

A stylized graphic on the left side of the slide. It features two dark green mountain peaks of different heights. Below the mountains is a dark green wavy band representing a forest or a body of land. At the bottom is a blue wavy band representing water. The entire graphic is composed of solid-colored shapes with no outlines.

MULTNOMAH COUNTY SHERIFF'S OFFICE

Board of County Commissioner's

December 8th, 2016

Multnomah County Sheriff Facility
Project Management Team

PURPOSE:

- Review Goals and Objectives, provide a brief background
- Summarize Programming and Property Search steps initiated in March 2016
- Outline next steps

PROJECT GOALS & OBJECTIVES:

- Replace Hansen
- Locate where greatest MCSO service demands occur
- Create a modern, safe facility to support best practices for law enforcement
- A flexible and functional facility meeting current earthquake codes
- A 30,000 s.f., 2-story structure designed for 50 years of efficient service



RECENT PROJECT BACKGROUND

- In 2015, a Law Enforcement Services Agreement between MCSO and City of Troutdale was developed, and City of Troutdale police transitioned to MCSO staff.
- In 2015, about 50 MCSO sworn and non-sworn personnel re-located from the Hansen Building into the Troutdale Police Community Center (TPCC).
- In 2016, Multnomah County entered into an Option Agreement to purchase a 3.54 acre property located directly west of the TPCC.
- BCC approved Preliminary Project Proposal in March, 2016. Work approved included:
 - Initiate preparation of Project Proposal and Project Plan
 - Complete Building and Site Programming
 - Solicit and evaluate proposals for available properties.
 - Conduct property due diligence and site-specific analysis.
 - Update schedules and cost estimates for development alternatives.



PROPERTY EVALUATION SUMMARY

Evaluation Process:

- RFI responses included 10 properties available for sale.
- Of those 10 properties, 5 were eliminated due to inadequate size, location outside the acceptable zone, or other concerns.
- A site evaluation committee was established, which included representatives from Multnomah County, MCSO, and a guest from the Clackamas County Sheriff's Office.
- The committee viewed the 5 properties, studied submitted information for each property, and evaluated and scored them based on established criteria.

Evaluation Criteria:

- Physical Site Characteristics
- General Location Character
- Public Accessibility
- Site Security



PROPERTY EVALUATION SUMMARY

Evaluation Results:

Based on the results of the property analysis, the Project Management Team has determined that the Troutdale property presents the best opportunities for development of a new Sheriff's Office facility.

Evaluation Conclusions:

- Property location found best suited for County's Law Enforcement facility.
- Shortest travel duration for emergency vehicles to I-84.
- High visibility and public transit access for visitors.
- Maximizes efficiencies: central to operations and adjacent to the TPCC.
- Better ability to secure site, less vulnerable to potential natural and man-made disasters.

Property Due Diligence:

- A conceptual site development plan was prepared to test the site program requirements, and no significant concerns emerged.
- An ALTA Survey, Phase I environmental study and site geotechnical evaluation were performed, and no significant issues were revealed.



PRELIMINARY SITE CONCEPT



CONCEPTUAL PROJECT COST ESTIMATE:

Project Financing Assumptions:

