



Mid-County Site
FAC-1 Preliminary Planning Proposal
September 22, 2016

Mid-County Site
Project Management Team
Facilities and Property Management
Department of County Assets

Property

- The subject property consists of a three building office development which totals 36,000 SF Net Rentable Area and is located on 2.46 acre site at 1245-1415 SE 122nd Avenue in Portland, Multnomah County, Oregon. The assessor parcel numbers are: R331969 and R332107.



○ **Purpose:**

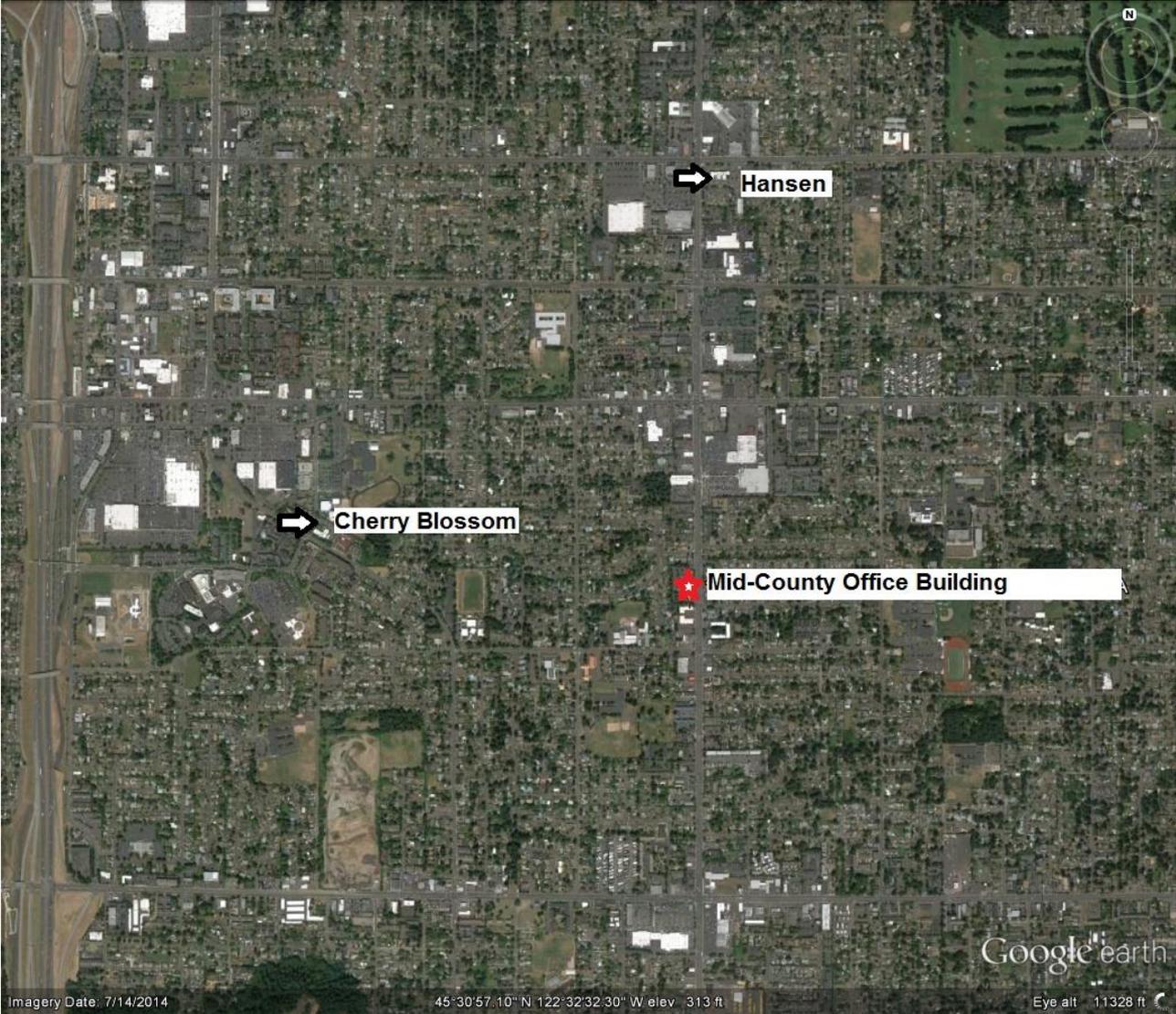
- Present business case for acquisition of Mid-County Office Building
- Review assumptions, risks, and metrics of project
- Outline next steps
- Resolve to approve FAC-1 Preliminary Planning Proposal

○ **Project Goals & Objectives**

- Acquire an asset within Mid County for DCJ service demand
- Consolidate DCJ into a campus as identified in Facilities Asset Strategic Plan
- Provide a flexible and functional facility for DCJ



