

Multnomah
County Courthouse
Renovation Feasibility Study

Briefing to Commissioners
April 2002 - Draft

"Givens" of Original Assignment

- ? Renovate Courthouse for continued court use and historic character
- ? Support court operations during renovation
- ? 20-40 year time horizon
- ? Identify future court needs
- ? Consider needs of growing East County population

Keep in mind

- ? Urgent need to improve MCCH deficiencies
- ? Renovation displaces courts for 3 years, thus requiring interim space solutions
- ? Even with expansion, MCCH can only house 7 more courts than current
- ? By 2040, need 28 more courtrooms
- ? Long-term objective: how to add 21 courts more than renovating MCCH alone

East County court needs

Needs vary with assumptions:

- ? Traffic/small claims satellite: Convenience for high-volume visits, e.g. traffic tickets—avoid need for trips downtown = **4-8 courts**
- ? Full-service courthouse: Proportion of caseload generated in East County, currently 25% of total County population
= **16 - 18 courts** in 2040

MCCH Renovation Options

- ? “Do nothing” is not a viable option
- ? MCCH Renovation options achieve 36-46 courts (up to 7 more than current)
- ? MCCH must be vacated to renovate:
 - seismic, ADA and code upgrades
 - building systems—HVAC, plumbing, electrical and data, etc.
 - security

MCCH Renovation Options



- COURTROOM
- COURT RELATED/ OFFICE
- STAFF
- PUBLIC
- SECURE
- UTILITY



5A

MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY

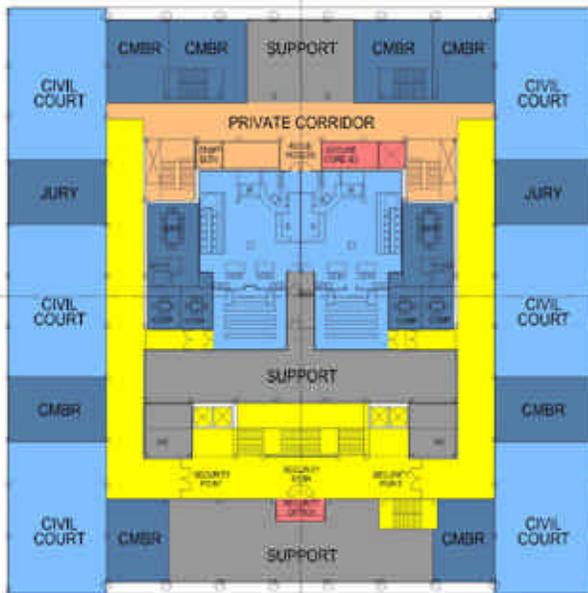
MARCH 5, 2002

(44-46 COURTS OPTION A)



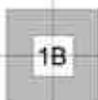
HELMUTH, OBATA + KASSABAUM, P.C.

MCCH Renovation Options



LEVELS 3 & 5 REVISED PLAN STUDY
(39,000 +/- GSF)

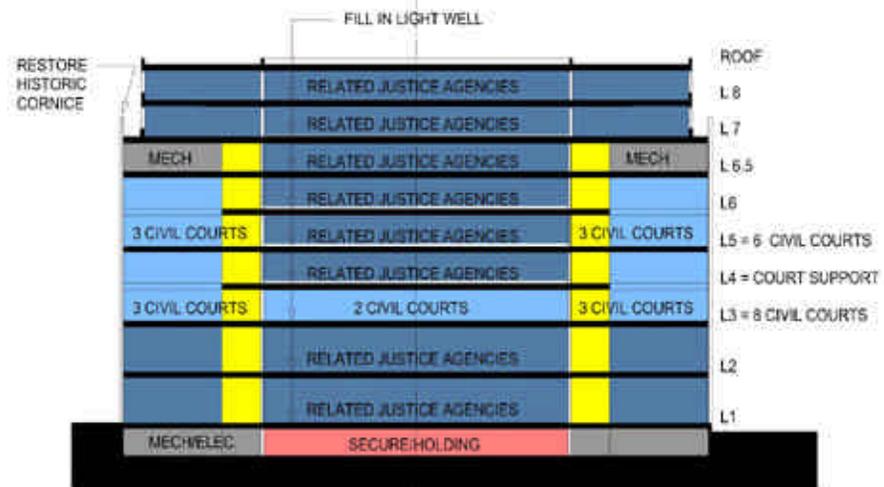
- COURTROOM
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MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY

MARCH 5, 2002

(CIVIL COURTS OPTION B)



12 CIVIL COURT - COUNTY OCCUPANCY STUDY



HELMUTH, OBATA + KASSABAUM, INC.