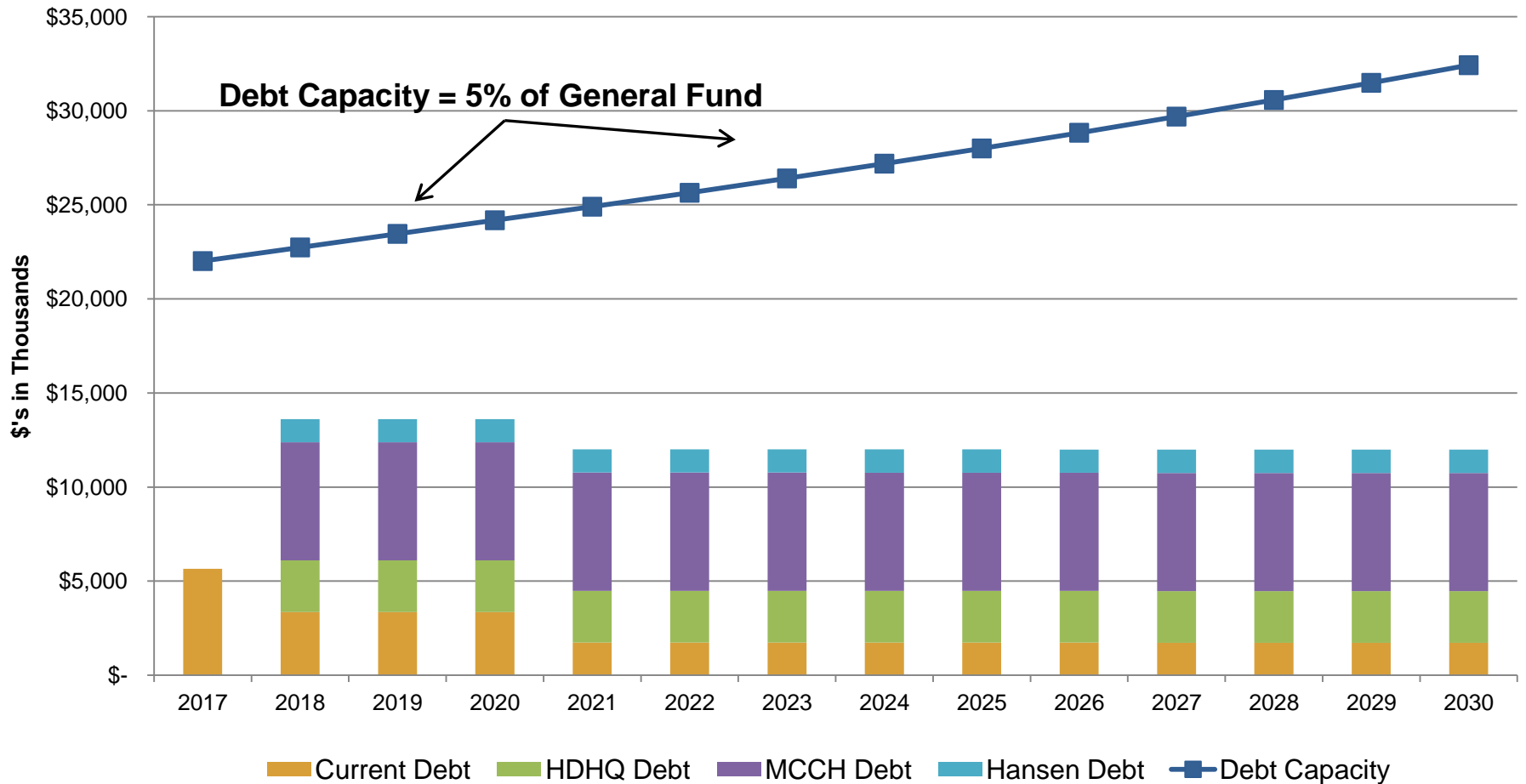
- Cash Available to Project = \$5.3 Million (includes \$3 Million cash transfer approved in FY 2017 budget).
- Long-Term financing will cover balance of project costs.
- Interest rates remain low, estimate provides for slight interest rate escalation.
- Sale of Hansen property **NOT** assumed as part of financing package but COULD be applied to reduce future debt obligations.

Cost of Borrowing (Annual Payment)

