



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 8/27/15
Agenda Item #: R.2
Est. Start Time: Approx. 11:00 am
Date Submitted: 8/19/15

Agenda Title: **Approving Exercise of the Options to Purchase Units 4, 5, 6, 8 and 9 of Jefferson Station Condominiums 1230 SW First Avenue, Portland, Oregon**

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: August 27, 2015 **Time Needed:** 10 minutes

Department: Board Chair & DCA **Division:** Facilities & Property Management

Contact(s): Ken Elliott

Phone: (503) 988-7604 **Ext.** 87604 **I/O Address:** 530/500

Presenter

Name(s) & Title(s): Ken Elliott, Asst. County Attorney; JD Deschamps, Central Courthouse Project Manager

General Information

1. What action are you requesting from the Board?

The Department of County Assets, Facilities & Property Management Division (FPM) is asking the Board of County Commissioners (a) to approve the County's exercise of options to purchase Units 4, 5, 6, 8 and 9, Jefferson Station Condominium, 1230 SW First Avenue, Portland, Oregon, as part of the property assembled for the new Central Courthouse Project (Courthouse Project), and (b) to authorize the Chair to execute all documents needed to accomplish the property purchase and to close the purchases under the terms and conditions of the purchase options.

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.

By Resolution 2015-031, dated April 16, 2015, the Board, selected the Hawthorne Bridgehead Block 8 site (Courthouse Site) for construction of the Courthouse Project.

The County Chair has executed options to purchase (Options) Units 4, 5, 6, 8 and 9, Jefferson Station Condominium, 1230 SW First Avenue, Portland, Oregon (the Property), subject to the Board approving exercise of the Options and purchase of the Property. The Jefferson Station Condominium is a registered historic building on the southwest quarter of the Courthouse Site, with six office Units and three restaurant Units, for a total of nine (9)

Commercial Units.

Upon purchase of the five Units comprising the Property, the County will own 10,988 square feet of the 19,882 square foot total floor area of the Commercial Units in Jefferson Station, giving the County a 55.3% controlling interest in the Condominium Association.

The Courthouse Project Team has conducted environmental, hazardous materials and geotechnical surveys on the Property, which have disclosed no conditions that would prevent long-term occupancy of the Property.

FPM and Central Purchasing have completed a qualifications-based RFP and selected SRG Partnership to provide Architectural & Engineering (A&E) Services and Hoffman Construction Company of Oregon as the Construction Manager/General Contractor (CM/GC) for the Courthouse Project. The County has negotiated and executed contracts with the A&E and CM/GC firms for Phase I Pre-Construction Services.

Phase I Pre-Construction Services will commence on or about September 1, 2015. The A&E and CM/GC contracts provide for a collaborative project delivery for the Courthouse Project, in which the A&E, CM/GC and County project teams will be co-located throughout the design, engineering, entitlement and construction phases of the Courthouse Project.

Acquisition of the Property will provide the office space required for collaborative project delivery in an optimal location, immediately adjoining and with total visibility of the construction site. Acquisition of the Property will also permit the Project team to incorporate the Property into the Courthouse Project and provide permanent program space for ancillary court services and offices not required to locate within the access-controlled portion of the Courthouse.

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

Chapter 705, Oregon Laws 2013, authorized creation of the Oregon Courthouse Capital Construction & Improvement (OCCCI) Fund and provides for the sale of Article XI-Q bonds to finance the State's matching share of costs for new or renovated courthouses, or portions thereof, owned or operated by the State under a long-term lease or IGA with each county.

The Courthouse Project was approved by the Oregon Chief Justice and Department of Administrative Services on March 16, 2015, which qualifies the project for 50% State funding to match the County's 50% contribution. On March 31, 2015, the State issued Article XI-Q bonds, including \$15 million to fund the State's initial Courthouse Project match. The Jefferson Station acquisition costs will qualify for the State's 50% match, so long as the Property is incorporated into the Courthouse Project.

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

Oregon Revised Statute § 1.185 requires each County to "provide suitable and sufficient courtrooms, office and jury rooms for the court, the judges, other officers and employees of the court and juries in attendance upon the court, and provide maintenance and utilities for those courtrooms, offices and jury rooms."

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

The Project Team has continued to meet regularly with the courthouse users' group, Oregon DAS and OJD, and community stakeholder groups to advise them of progress and milestones achieved and obtain input on the selected site and Courthouse programming and design progress. At the April 16, 2015, Board meeting on the Project Team's site

recommendation, the public had the opportunity to make comments, either oral or written, on the Courthouse Site selection.

Required Signature

**Elected
Official or
Department
Director:** /s/ Sherry Swackhamer, Director,
Department of County Assets **Date:** August 19, 2015

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