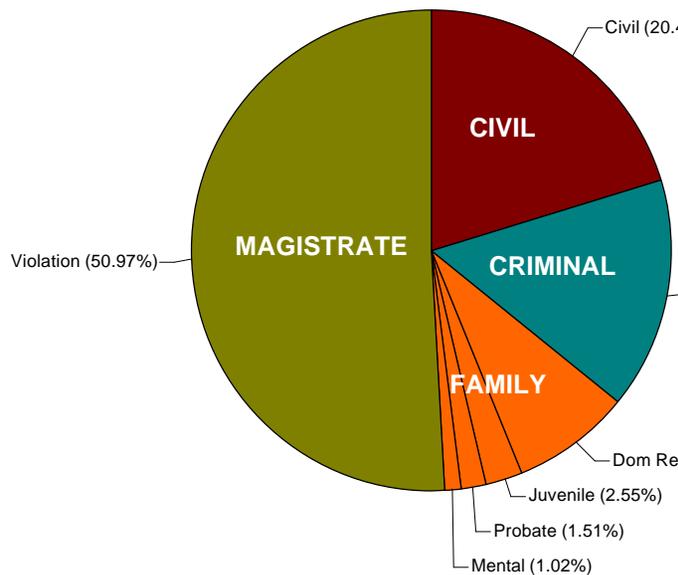
Findings: Court Needs and Operations

- ? Current 50.5 courtrooms should grow to 64-79 in 20-40 years (14-28 more)
- ? Criminal courts alone need 18 now
- ? Court efficiency benefits by co-location of civil/criminal—judges do both as needed
- ? Family Law could consolidate at Juvenile location
- ? Justice operations depend on close adjacencies, timing and courtroom availability to achieve results—cases resolved

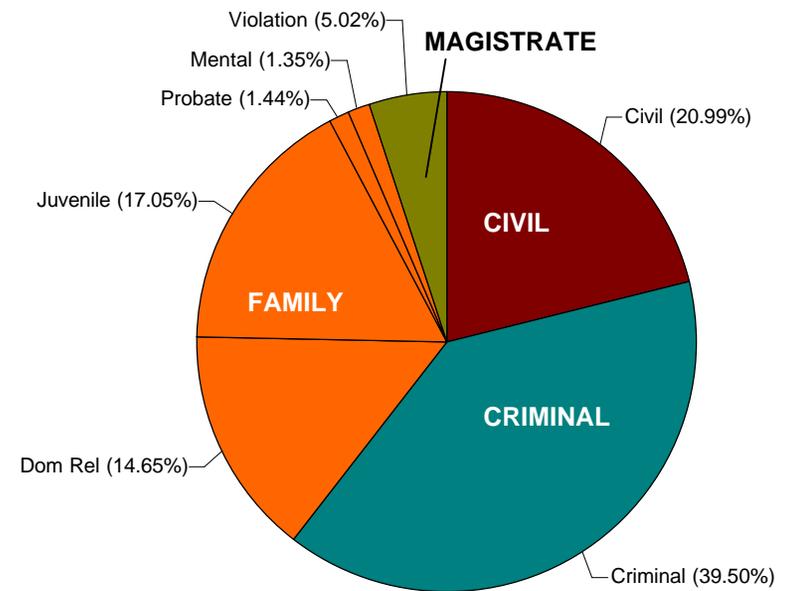
Findings: Court Needs and Operations

Oregon Circuit Courts in 2000

Distribution of Filings



Distribution of Judicial Workload



Findings: Interim Space

? Lease for Interim?

