



Multnomah County Oregon

Board of Commissioners & Agenda

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BOARD OF COMMISSIONERS

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<http://www.co.multnomah.or.us/cc/board.html>

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APRIL 30, MAY 1 & 2, 2002

BOARD MEETINGS

FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	11:00 a.m. Tuesday Multnomah County Courthouse Study Briefing
Pg 2	9:30 a.m. Wednesday Public Safety Group Policy Framework Discussion
Pg 2	9:30 a.m. Thursday 2002-2003 Executive Budget Message and Resolution
Pg 3	10:00 a.m. Thursday 2002-2003 Service Districts Budget Resolutions
Pg 5	10:20 a.m. Thursday 2 May Proclamations
Pg 5	10:40 a.m. Thursday 2 Ordinance Readings
Pg 6	Updated County Budget Session Schedule and Cable Coverage Information

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:30 AM, (LIVE) Channel 30

Friday, 11:00 PM, Channel 30

Saturday, 10:00 AM, Channel 30

Sunday, 11:00 AM, Channel 30

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Tuesday, April 30, 2002 - 11:00 AM
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFING

B-1 HOK Consulting Group, the Consulting/Architecture Firm selected to conduct a Multnomah County Courthouse Feasibility Study, will brief the Board on the progress of the study. The study is evaluating the feasibility of renovating the Multnomah County Courthouse for continued court use. The study will address: how such a renovation project would fit in with the County's long-term (40-year) need for court space; projected courtroom needs in East County; and the question of how and where court business would be conducted during the interim period while renovation of the old courthouse is in progress. In this briefing, HOK will discuss some of the factual findings it has made in the course of conducting the study; outline the various renovation plan options that will be evaluated in the study; and describe the criteria that will be used in that evaluation. HOK expects to complete the study in May. Presented by Pamela Adams and Andrew Nelson. 1 HOUR REQUESTED.

Wednesday, May 1, 2002 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD WORK SESSION

WS-1 Public Safety Group Policy Framework Discussion. Presented by John Rakowitz, Department of Community Justice Director Joanne Fuller, District Attorney Mike Schruck, Sheriff Dan Noelle, Invited Department Directors and Staff. 2.5 HOURS REQUESTED.

Thursday, May 2, 2002 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:30 AM

DEPARTMENT OF COMMUNITY JUSTICE

- C-1 Budget Modification DCJ02_08, Adding \$21,500 Oregon Judicial Department Parental Access and Visitation Grant Revenue to the Department of Community Justice Budget to Support Family Court Parent Education Classes
- C-2 Budget Modification DCJ02_09, Adding \$88,475 Robert Wood Foundation Multnomah Embrace Grant Revenue to the Department of Community Justice Budget to Develop and Implement a Communications Plan Aimed at Changing Community Attitudes Toward Youth with Substance Abuse Problems
- C-3 Budget Modification DCJ02_10, Adding \$35,000 Federal Project Network Revenue through Legacy Emanuel Hospital and Health Center to Provide Funding for one Corrections Counselor to Identify and Work with Couples Eligible to Participate in the Ugaza Jamii Project

REGULAR AGENDA - 9:30 AM

PUBLIC COMMENT - 9:30 AM

Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes per Person.

NON-DEPARTMENTAL - 9:30 AM

- R-1 Chair Diane Linn Executive Budget Message Presentation, Public Hearing and Consideration of a RESOLUTION Approving the Chair's Proposed 2002-2003 Executive Budget for Submittal to the Tax Supervising and Conservation Commission as Required by ORS 294.421

SERVICE DISTRICTS - 10:00 AM

(Recess as the Board of County Commissioners and convene as the Budget Committee for **DUNTHORPE RIVERDALE SANITARY SERVICE DISTRICT NO. 1**)

R-2 Appointment of Marilyn Dodge to Serve a Three Year Term as a Budget Committee Member

R-3 Appointments of Budget Committee Chair and Secretary [2002 Appointments: Commissioner Lonnie Roberts, Service District Budget Committee Chair and Commissioner Lisa Naito, Service District Budget Committee Secretary

R-4 PUBLIC HEARING to Consider and Approve the 2002-2003 Dunthorpe Riverdale Sanitary Service District No. 1 Proposed Budget for Submittal to the Tax Supervising and Conservation Commission

(Recess as the Budget Committee for Dunthorpe Riverdale Sanitary Service District No. 1 and convene as the Budget Committee for **MID COUNTY STREET LIGHTING SERVICE DISTRICT NO. 14**)

R-5 Appointments of Budget Committee Chair and Secretary [2001 Appointments: Commissioner Serena Cruz, Service District Budget Committee Chair and Commissioner Lonnie Roberts, Service District Budget Committee Secretary]

R-6 PUBLIC HEARING to Consider and Approve the 2002-2003 Mid County Street Lighting Service District No. 14 Proposed Budget for Submittal to the Tax Supervising and Conservation Commission

(Recess as the Budget Committee for Mid County Street Lighting Service District No. 14 and reconvene as the Board of County Commissioners)

OFFICE OF SCHOOL AND COMMUNITY PARTNERSHIPS - 10:10 AM

R-7 Public Hearing to Consider and Approve the 2002-2003 Consolidated Plan and Annual Action Plan for the Community Development Block Grant Program

NON-DEPARTMENTAL - 10:20 AM

R-8 PROCLAMATION Proclaiming May 2002 National Drug Court Month in Multnomah County, Oregon

R-9 PROCLAMATION Proclaiming May 2002 National Older Americans Month in Multnomah County, Oregon

R-10 Second Reading and Possible Adoption of an ORDINANCE Amending MCC Chapter 9, County Employment to Reorganize, Clarify and Update Chapter

DEPARTMENT OF BUSINESS AND COMMUNITY SERVICES - 10:45 AM

R-11 First Reading of an ORDINANCE Adopting Amendments to Multnomah County Code Chapters 33, 34, and 35 Pertaining to "Lots of Record" and Changes to Other Land Use Standards as Required by Recently Adopted Oregon Administrative Rules for "Rural Residential Areas"

MULTNOMAH COUNTY 2002-2003 BUDGET WORK SESSIONS AND HEARINGS

9:30 AM to 12:00 PM Tuesdays, Wednesdays and Thursdays as Listed Below
Unless otherwise noted, all Sessions held at the Multnomah Building
First Floor Commissioners Boardroom 100, 501 SE Hawthorne Boulevard, Portland

The Board of Commissioners, Auditor, District Attorney, Sheriff and Invited Participants Will Meet to Discuss Multnomah County 2002-2003 Budget Issues. Facilitated by John Rakowitz and Tony Mounts. [These are Public Meetings and Interested Persons are Welcome to Attend, However Public Testimony Will be Taken During Budget Hearings Scheduled in May and June.] Thursday Meetings are Broadcast Live on Cable Channel 30 or log onto <http://www.co.multnomah.or.us/cc/board.html> to View Live Broadcast. Tuesday and Wednesday Meetings will be Broadcast Live on Cable Channel 22 (East County subscribers only) and Rebroadcast on Cable Channels 29 and 30 (Countywide subscribers) and Media Streaming beginning Tuesday, May 7, 2002. Cable Schedule attached. Web link to follow.