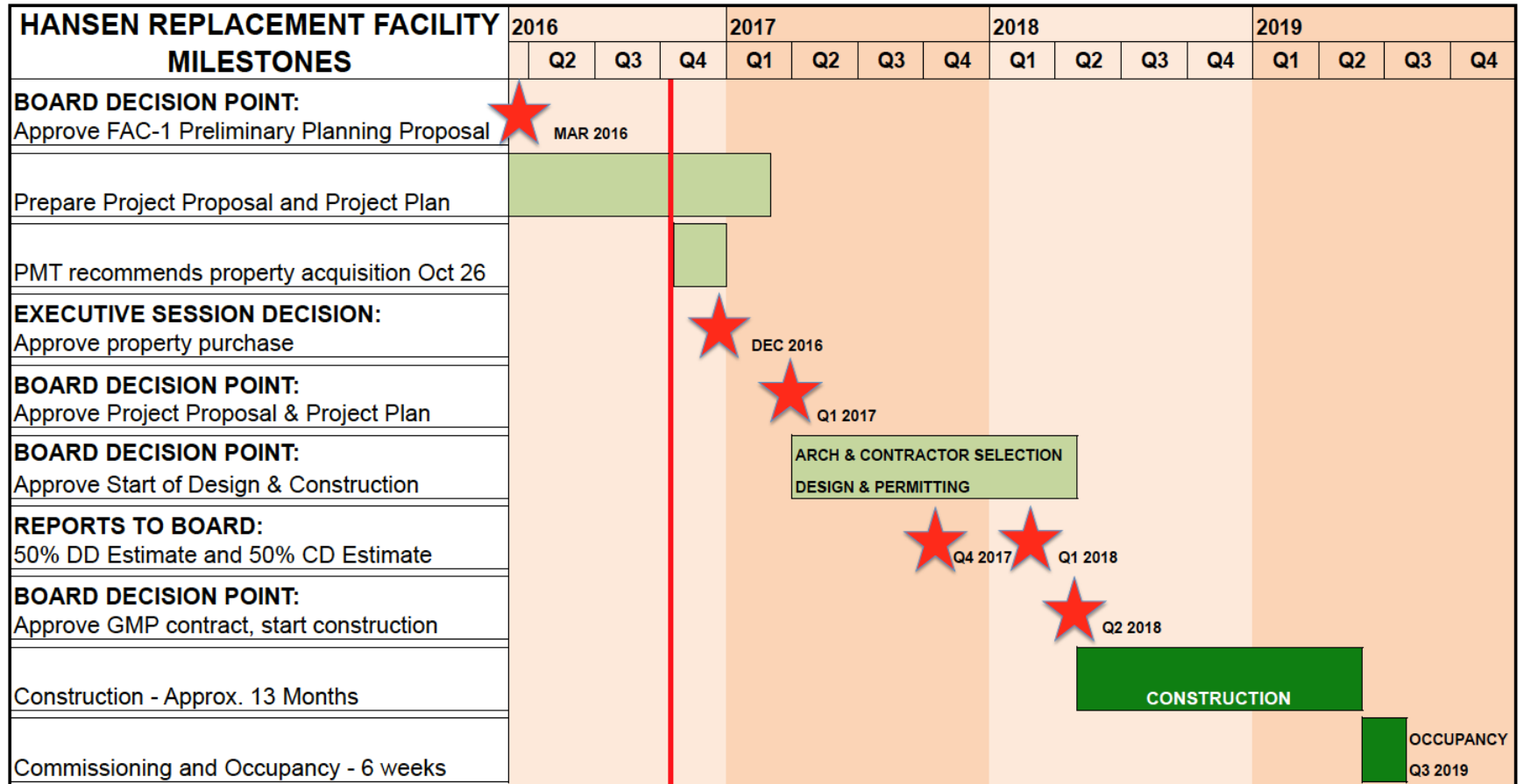
- | | |
|---------------------------|--------------|
| • Estimated Debt Proceeds | \$18,000,000 |
| • 20 Years @ 3.25% | \$1,235,000 |
| • 30 Years @ 3.75% | \$1,000,000 |



COUNTY DEBT CAPACITY (as of 7/1/2016):



PRELIMINARY PROJECT SCHEDULE



NEXT STEPS:

Immediate Steps:

- Authorize Purchase and Sale Agreement for Troutdale Property
- Authorize PMT to complete Project Proposal and Project Plan
- Authorize PMT to prepare Architect and Contractor Procurement RFP's and Draft Agreements
- Authorize ~ \$1.35M to complete items above:

Next Steps:

- Exercise property purchase option in December 2016
- Return to Board in ~ March to deliver Project Proposal and Project Plan, and request initiation of Design and Construction





Questions?