

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

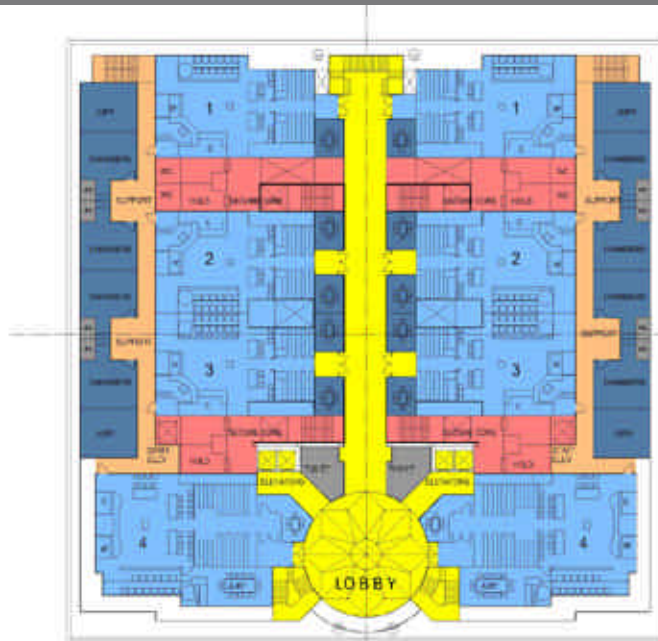
Needs vary with assumptions:

- ? 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

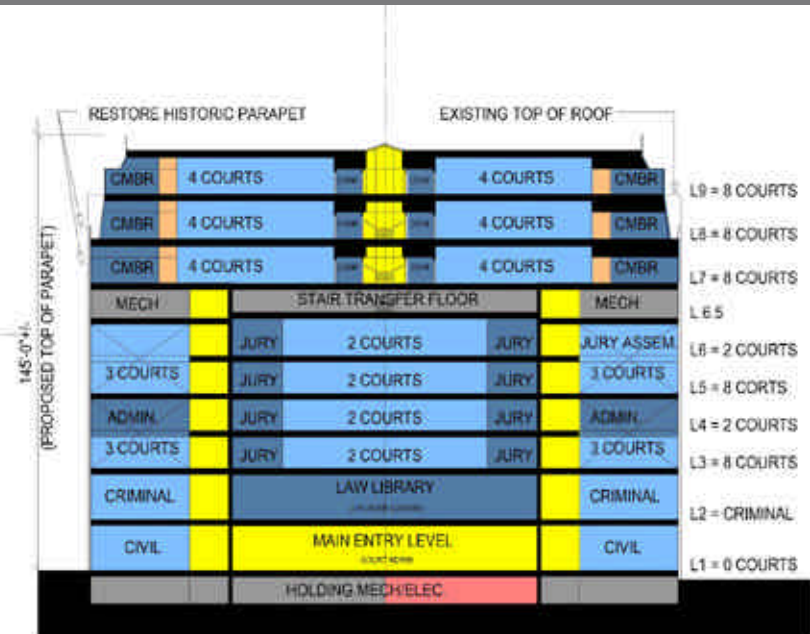
MCCH Renovation Options

- ? “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



LEVELS 7,8 & 9 NEW COURTS LEVELS STUDY



44 COURTS SECTION STUDY



5A

MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY

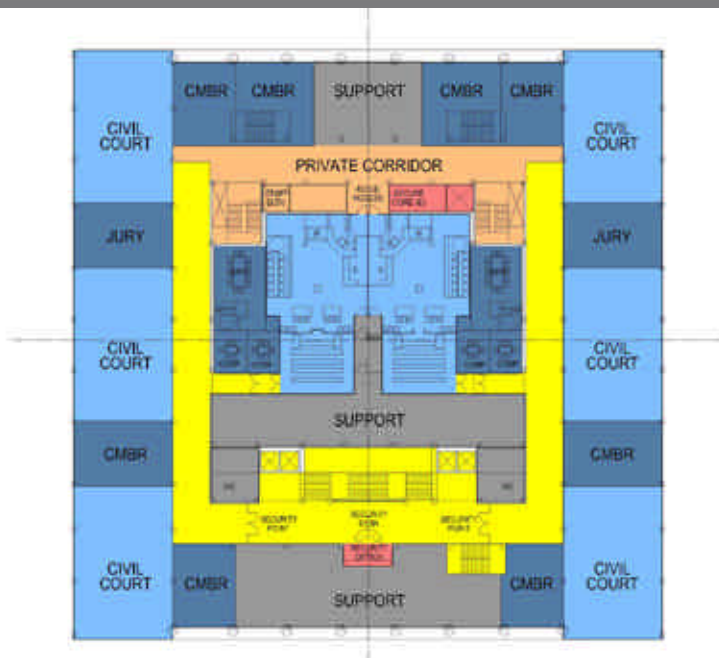
MARCH 5, 2002

(44-46 COURTS OPTION A)

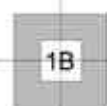


HELMUTH, OBATA & KASSABAUM, INC.

MCCH Renovation Options



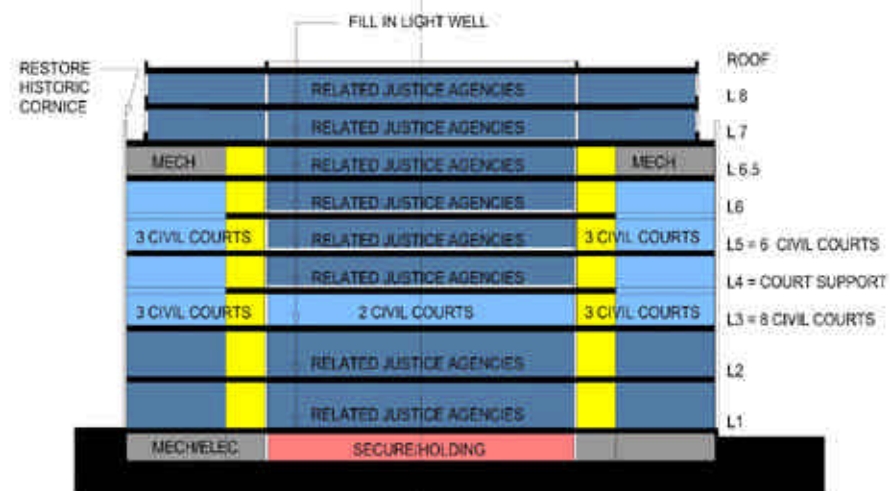
LEVELS 3 & 5 REVISED PLAN STUDY
(39,000 +/- GSF)



MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY

MARCH 5, 2002

(CIVIL COURTS OPTION B)



12 CIVIL COURT - COUNTY OCCUPANCY STUDY



HICKMUTH, OSATA & KARSBAUM, P.C.