Tuesday, April 23

9:30-12:00 Health and Human Services Group Policy Framework Discussion

Wednesday, April 24

9:30-11:45 General Government Groups: Library, Business and Community Services, Facilities, Emergency Management, Diversity, Policy Framework Discussion
11:45-12:00 BIT Update

Wednesday, May 1

9:30-12:00 Public Safety Group, Policy Framework Discussion

Thursday, May 2

9:30-Regular Board Meeting
Chair Diane Linn 2002-2003 Executive Budget Message, Public Hearing and Consideration of Resolution Approving Executive Budget for Submission to Tax Supervising and Conservation Commission
Public Hearing and Consideration of Approval of the 2002-2003 Dunthorpe Riverdale Sanitary Service District No. 1 Proposed Budget for Submittal to the Tax Supervising and Conservation Commission
Public Hearing and Consideration of Approval of the 2002-2003 Mid County Street Lighting Service District No. 14 Proposed Budget for Submittal to the Tax Supervising and Conservation Commission

MULTNOMAH COUNTY 2002-2003 BUDGET WORK SESSIONS AND HEARINGS

Tuesday, May 7

9:30-10:00 Fiscal Year 2003 Budget – Financial Overview
10:00-10:30 Citizen Budget Advisory Committee Recommendations
10:30-11:00 Health and Human Services Group Overview
11:00-12:00 Office of Community and School Partnerships

Wednesday, May 8

9:30-11:00 Non-Departmental

Tuesday, May 14

9:30-10:00 Public Safety Group Overview
10:00-11:00 District Attorney
11:00-12:00 Department of Juvenile and Adult Community Justice
6:00 - 8:00 p.m. **Public Hearing on the 2002-2003 Multnomah County Budget –
Portland Community College, Cascade Campus, Student
Center Building Cafeteria, 705 N Killingsworth, Portland**

Wednesday May 15

9:30-11:30 Department of County Human Services

Tuesday, May 21

9:30-10:30 Sheriff's Office
10:30-12:00 Department of Business and Community Services

Wednesday May 22

9:30-10:30 Department of Library Services
10:30-11:30 Health Department
11:30-12:00 Health and Human Services - Issues Discussion

Tuesday, May 28

9:30-11:30 Capital Budget Review
11:30-12:00 Auditor's Office
6:00 - 8:00 p.m. **Public Hearing on the 2002-2003 Multnomah County Budget –
Multnomah County East Building, Sharron Kelley Conference
Room, 600 NE 8th Street, Gresham**

MULTNOMAH COUNTY 2002-2003 BUDGET WORK SESSIONS AND HEARINGS

Wednesday, May 29

9:30-12:00 Response to Board questions from earlier meetings

Tuesday, June 4

9:30-12:00 Review Amendments to Fiscal Year 2003 Approved Budget

Wednesday, June 5

9:30-12:00 If needed

Thursday, June 6

10:30-12:00 p.m. **Tax Supervising and Conservation Commission Public Hearing on the 2002-2003 Multnomah County Budget - Multnomah Building, Commissioners Boardroom 100, 501 SE Hawthorne Boulevard, Portland**

Tuesday, June 11

9:30-12:00 Response to Board questions from earlier meetings
6:00 - 8:00 p.m. **Public Hearing on the 2002-2003 Multnomah County Budget – Multnomah Building, Commissioners Boardroom 100, 501 SE Hawthorne Boulevard, Portland**

Thursday, June 13

9:30-12:00 Regular Board Meeting
Public Hearing and Consideration of Resolution Adopting the 2002-2003 Budget for Multnomah County and Making Appropriations Thereunder, Pursuant to ORS 294 Resolution Levying Ad Valorem Property Taxes for Multnomah County, Oregon for Fiscal Year 2002-03
Public Hearing and Consideration of Resolution Adopting the 2002-2003 Budget for Dunthorpe Riverdale Sanitary Service District No. 1 and Making Appropriations
Public Hearing and Consideration of Resolution Adopting the 2002-2003 Budget for Mid County Street Lighting Service District No. 14 and Making Appropriations
Hearing and Consideration of Resolution Adopting the Mt. Hood Cable Regulatory Commission 2002-2003 Budget

MULTNOMAH COUNTY 2002-2003 BUDGET WORK SESSIONS AND HEARINGS

Cable Coverage

Multnomah County 2002-2003 Budget Work Sessions and Hearings

**Cable Channel 22 Available to East County Cable Subscribers Only
Cable Channels 29 and 30 Available to Countywide Cable Subscribers**

Multnomah County Budget Tuesday Morning Work Sessions

Tue	May 7	9:30 AM	Channel 22 - LIVE
Fri	May 10	8:30 AM	Channel 30 - Replay
Sun	May 12	3:00 PM	Channel 29 - Replay

Tue	May 14	9:30 AM	Channel 22 - LIVE
Fri	May 17	8:30 AM	Channel 30 - Replay
Sun	May 19	3:00 PM	Channel 29 - Replay

Tue	May 21	9:30 AM	Channel 22 - LIVE
Fri	May 24	8:30 AM	Channel 30 - Replay
Sun	May 26	3:00 PM	Channel 29 - Replay

Tue	May 28	9:30 AM	Channel 22 - LIVE
Fri	May 31	8:30 AM	Channel 30 - Replay
Sun	June 2	3:00 PM	Channel 29 - Replay

Tue	June 4	9:30 AM	Channel 22 - LIVE
Fri	June 7	8:30 AM	Channel 30 - Replay
Sun	June 9	3:00 PM	Channel 29 - Replay

Tue	June 11	9:30 AM	Channel 22 - LIVE
Fri	June 14	8:30 AM	Channel 30 - Replay
Sun	June 16	3:00 PM	Channel 29 - Replay

Multnomah County Budget Wednesday Morning Work Sessions

Wed	May 8	9:30 AM	Channel 22 - LIVE
Sun	May 12	5:30 PM	Channel 29 - Replay
Tue	May 14	2:00 PM	Channel 30 - Replay

Wed	May 15	9:30 AM	Channel 22 - LIVE
Sun	May 19	5:30 PM	Channel 29 - Replay
Tue	May 21	2:00 PM	Channel 30 - Replay

MULTNOMAH COUNTY 2002-2003 BUDGET WORK SESSIONS AND HEARINGS

Wed	May 22	9:30 AM	Channel 22 - LIVE
Sun	May 26	5:30 PM	Channel 29 - Replay
Tue	May 28	2:00 PM	Channel 30 - Replay