--No obvious low cost options due to specialized requirements

--Civil courts can lease/convert office floors

--Criminal courts cannot share a building due to security requirements

? Interim is much more expensive (\$/SF/Year) than permanent space

? Ideal is to create interim space that serves permanent need

Findings: Interim Space

Candidates for Interim Court Locations

Scoring Key

●	5 Superior	○	1 Fair
●	3 Good	⊗	0 Potential Problem

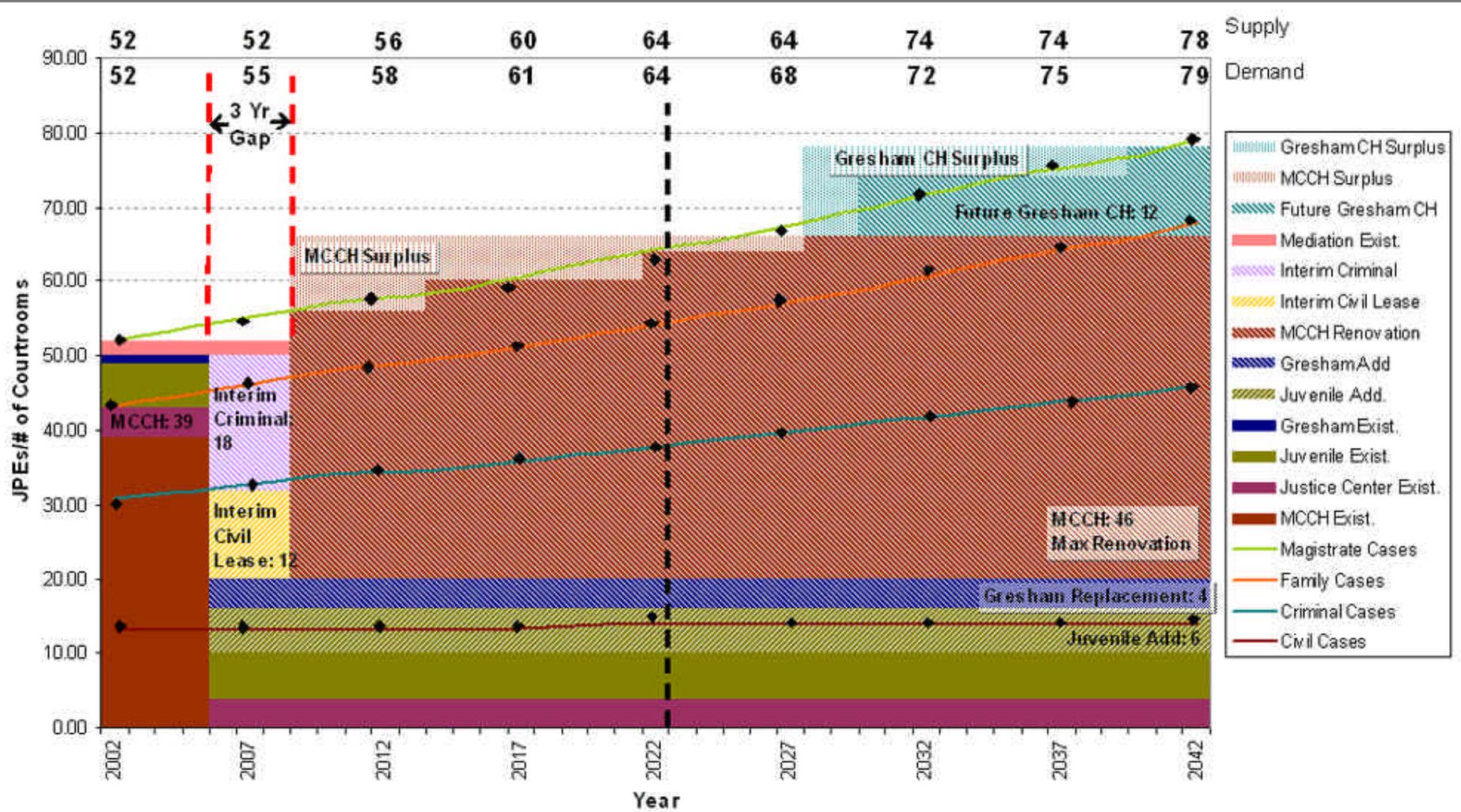
PROPERTY	COUNTY OWNED	CAPACITY		ACCESS CONVENIENCE				ADAPTABILITY FOR COURT USE				SECURITY			LEASE COSTS	EST. # OF MONTHS TO BE AVAILABLE	OVERALL SUITABILITY	REMARKS
		Location	Year / Re	# Courts	Other	Parking	Transit	Accessibility / Route	Convenience for (Retained) Agencies	Functional, Efficient Layout / Feasibility	Ceiling / Space	Other	Fire / Protection	Entry Control				
Ford Bldg	◆	5-8	Converted via floor to parking	●	○	○	○	●	●	⊗	Railroad Line	○	●	●	\$	\$\$\$	○	Architectural Character (Residual Value)
Hansen Bldg	◆	3-2 (40,000)	Add 3-4 modular courts	●	○	○	⊗	○	⊗	⊗	Difficult To Integrate Mod Units	●	●	⊗	\$	\$\$\$\$	⊗	Poor value for Money
Merrison Bldg	◆	4-5		○	○	○	⊗	○	○	⊗	Floor Bridge for Courts	⊗	○	○	\$	\$\$\$\$	⊗	Poor value for Money