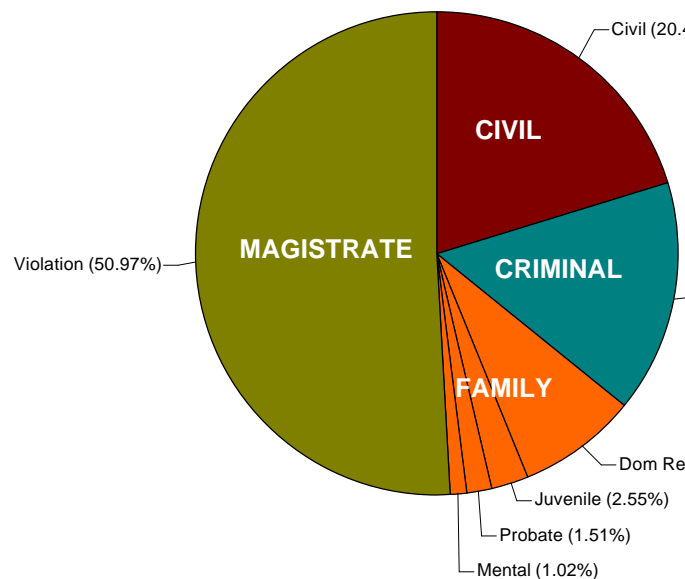
Findings: Court Needs and Operations

- ? 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

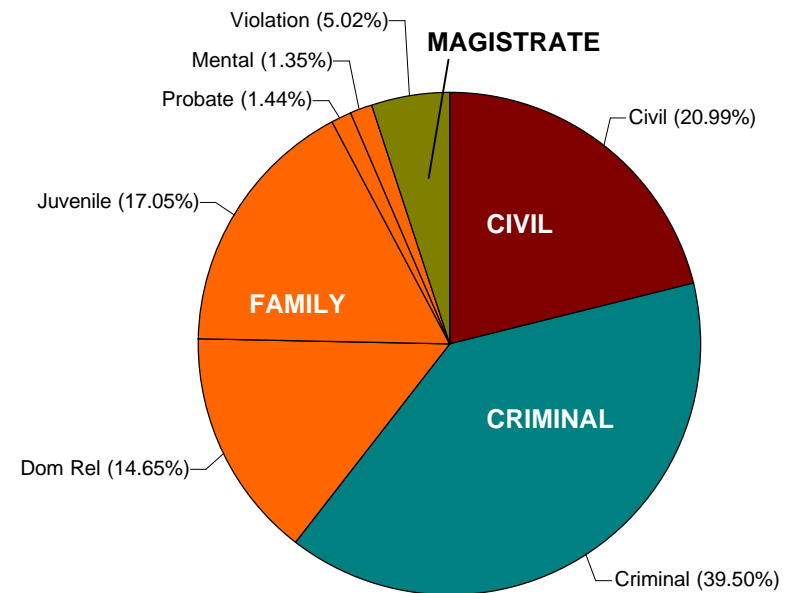
Findings: Court Needs and Operations

Oregon Circuit Courts in 2000

Distribution of Filings
Distribution of 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

