and prior studies conducted with the intent of renovation. The Courthouse was built between 1909 and 1914, served as the County seat, courthouse and jail, has undergone numerous modifications, and was added to the National Historical Register of Historic Places in 1979; it has architectural elements that are unique.

Mr. Eggleston spoke about the study process, including research and analysis, concept development, testing concept and review, and the cost estimate. He described the primary objectives of the project as upgrading the seismic condition to standard Life Safety; minimizing the impact on court operations; increasing security; and replacing the building infrastructure systems. In this plan, the public access would remain largely unchanged throughout the renovation and construction zones would remain secure and separate from occupied areas. The construction activity would generally be between 4 p.m. to 1 a.m. The construction would consist of 7 phases, spanning over a 4-6 year period. He described the work that would occur during each phase and how it would affect

the building occupants. He spoke about project cost assumptions and the estimated project costs, which range from about \$175.6 million to \$219.6 million.

Chair Cogen asked whether this building strategy has been used before. Mr. Eggleston explained that although this strategy is fairly new, it still relies on common construction functions.

Mr. Eggleston said the results of the study demonstrate that renovating the Courthouse while maintaining a substantial portion of court operations is a viable strategy. He explained that this construction will achieve standard Life Safety seismic conditions; support on-going court operations; improve building circulation with four additional elevators; and increase overall building security including a new sally port, new holding facilities, improved in-custody transport, and revised public entrance with security screening. This construction will also provide complete building systems replacement; about 75k additional gross square feet, including flex-space for court or office use; increased operational savings; maintain the building's historic integrity and characteristics; and extend its operational life by 40 years. He stated that the next steps include: updating projections for Courtroom counts and space needs projections; assessing impacts of Landmarks, State Historic PO, and NPS response to Concept; and assessing geotechnical, structural, and hazardous materials.

Commissioner Kafoury introduced the special guests attending today.

Judge Maurer thanked the Board for their attention to this issue. She urged the Commissioners to consider the importance of renovating the Courthouse and making it safer, since it is frequented by approximately 3,000 people a day, many of whom are required to be there.

Mr. Adgers explained that the Sheriff's office is responsible for providing security to the building occupants, operating the security screening stations, and conducting the in-custody transport of detainees. Currently, the movement of in-custody detainees frequently uses the same pathways and elevators as the public and staff, compromising the security of all building occupants. The Sheriff's office recommends a renovation design that separates circulation routes for the public, staff and in-custody detainees.

Mr. Schrunk expressed optimism for this project and believes it to be achievable. He thanked the Board and review committee for their hard work.

Ms. Crooks, Mr. Russell and Ms. McDonough spoke about the committee process and shared their ideas and recommendations.

Commissioner Smith asked about the 30% operational energy savings this renovation is projected to provide and what that percentage means in real dollars. Ms. Yates responded that she doesn't have those numbers with her, but will get her an answer after the meeting.

The Board thanked the presenters for the briefing and taking time out to attend and participate in this briefing. They thanked Commissioner Kafoury and Shiprack for taking on this challenging project.

B.2 Informational Board Briefing on Action for Prosperity. Presenters: Mary Li, Community Services Div. Mgr. & Andrew McGough, Executive Director, WorkSystems Inc.

Ms. Li stated that this is the final report on the Action for Prosperity (AFP) pilot project. She explained that in July 2009, the County's Community Action Agency of the Department of County Human Services (DCHS) received \$1 million of the Community Services Block Grant (CSBG) funding from the American Recovery and Reinvestment Act (ARRA). Grant recipients were encouraged to use the funds for employment-related activities that promote economic growth in the community. This dovetailed with the previously identified greatest needs of low-income households in Multnomah County, specifically access to training and employment, and meeting emergency basic needs including rental assistance. Additionally, there was a community-wide need for system and service alignment between the Anti-Poverty system and access to employment and training opportunities.

Ms. Li said the County formed a partnership with WorkSystems Inc. (WSI), who also received \$1 million in ARRA stimulus money, and developed the AFP program. AFP's mission was to provide immediate assistance for low-income households that place them on the path to self-sufficiency and future prosperity, and to successfully align existing systems of care to ensure low-income households have ongoing access to a service package that will effectively meet their needs. They accomplished these goals by stabilizing housing; increasing life skills and providing workforce development services.

Ms. Li said that AFP served 287 households, 80% of which were unemployed and living under the poverty rate upon program entry. At the end of the program, 61% of them were employed, and after the three month follow-up, twice as many people gained employment. The average wage they're receiving is about \$11 per hour. The program was successful but funded with one-time-only stimulus money.

Mr. McGough spoke about the great partnership between the County and WSI. He explained that they held a community input session to identify potential strategies to most effectively serve recession impacted households in a short timeframe. The group recommended implementation of a new model of integrated services and supports based on existing cross-jurisdictional and discipline planning discussions about how to improve outcomes for local low-income households. Next steps include continuing AFP using existing resources and expanding the partnership to directly include the Housing Authority of Portland (HAP) and the Oregon Department of Human Services Self-Sufficiency Program. This expanded model will work to replicate the success of AFP with households that are challenged with more significant barriers to self-sufficiency.

Ms. Li added that HAP has committed an additional \$500,000 in flexible rent assistance annually to support continuation; the State will provide benefits through TANF including

childcare, transportation, monthly income, Medicaid Insurance, etc. SUN Service will continue providing services utilizing existing funding.

The presenters responded to Board questions and comments. The Board commended the presenters for the success of the program and thanked them for their presentation.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:01 p.m.

Submitted by:

Lynda J. Grow, Board Clerk and
Marina Baker, Assistant Board Clerk
Board of County Commissioners
Multnomah County