Wed	May 29	9:30 AM	Channel 22 - LIVE
Sun	June 2	5:30 PM	Channel 29 - Replay
Tue	June 4	2:00 PM	Channel 30 - Replay

Wed	June 5	9:30 AM	Channel 22 - LIVE
Sun	June 9	5:30 PM	Channel 29 - Replay
Tue	June 11	2:00 PM	Channel 30 - Replay

Multnomah County Tuesday Evening Budget Hearings

Tue	May 14	6:00 PM	Taped - PCC Cascade Campus Cafeteria
Fri	May 17	11:00 AM	Channel 30 - Replay
Sat	May 18	11:30 PM	Channel 30 - Replay
Sun	May 19	8:00 PM	Channel 29 - Replay

Tue	May 28	6:00 PM	Taped - East County Building
Thu	May 30	6:00 PM	Channel 30 - Replay
Fri	May 31	11:00 AM	Channel 30 - Replay
Sun	June 2	8:00 PM	Channel 29 - Replay

Tue	June 11	6:00 PM	Channel 29 - LIVE - Multnomah Building
Wed	June 12	6:30 PM	Channel 30 - Replay
Fri	June 14	11:00 AM	Channel 30 - Replay
Sat	June 15	6:30 PM	Channel 29 - Replay

Multnomah County Thursday Board Meetings

Thursdays	9:30 AM	Channel 30 - LIVE - Multnomah Building
Fridays	11:00 PM	Channel 30 - Replay
Saturdays	10:00 AM	Channel 30 - Replay
Sundays	11:00 AM	Channel 30 - Replay

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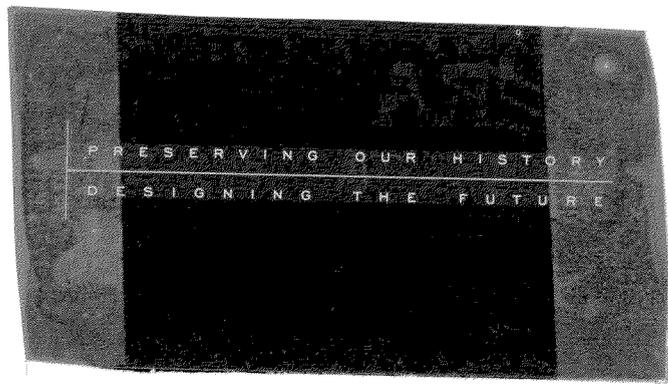
SERA

www.serapdx.com

PETER MEIJER
director of historic resources
503.445.7331

SERA ARCHITECTS PC
123 NW 2ND AVENUE
PORTLAND, OR 97209

PH: 503.445.7372
FAX: 503.445.7395
peterm@serapdx.com



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

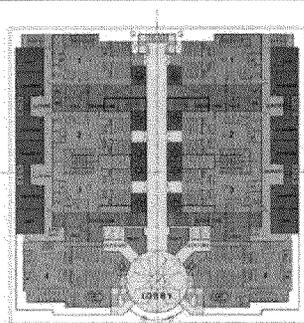
Needs vary with assumptions:

- ▶ 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

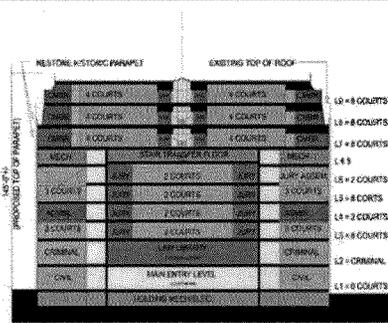
MCCH Renovation Options

- ▶ "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

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

0 10 20 30'



MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY

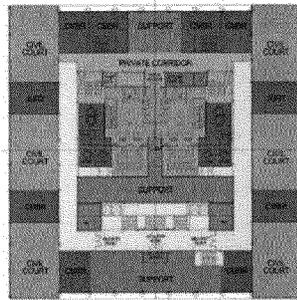
MARCH 5, 2002

(44-46 COURTS OPTION A)

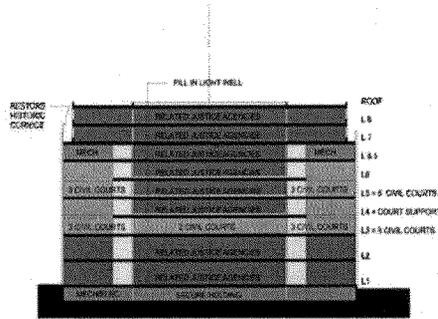


HOK

MCCH Renovation Options



LEVELS 3 & 5 REVISED PLAN STUDY
(9/2001 to 08/01)



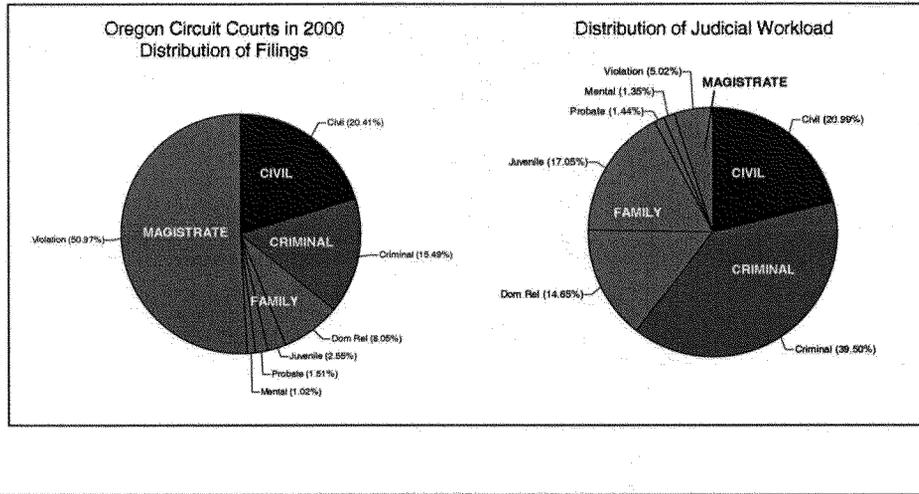
12 CIVIL COURT - COUNTY OCCUPANCY STUDY

1B MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY (CIVIL COURTS OPTION B) MARCH 5, 2002

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



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:
 1. Poor
 2. Good
 3. Fair
 4. Problematic/Unusable