● Superior	○ Fair
● Good	✗ Potential Problem

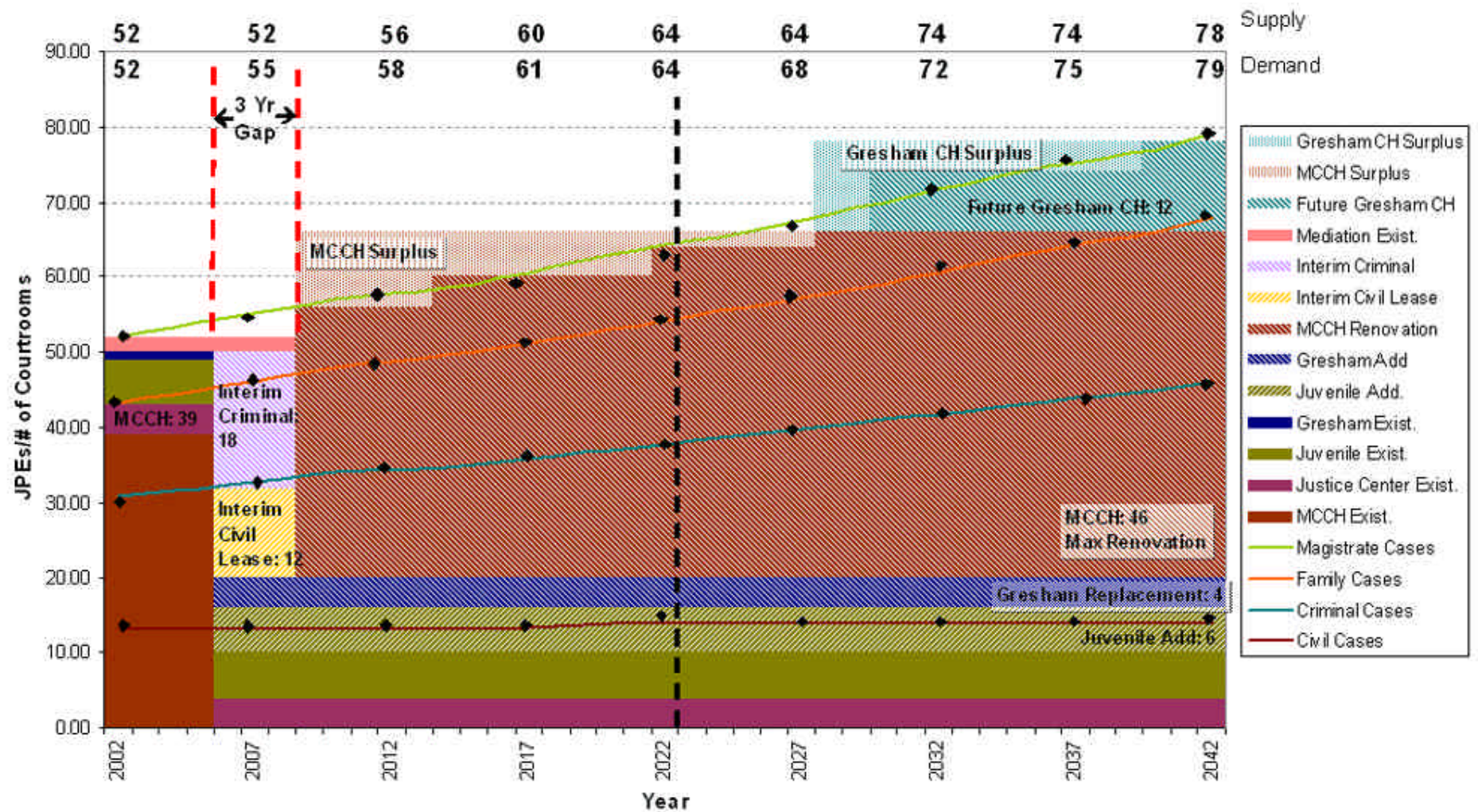
PROPERTY	COUNTY OWNED	CAPACITY		ACCESS/CONVENIENCE				ADAPTABILITY FOR COURT USE			SECURITY			LEASE COSTS	TYPE OF PROPOSED/EXISTING MODIFICATION	OVERALL SUITABILITY	REMARKS
Location	Yes/No	# Courts	Other	Parking	Island	Surrounding Area/Route	Convenience for Related Agencies	Functional, Efficient Layout/Proximity	Celling/Spac	Other	Site/Perimeter	Entry Control	Separate Circulation				
Ford Bldg	◆	6-8	Convert old floor to parking	Curbside One Floor	○	○	○	○	○	✗ Railroad Line	○	Potential	Potential	\$	\$\$\$	○	Architectural Character (Residual Value)
Hansen Bldg	◆	1-2 (add 10)	Add 1-4 modular courts	○	○	○	✗	○	✗	✗ Difficult To Integrate Mod Units	○	Potential	✗	\$	\$\$\$\$	✗	Poor Value for Money
Morrison Bldg	◆	4-5		○	○	○	✗	○	○	✗ Poor Bridge for Courts	✗	○	○	\$	\$\$\$\$	✗	Poor Value for Money
Take over existing CBD 200k of single owner vacant building	Private	High Capacity 14-15		○ Surrounding Area Supply	○	○	○	○	○	✗ Complex Renovation	○	Potential	Potential	\$\$	\$\$\$\$	○	
Gresham Neighborhood Center		4		○	○	✗	✗	○	○	✗ Condemned	✗	○	○	—	—	✗	Unstable
Gresham Courts	◆ Free Lease from City	1 Court	1 Potential	○	○	○	?	✗	○	✗ Poor Functional Quality	○	✗	✗	—	—	✗	Should be Replaced
Replacement Gresham	◆ Convert Current Lease?	4-5	3 more floor building	○	○	○	?	○	○	○ Lease vs. Owned	○ Potential	○ Potential	○ Potential	—	\$	○	Contributes to Long Term Solution
Azerite Justice Center Expand for Family Courts	◆	6 Existing	Add 4-6 more	○ Requires Structure	✗	○	○	○	○	○ Family Law Court/Child	○	○	○	—	\$\$\$	○	Contributes to Long Term Solution, Adds Parking Structure
Interim New Facility on County Darnest Site	◆	10+		○ Surrounding Supply	○	○	○	○	○	○ High Opportunity	○	○	○	—	\$\$	○	
1001 5TH including Bankruptcy Courts	No	12	Bankruptcy 4-5 Floors	○ Surrounding Supply	○	○	○	○	○	○ Partly Condemned	○ Potential	✗	○	\$\$\$	\$	○	Civil Only - Comment to Existing Justice Agencies, Gallina & Justice Center
"Wild Card" e.g. Memorial Coliseum	? City	100		○	○	○	○	○	○	? Ongoing Investigation	?	?	?	\$\$\$?	\$\$\$\$\$?	?	Should be Studied
Portion of private building	No	100	2000,000 CSF m.b.	? ? ? ?	? ? ? ?	? ? ? ?	? ? ? ?	? ? ? ?	? ? ? ?	○	✗	○	○	\$\$\$?	\$\$\$?		
Modular or Prefabricated Structures	?	100		○ Multi-Chase	? ?	✗	○	○	○	○ 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)