Take over existing CBD 200k of single owner vacant building	Private	Ref. Clark 74.12		●	●	●	●	●	●	⊗	Complex Renovation	○	●	●	\$\$	\$\$\$\$	○	
Gresham Neighborhood Center		4		●	○	⊗	⊗	○	●	⊗	Condemned	⊗	○	○	—	—	⊗	Unstable
Gresham Courts	◆ Free Lease from City	1 Current 1 Potential		○	●	●	?	⊗	●	⊗	Poor Functional Quality	○	⊗	⊗	—	—	⊗	Bookings Replaced
Replacement Gresham	Converted Current Lease?	4-2	3 from Bank building	●	●	●	?	●	●	○	Lease vs. Owned	●	●	●	—	\$	●	Contributes to Long Term Solution
Azerite Justice Center Expand for Family Courts	◆	6 Existing	Add 4-6 new	●	⊗	○	●	●	●	●	Family Law Court-based	●	●	●	—	\$\$\$	●	Contributes to Long Term Solution, Adds Parking Structure
Install New Facility on County Owned Site	◆	30+		●	●	●	●	●	●	●	High Opportunity	●	●	●	—	\$\$	●	
1001 5TH including Bankruptcy Courts	No	12	Bankruptcy +3 Floors	●	●	●	●	●	●	●	Partly Condemned	●	⊗	○	\$\$\$	\$	○	Civil Only - Comment to Existing Justice Agencies, Galena & Justice Center
"Wild Card" e.g. Memorial Coliseum	? City	100		●	●	●	●	○	●	?	Disaster Investigation	?	?	?	\$\$\$?	\$\$\$\$\$?	?	Should be Studied
Portion of private building	No	30	300,000 CSF max.	?	?	?	?	?	?	?		○	⊗	○	\$\$\$?	\$\$\$?		
Modular or Prefabricated Structures	?	30		●	?	?	⊗	●	○		Modular facility poorly suited for court use	○	●	●	\$\$\$	\$\$	⊗	Must find 25+ Acres