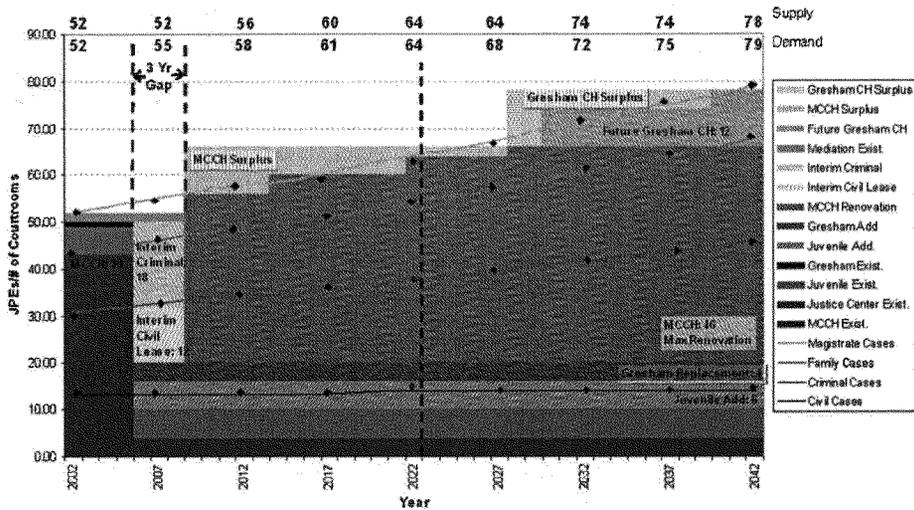
PROPERTY	COUNTY	CAPACITY			ACCESS/CONVENIENCE				SUITABILITY FOR COURT USE				SECURITY			LEASE COSTS	TIME TO OBTAIN LEASE/AGREEMENT	FLEXIBILITY	REMARKS	
		Year Bk.	F. Code	Other	Walking	Transit	Public	Public	Public	Public	Public	Public	Public	Public	Public					
Family Bldg	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Juvenile Bldg	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Maximum Bldg	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Take over existing CDO with all single rooms, current building	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Overhead high school building	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Government Building	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Government Building	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Wash. State Justice Center	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Justice Center Family Law	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Justice Center Family Law	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1800 8TH including Restroom	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Wald Corp. 1/2 Municipal Building	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Partners of private building	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Restroom or Publicized	CLATSOP	100	100	100	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

◆ County Code

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)

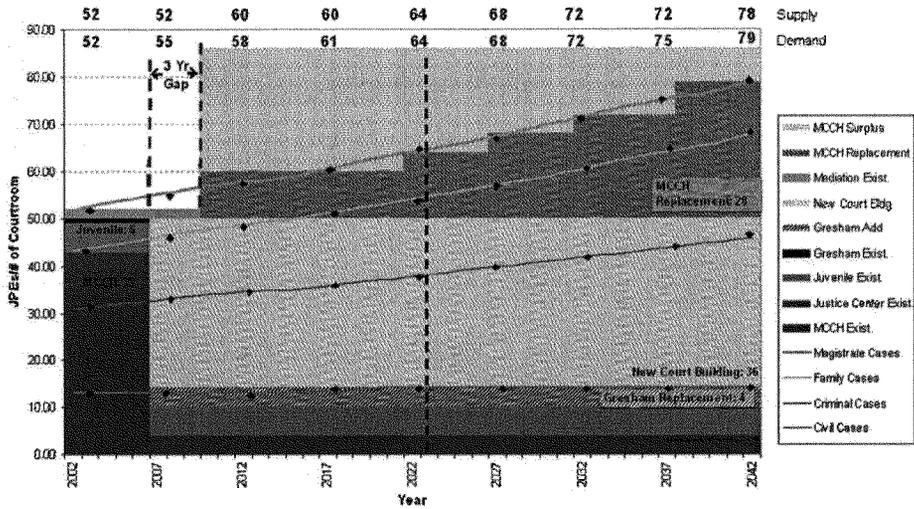
Option A: Lease Interim Space



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)

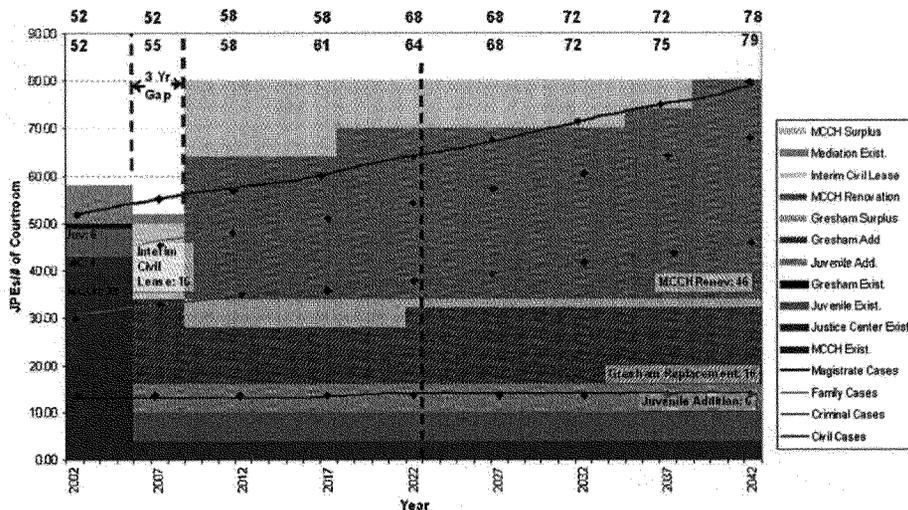
Option B: Permanent Courthouse Annex



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

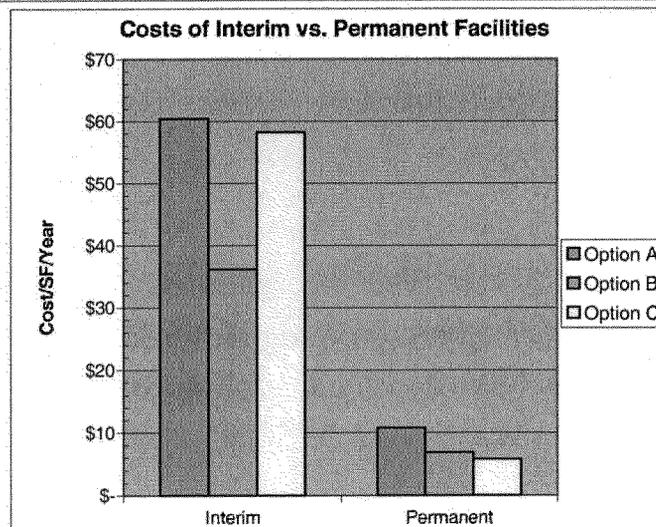
► Total cost (40 year)

- 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



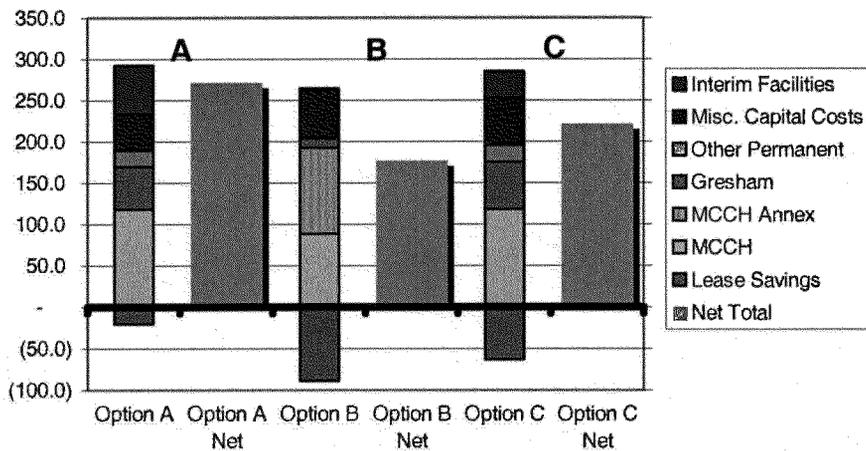
Findings: Cost/Financial

	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.