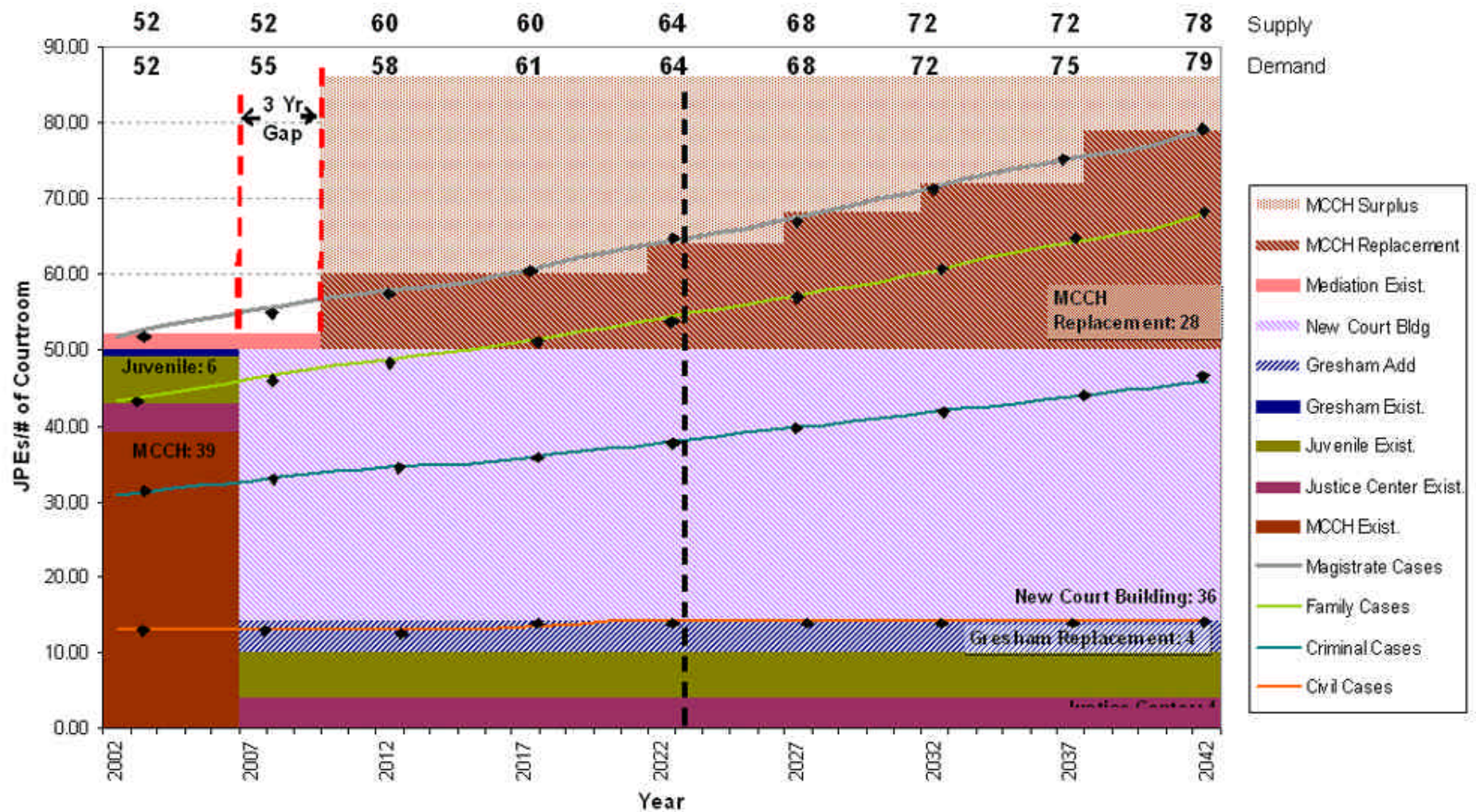
Option A: Lease Interim Space



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)