Property Location

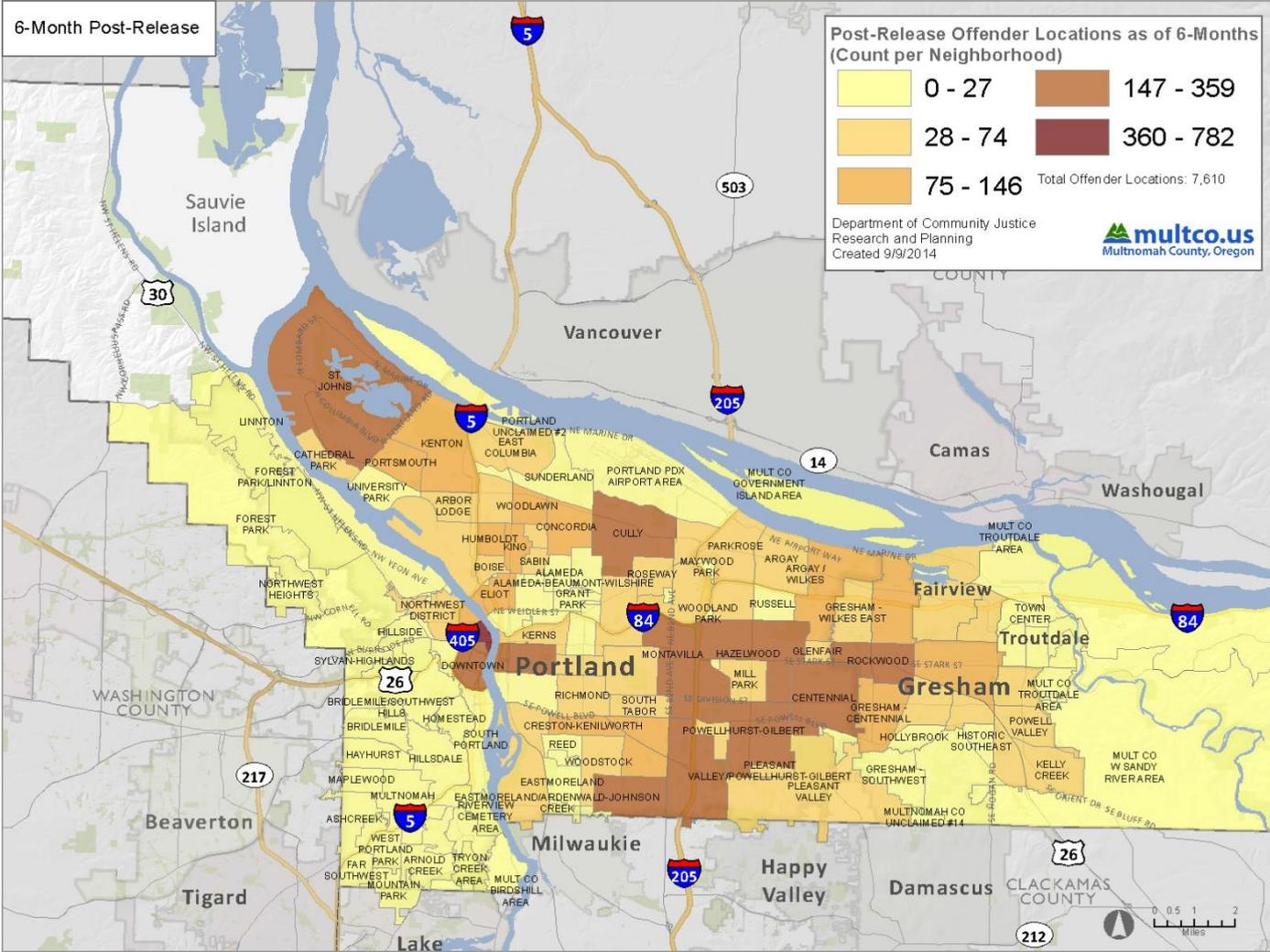


Proposed Campus Site

- Acquire an asset in a strategic mid-county location where the demand for County DCJ services is high
- Consolidate County operating sites into campus environment
- Increase DCJ Program operating efficiencies
- Renovate property in alignment with the Facilities Strategic Plan



DCJ Adult Distribution





CPP
Lease
27,243 SF
9/30/2016

Mid-County
Lease
4,972 SF
4,972 SF Converts
9/30/2017



Central Probation
Owned
7,696 SF
2015



Assumptions

- \$4.5 million purchase price
- Closing scheduled for October 31st, 2016
- One time only funding completed in FY 2017, Mid-County Program Offer 78220-12 Fund 2512, \$6,750,000
- Preliminary Planning Stage (estimated cost \$250,000)
- Potential Sale of Central Probation
- DCJ agrees to centralized location and assumption of debt financing for future improvements



Risks

- Loss of strategic County site in area of high demand for services
- No suitable site available in target area
- Columbia Pacific Plaza lease could not be extended
- County demographics have shifted over the last 10 years



Benefits

- DCJ campus provides hoteling, teleworking for employees, opportunity for partners
- Single site leads to programmatic efficiencies
- County acquires and develops asset in area of increased demand, in alignment with Facilities Strategic Plan
- Lease risk eliminated for vital, difficult program
- Campus provides increased enhancements by providing functionality and flexibility in program
- Increased capacity to reach out to mid-county clients



Next Steps

CY 2016

- May-July: County Executes PSA in July with Closing at the end October
- September: Approval of Purchase Sale Agreement
- October: Close on Property
- November: Update the Board on Development Plan

CY 2017

- January-December: Tenant & Site Improvements





Questions