04/30/02

B-1
MATERIALS

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

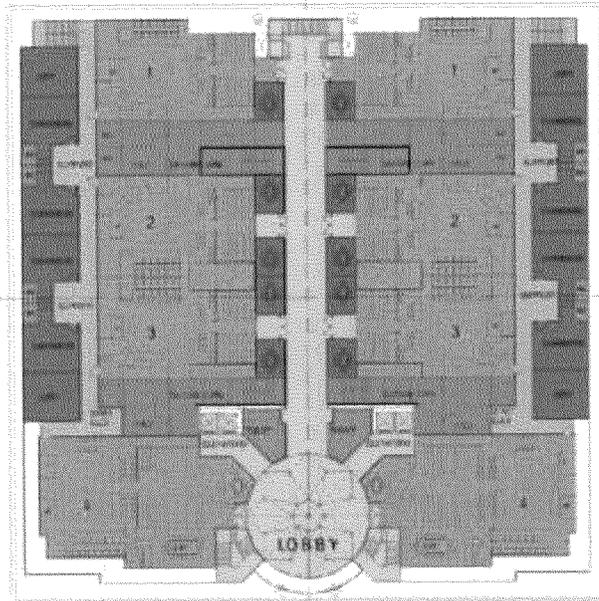
Needs vary with assumptions:

- ? Traffic/small claims satellite: Convenience for high-volume visits, e.g. traffic tickets—avoid need for trips downtown = **4-8 courts**
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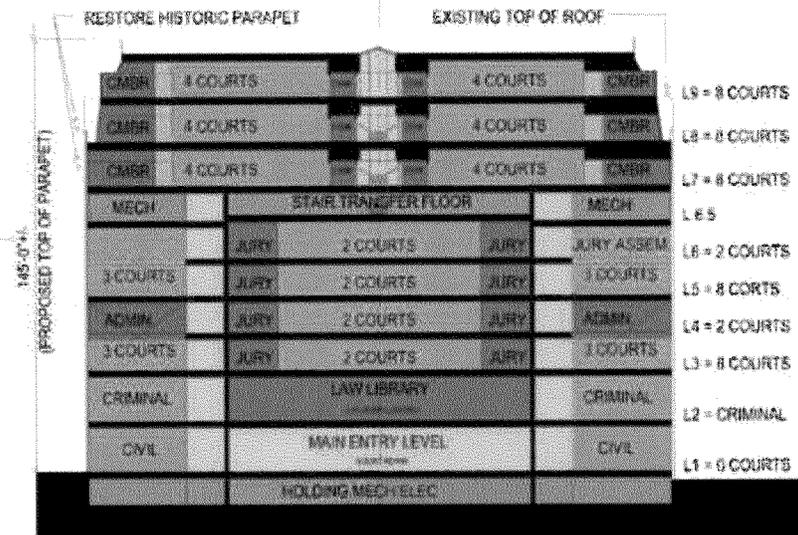
MCCH Renovation Options

- ? “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

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



5A

MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY

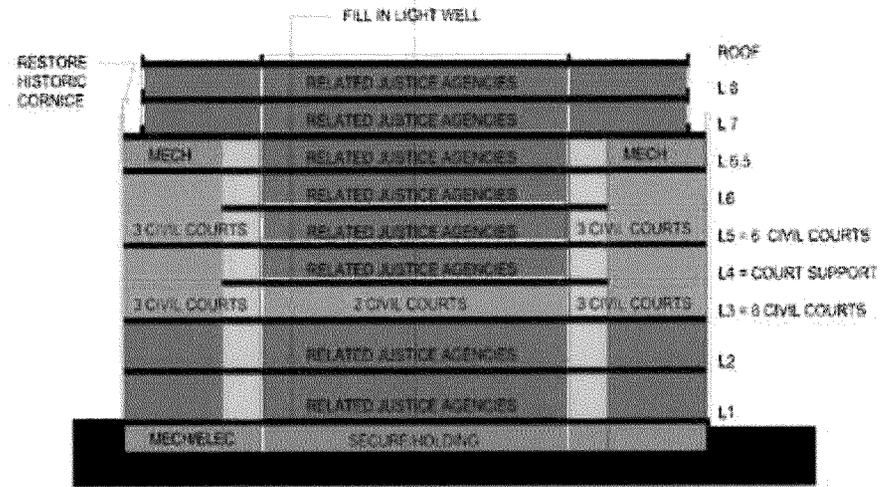
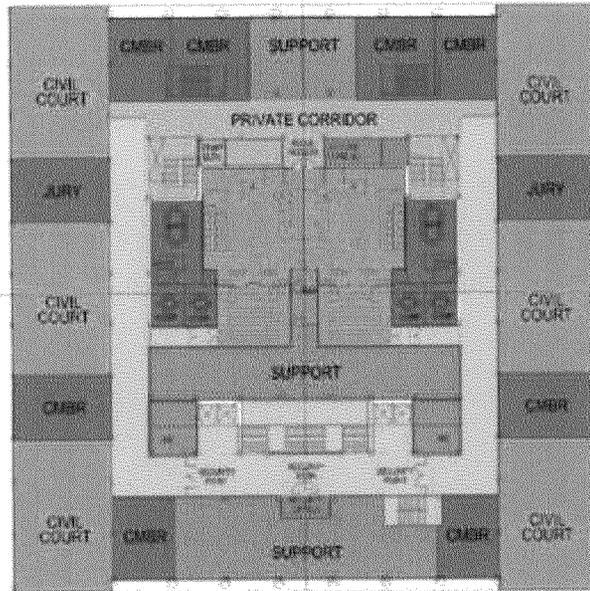
MARCH 5, 2002

(44-46 COURTS OPTION A)



HILLIER, OSBORN, WATSON & KARDAMIAN, INC.

MCCH Renovation Options



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

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



1B

MULTNOMAH COUNTY COURTHOUSE RENOVATION STUDY

MARCH 5, 2002

(CIVIL COURTS OPTION B)



HILL SMITH, ISAACS + ROBINSON, P.C.