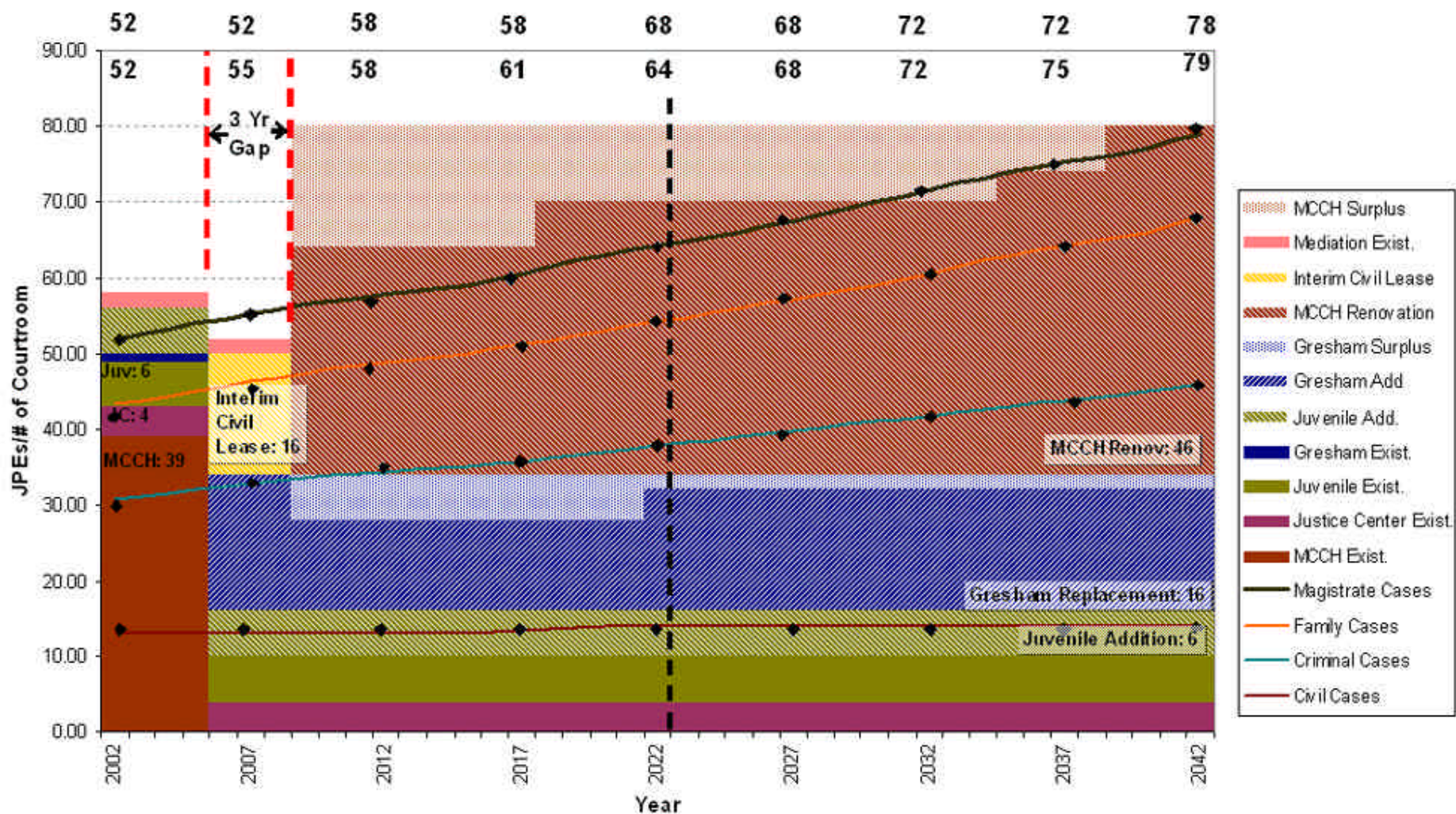
Option B: Permanent Courthouse Annex



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