◆ County Owned

Option A: Lease Interim Space

- ? Interim temporary space for Civil (12) and Criminal (18)
- ? Juvenile expansion for Family Law (12)
- ? Gresham high-volume court satellite (4-5)
- ? Maximum expansion for MCCH (46)
- ? Justice Center arraignment courts (4)

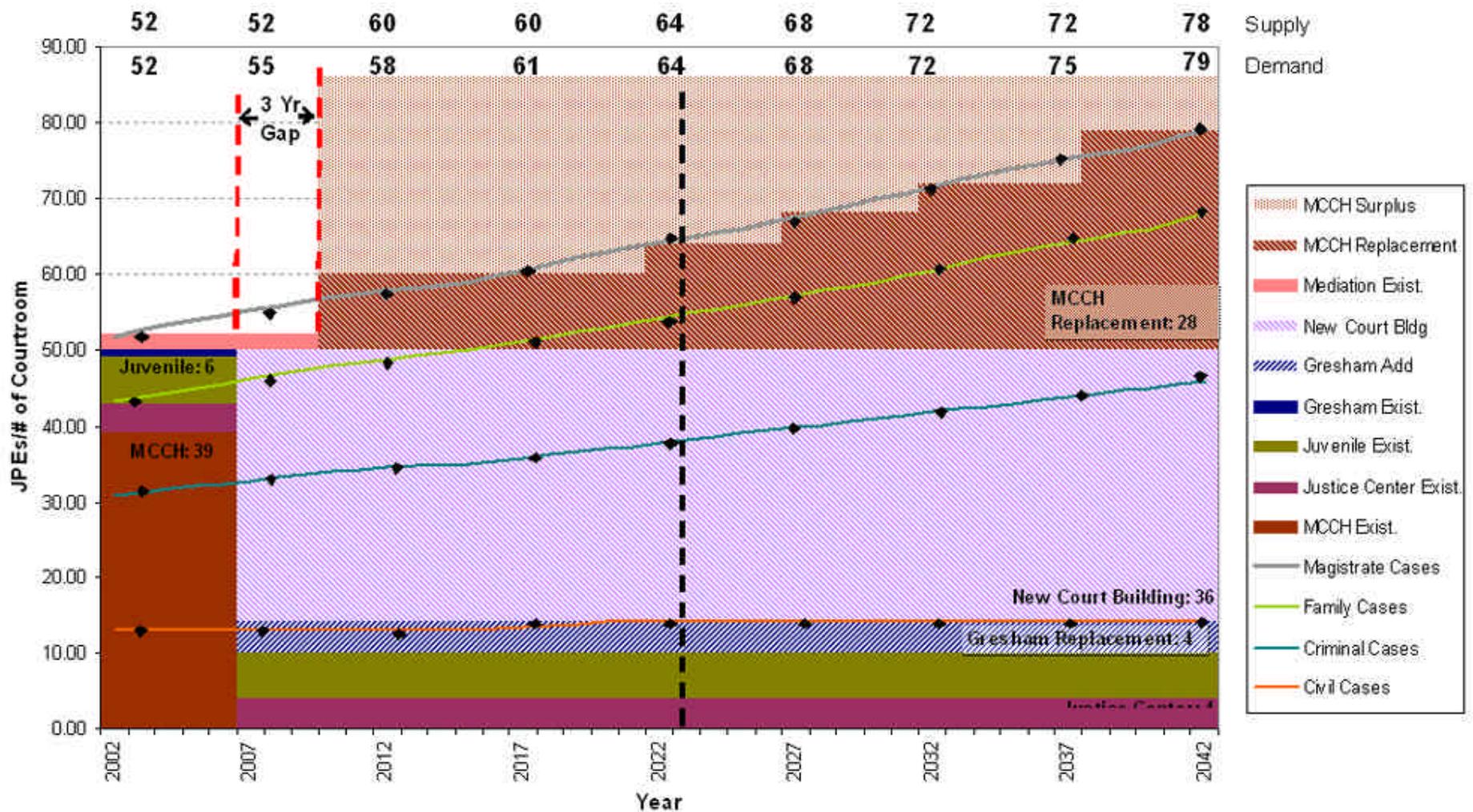
Option A: Lease Interim Space



Option B: Permanent Courthouse Annex

- ? Build permanent replacement space to house courts during renovation (36-39)
- ? Historic renovation of MCCH (36)
- ? Use surplus space to vacate County leases
- ? Gresham high-volume court satellite (4-5)
- ? Justice Center arraignment courts (4)