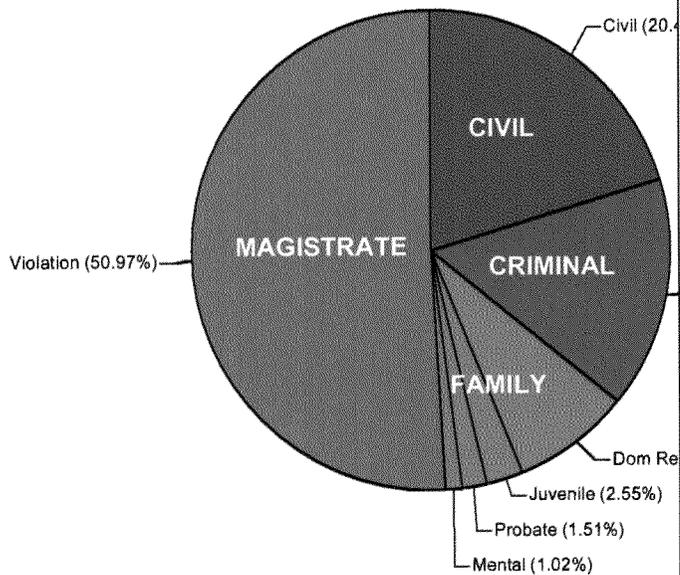
Findings: Court Needs and Operations

- ? 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

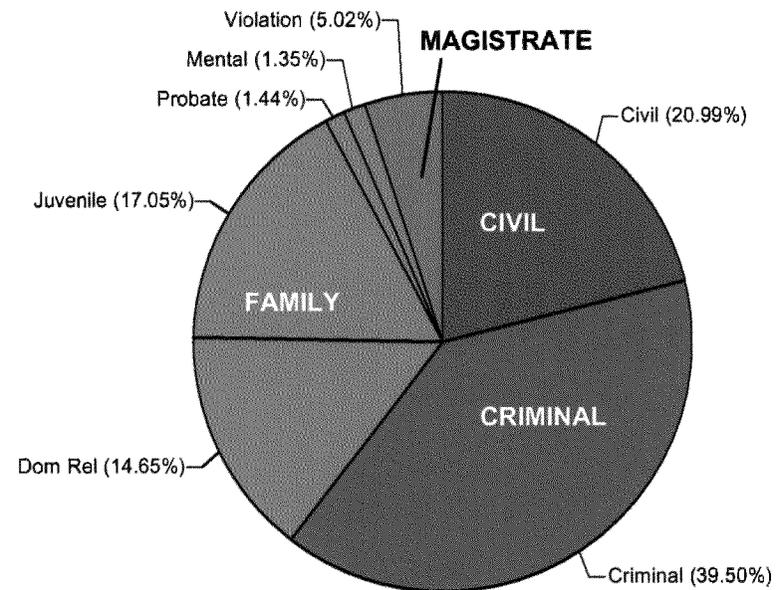
Findings: Court Needs and Operations

Oregon Circuit Courts in 2000

Distribution of Filings



Distribution of 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

Grading Key

	3 Superior		1 Fair
	2 Good		0 Potential Problem

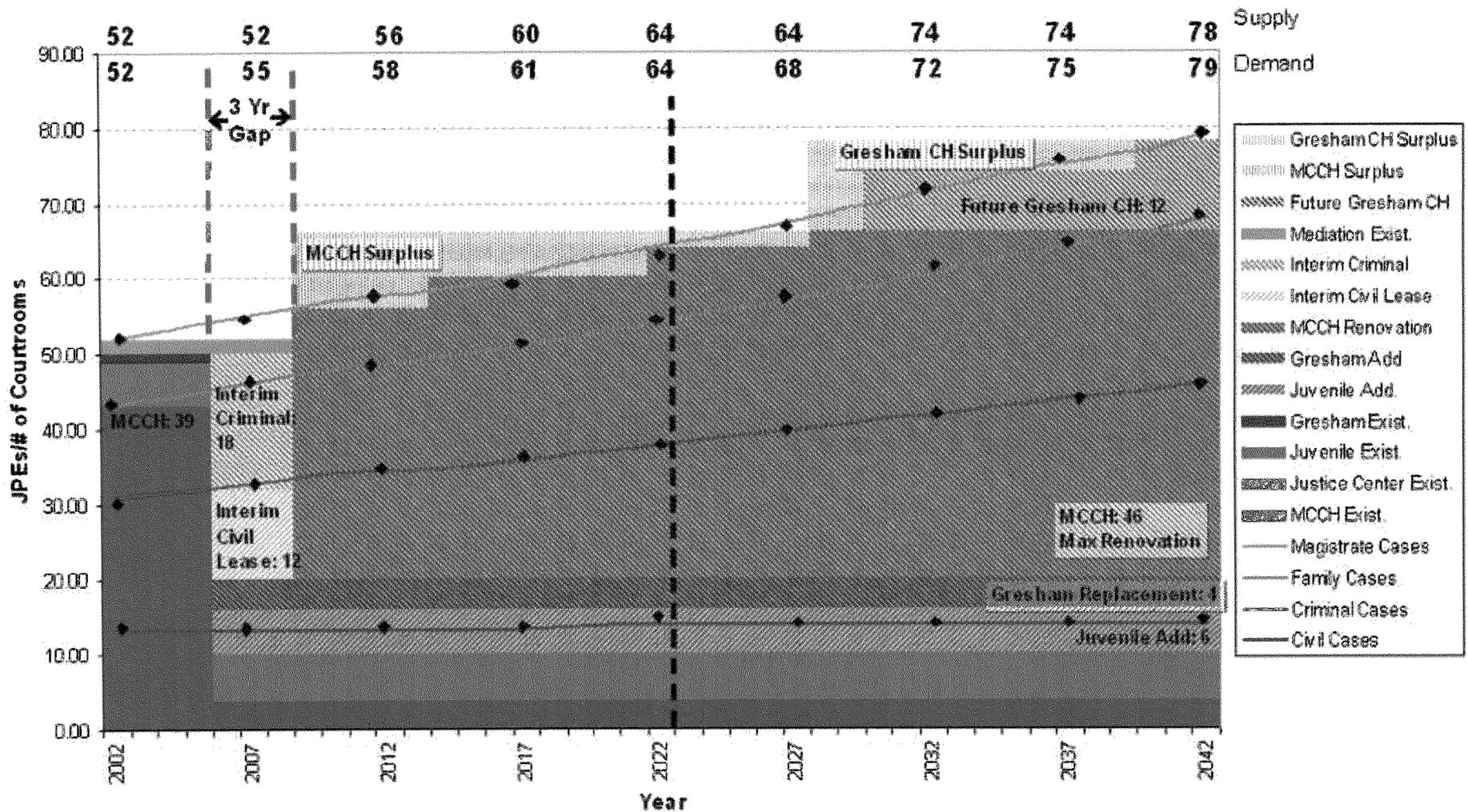
PROPERTY	COUNTY OWNED	CAPACITY		ACCESS/CONVENIENCE				ADAPTABILITY FOR COURT USE			SECURITY			LEASE COSTS	TRUST OR PROBATE (POTENTIAL PROBLEMS)	OVERALL SUITABILITY	REMARKS		
		Yrly Rm	J Courts	Other	Parking	Transit	Accessibility (Handicap)	Concessions for Related Activities	Functionality, Efficient Layout, Flexibility	Callings / Suits	Other	Fire / Protection	Entry Control					Separate Circulation	
Ford Bldg		7-8	2-3	Convert into Room to parking								Waterproof Lines				\$	\$\$\$		Architectural Character, Historical Value
Hobson Bldg		10	10	100-150 sq ft								5 Wash To, waterproof Metal Lines				\$	\$\$\$\$		Poor value for money
Anderson Bldg		10-5										Hard to get to Court				\$	\$\$\$\$		Poor value for money
Take over existing CBD 2006 of single water vacant building	Private	10-15	10-15									Complex Renovation				\$\$	\$\$\$\$		
Greenham Neighborhood Center		4										Condensation				---	---		Structure
Greenham Courts		10-15	1-2 Courts	1-2 Potential								How to expand work				---	---		Structure, Renovation
Redwood Court Greenham		10-15	1-2 Courts	1-2 Potential								Under is Transit				---	\$		Good value for money, 1000 sq ft
Aspen Justice Center Expand for Family Courts		10-15	1-2 Courts	1-2 Potential								Waterproof Lines, Waterproof				---	\$\$\$		Good value for money, 1000 sq ft
Interior New Facility on County Owned Site		10-15										Highly adaptable				---	\$		
1001 8th including Bankruptcy Courts	Yes	12	2-3 Courts	2-3 Potential								Partly Covered				\$\$\$	\$		Good Only - Consistent in Building, Access, Amenities, Dakota Justice Center
"Wild Card" e.g. Memorial Coliseum	7 City	100										Extensive investigation				\$\$\$?	\$\$\$\$?		Should be studied
Portion of private building	Yes	10														\$\$\$?	\$\$\$?		
Modified or Pre-engineered Structures	Yes	10										Multiple 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)