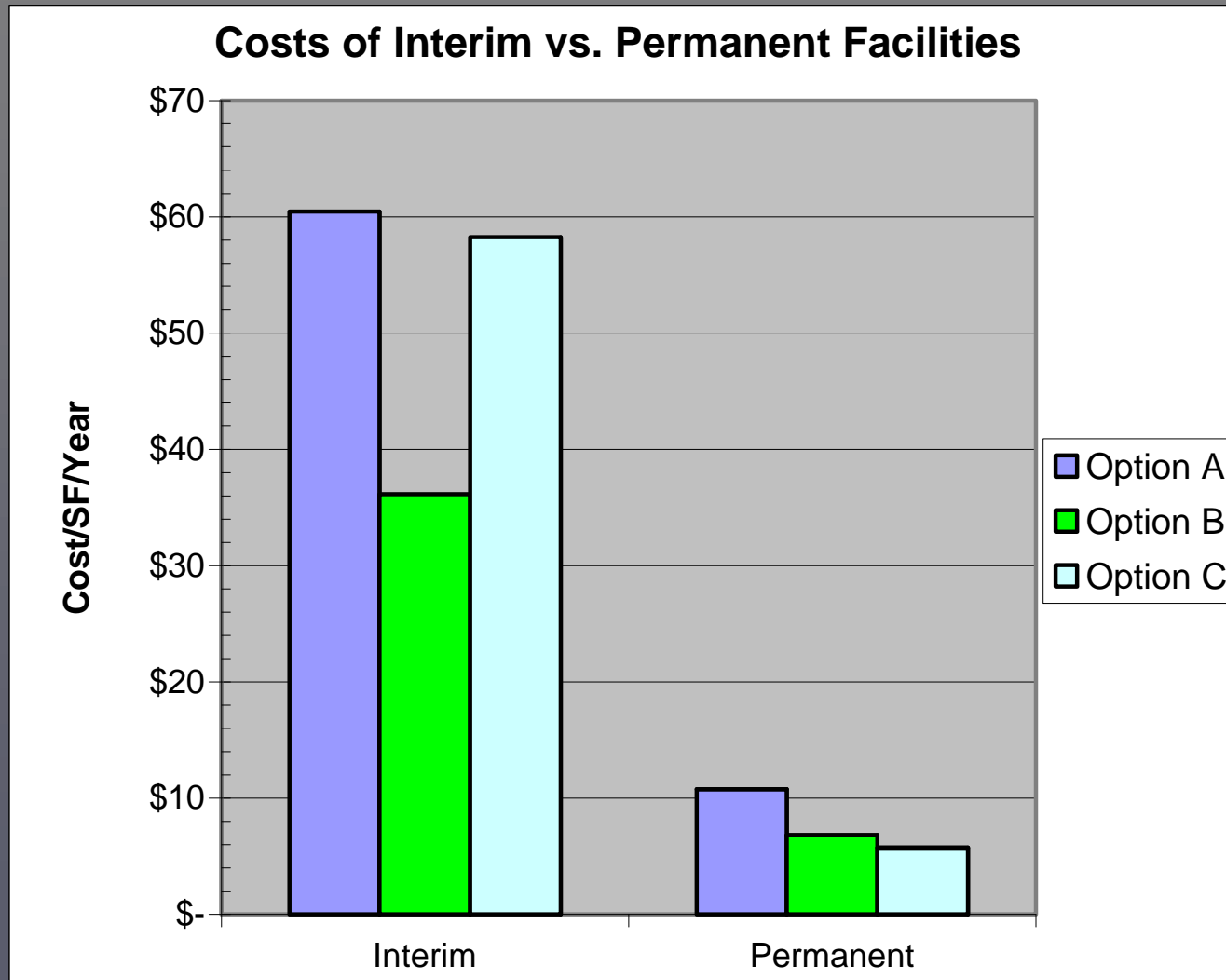
Replacement allowance

Building operations and maintenance

? **Savings**

Use excess space to save County lease costs

