

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:**

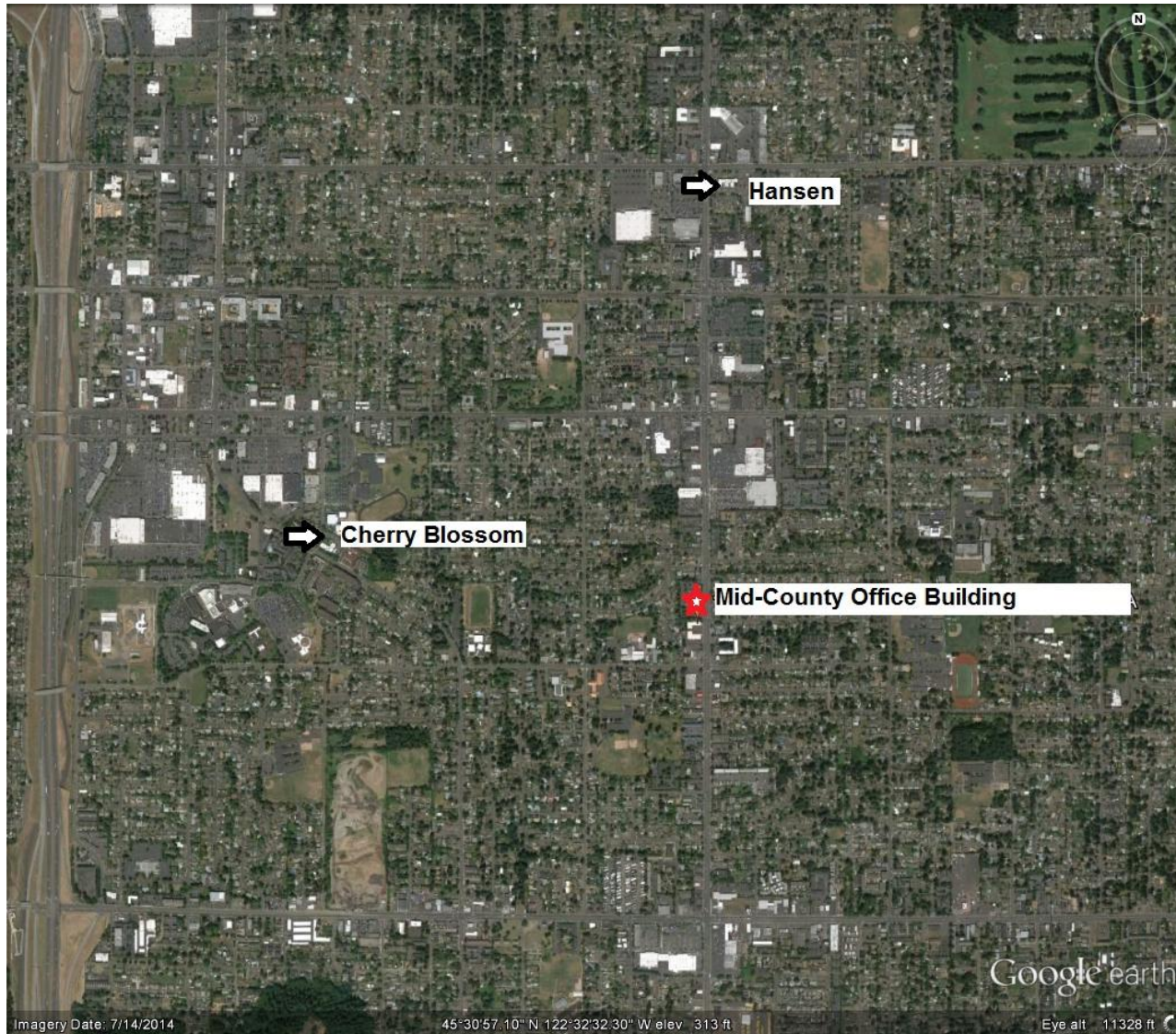
- Present business case for acquisition of Mid-County Office Building
- Review assumptions, risks, and metrics of project
- Outline next steps
- Resolve to approve FAC-1 Preliminary Planning Proposal