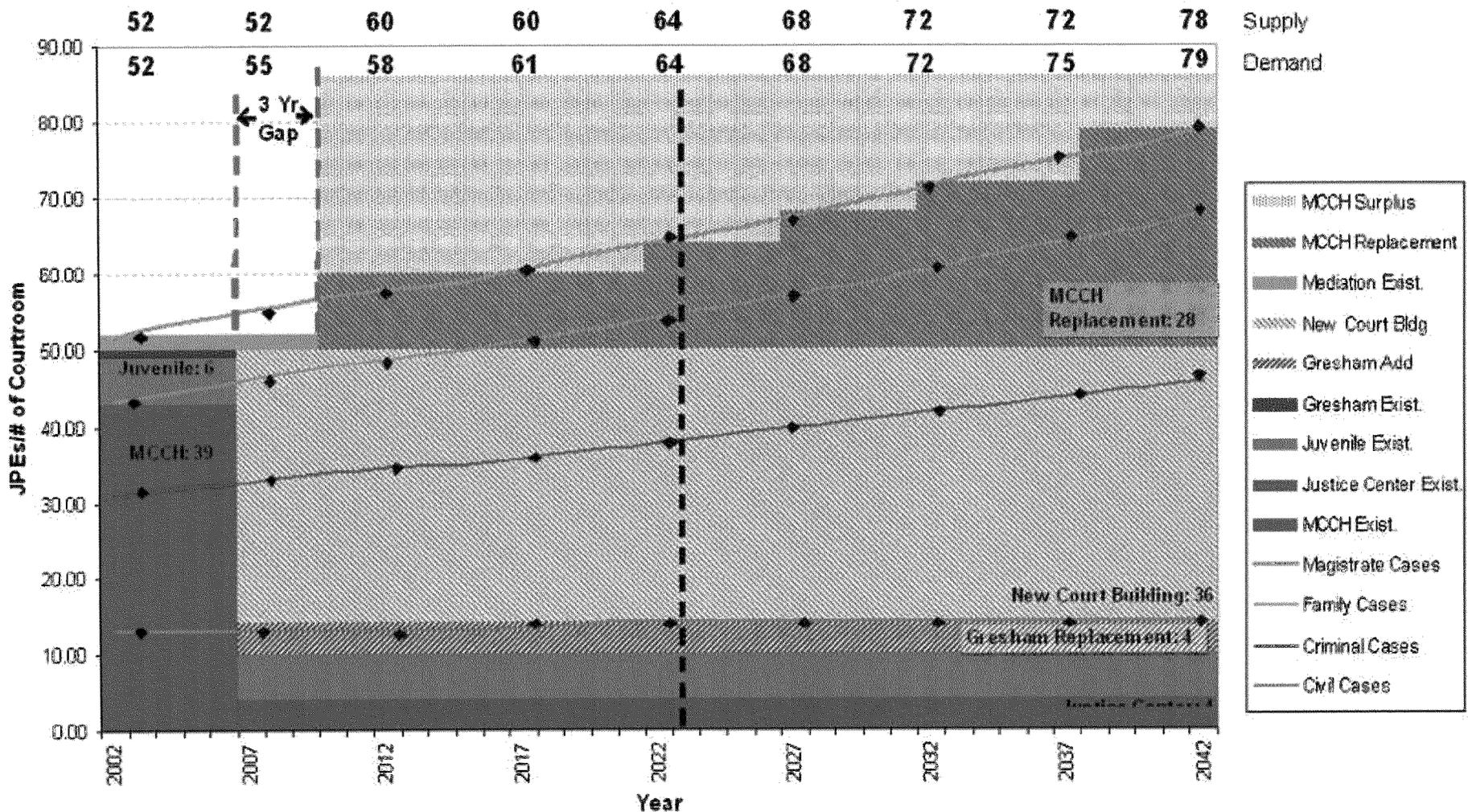
Option A: Lease Interim Space



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)