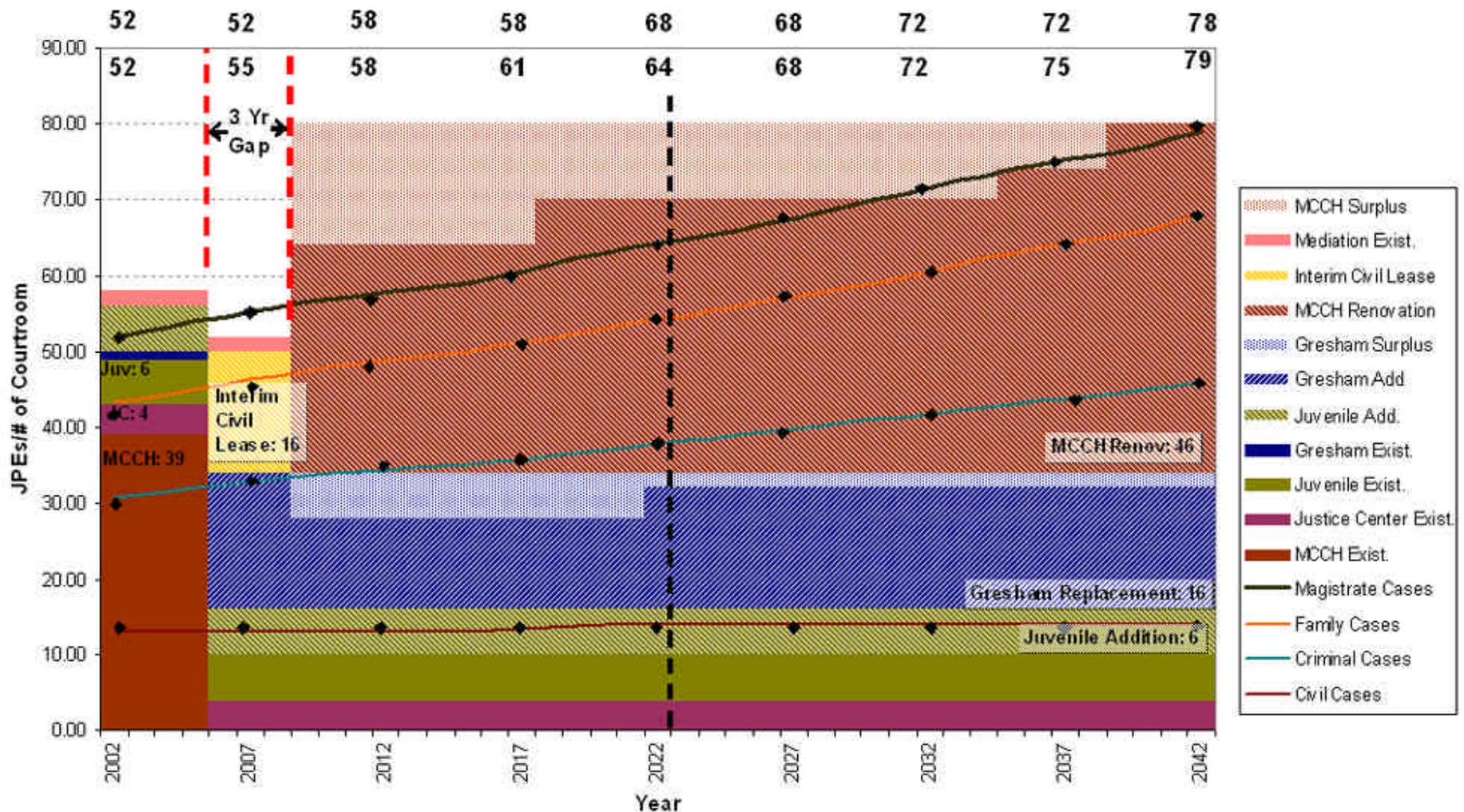
Option B: Permanent Courthouse Annex



Option C: Large East County Facility

- ? Interim and permanent Gresham facility sized for 25% of total Year 2040 courtrooms
- ? Maximum expansion of MCCH (46)
- ? Relocate criminal courts to Gresham during renovation (18)
- ? Interim downtown lease for civil courts (12)
- ? Use surplus to vacate County leases when courts move back into MCCH
- ? Justice Center arraignment courts (4)

Option C: Large East County Facility



Evaluation Criteria and Method

- ? **Historic Renovation of MCCH**
- ? **Function and Operational Efficiency**
 - lost efficiency (multiple locations)
 - security
- ? **User Convenience**
 - time savings for customers
- ? **Cost Effectiveness**
 - total space for \$\$ spent