## ○ **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



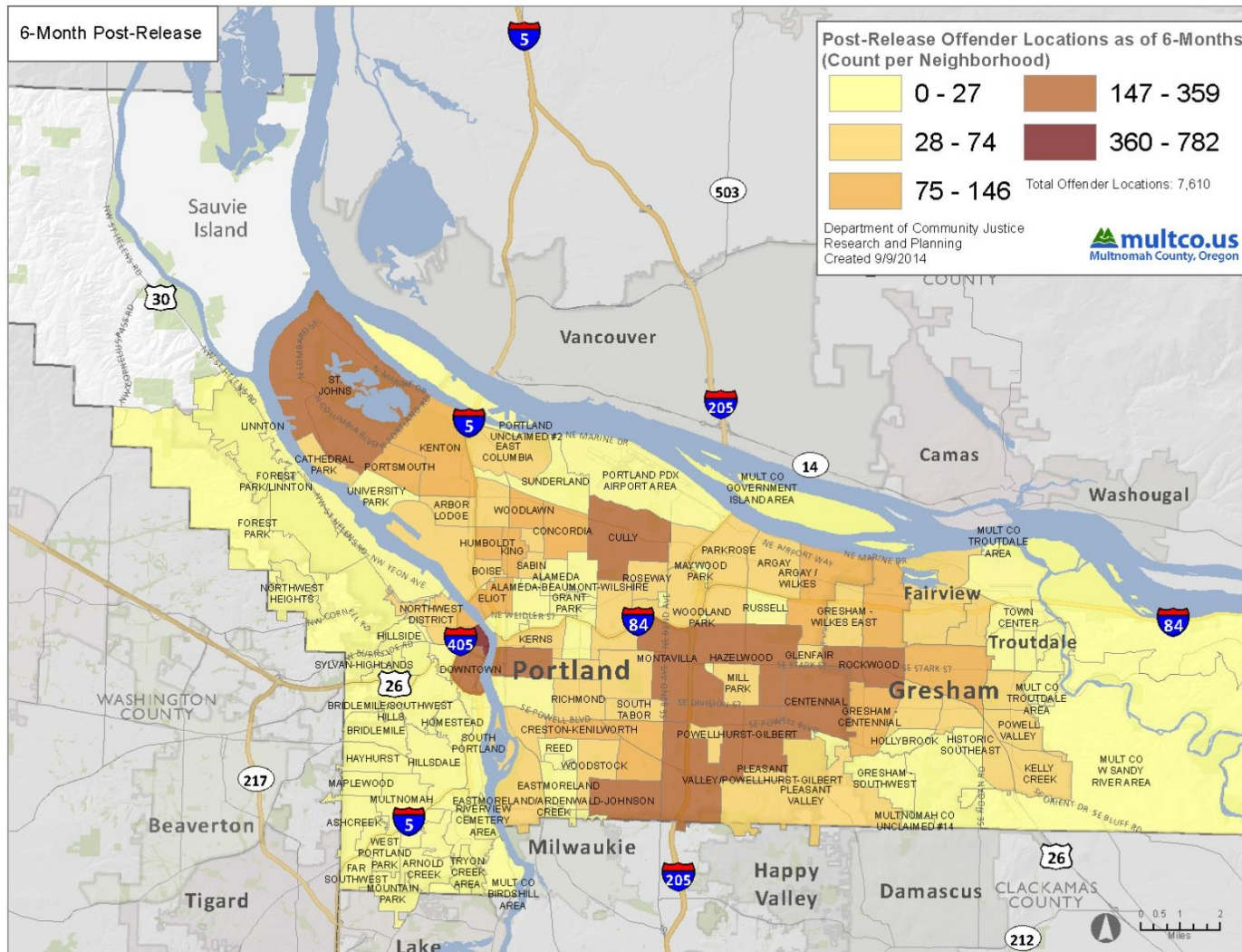


# Proposed Campus Site

- 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 31<sup>st</sup>, 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