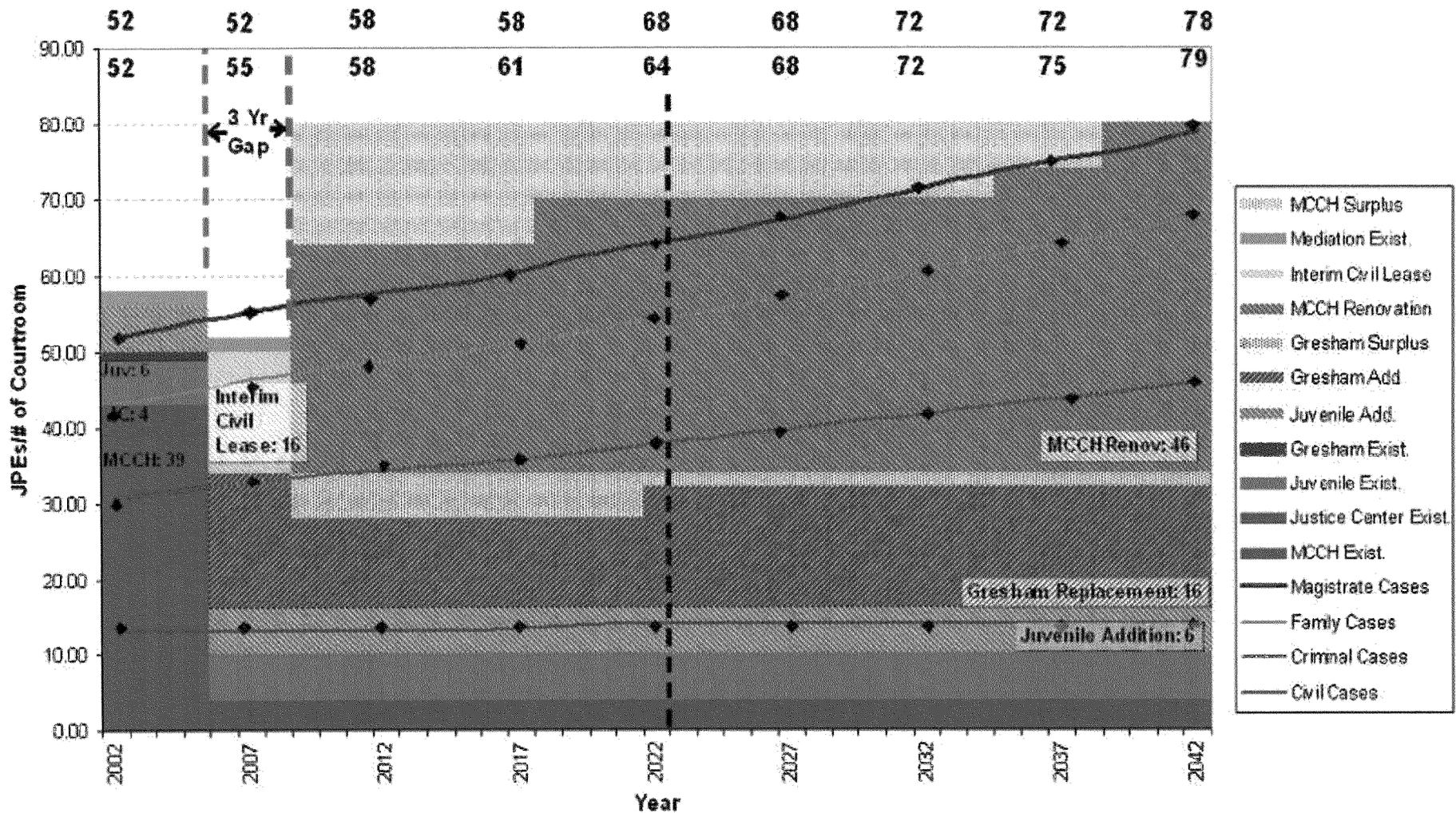
Option B: Permanent Courthouse Annex



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

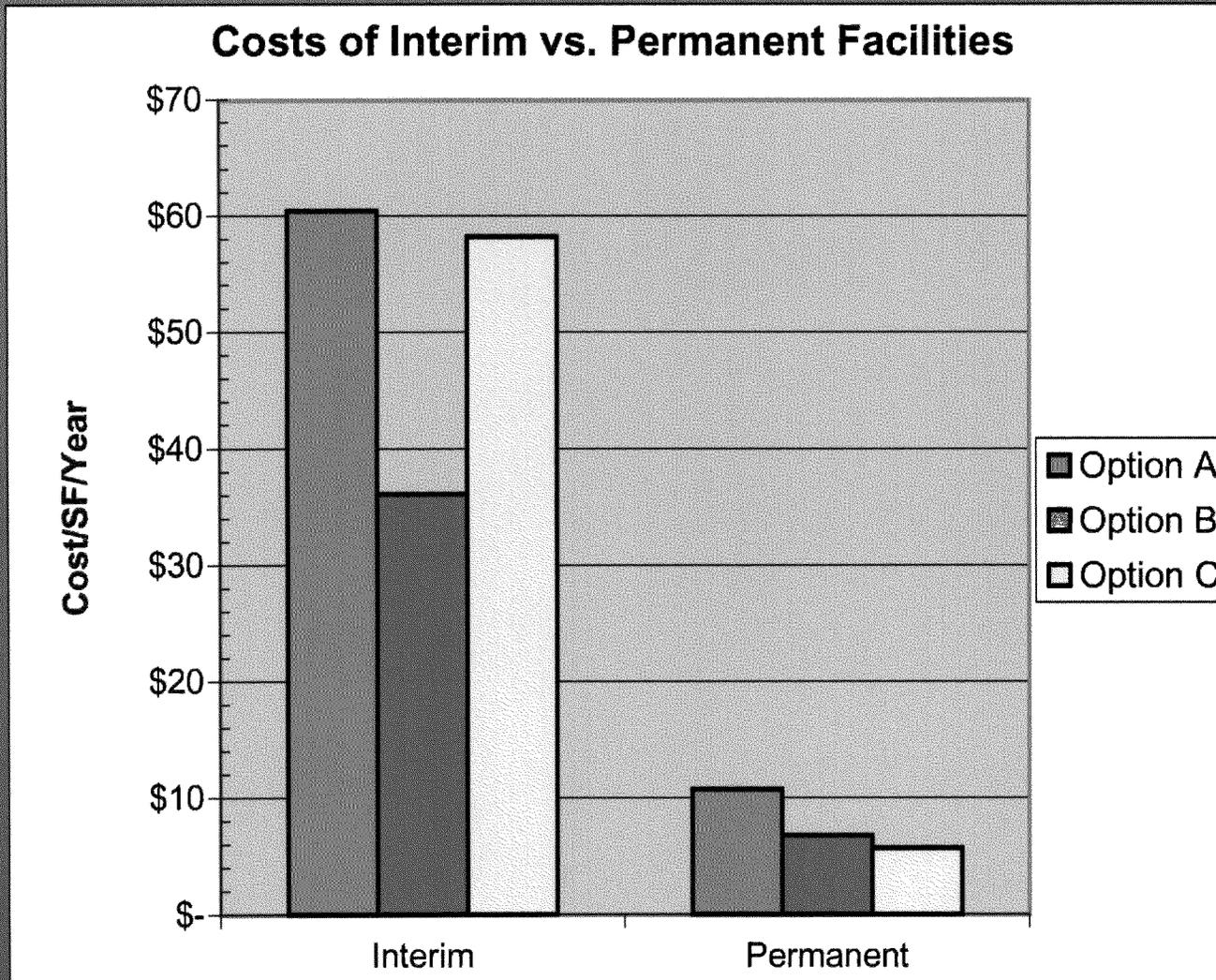
Replacement allowance

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

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.