Evaluation: Cost/Financial

? **Total cost (40 year)**

Land and construction

Interim leases and improvements

Move costs

Conversions

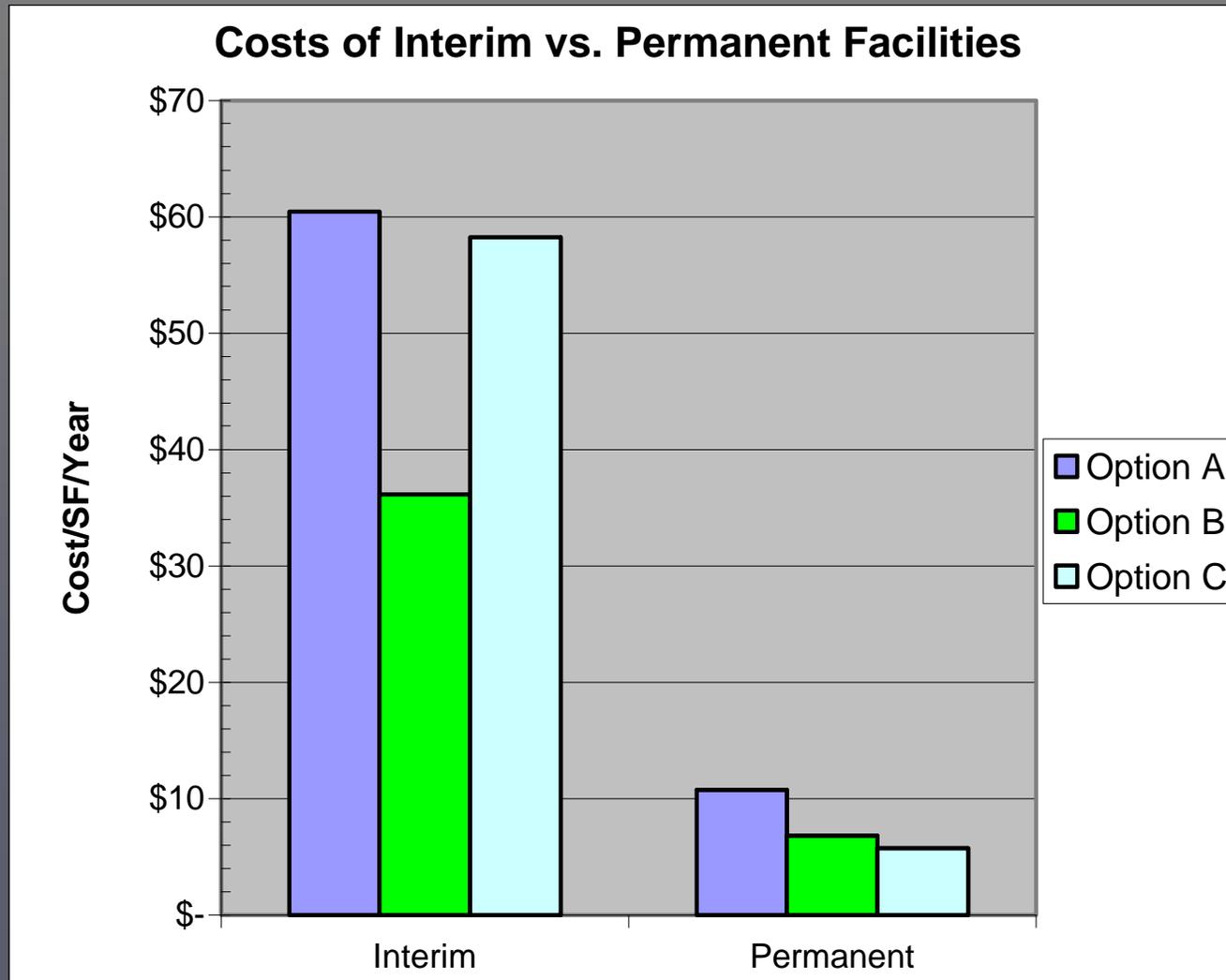
Replacement allowance

Building operations and maintenance

? **Savings**

Use excess space to save County lease costs

Evaluation: Cost/Financial



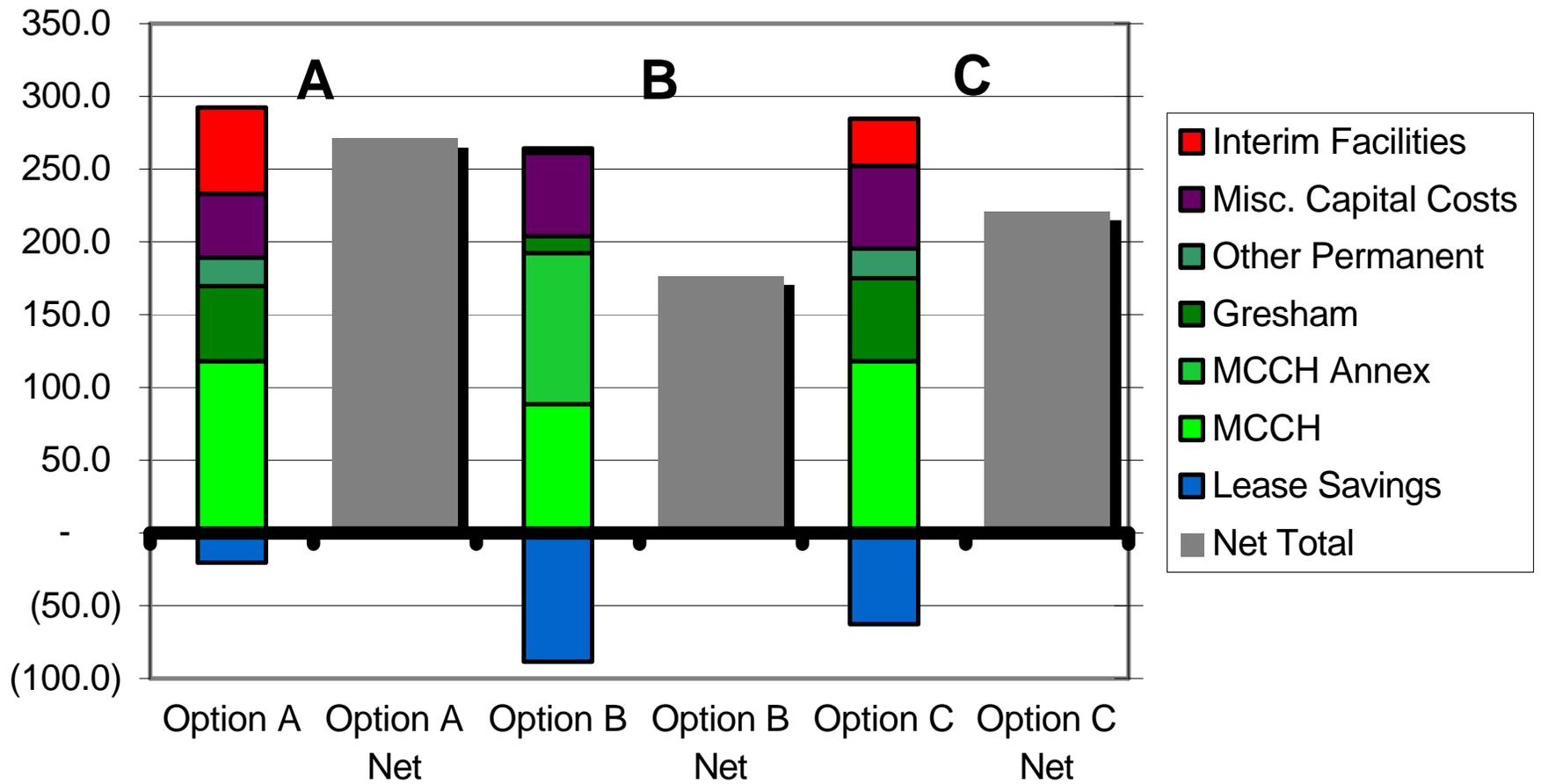
Findings: Cost/Financial

	A	B	C
Total cost*-lease savings	\$271 m	\$176 m	\$222 m
Cost/s.f./yr	\$12	\$9	\$10

By all measures, dollars go further when invested in permanent space that can also serve for interim.

* Excludes building operating costs

Cost and Savings of Options



Summary

1. **Renovation of MCCH is an urgent priority**, given building deficiencies and the importance of supporting justice operations.
2. **Beyond renovation, the County should seek permanent additions to courtroom supply.** By all measures, dollars go further when invested in permanent space that can also serve during interim relocation.