Evaluation: Cost/Financial



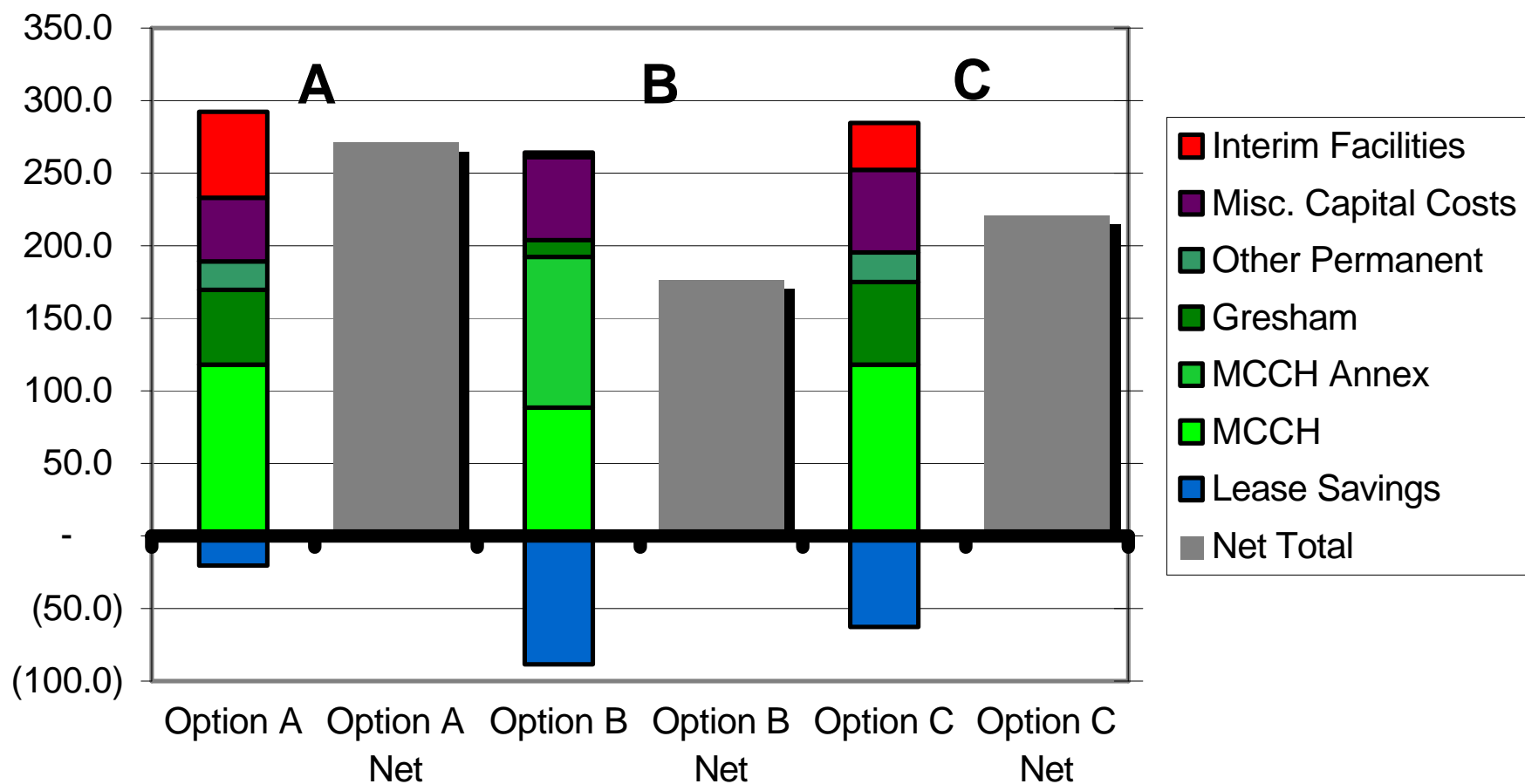
Findings: Cost/Financial

	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.