

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2016-094

Approving FAC-1 Project Plan for the Mid-County Department of Community Justice Campus Project.

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 99-173, dated September 9, 1999, Multnomah County ("County") entered into a lease ("Lease") of 4,972 square feet in an office building complex located at 1245-1415 SE 122nd Avenue, Portland, Oregon owned by State Office Building, LLC, an Oregon limited liability company ("Seller"). The County has operated a Department of Community Justice ("DCJ") office at the site through a lease assignment since the transfer in 1992 of the probation and parole functions from the State of Oregon ("State") to the County.
- b. The Lease property was a portion of the entire business complex, which consists of a 2.46-acres site with three structures located at 1245 and 1415 SE 122nd Avenue in Portland, Oregon (the "Property"). The Property is centrally located for East County public services, and the Lease has been renewed repeatedly since commencement, most recently extending the term until September 30, 2017. Until May of 2016, the State leased the remaining portions of the Property.
- c. Multnomah County Facilities and Property Management Division ("Facilities") has been coordinating with County Departments, including DCJ, on a Facilities Asset Strategic Plan (FASP) for the future needs of County programs. The Property is located in an area of increasing demand for County services and it has been determined to have the potential to serve forecasted needs for DCJ services. Through consolidation of DCJ programs, the County will be able to successfully relocate an expiring leasehold and dispose of an owned building, supporting FASP goals. Consolidation of County programs into the Property will also achieve operating efficiencies.
- d. The Seller and Facilities entered into negotiations for a potential acquisition of the Property in late 2014. Facilities has conducted extensive due diligence as to the suitability of the Property for County use, including programming, structural, environmental and operating considerations. Facilities and contractors have established budgets for the capital improvements to adapt and renovate the Property for County use. The purchase of the Property is being considered under a separate Resolution, this Resolution is for the needed capital improvements on the Property.
- e. The Board of County Commissioners set aside one-time funding in the FY 2016-17 budget (Mid County Offer Program 78220-12 Fund 2512), in the amount of \$6,750,000.00. These funds include the purchase of the Property and to complete the Preliminary Planning Proposal work for FAC-1 Preliminary Planning Phase 1.
- f. A Project Management Team (PMT) was established consisting of Facilities, DCJ and LRS Architects.

- g. County Administrative Procedure FAC-1 requires Facilities to prepare and obtain Board approval of a Project Plan for a Major Facilities Capital Project such as the Mid County Campus project (Project Plan).
- h. The Project Team has prepared, as part of the FAC-1 Project Plan, a scope of the project with an estimated total project cost and schedule, with anticipated milestones, funding timelines, design & construction timelines and a projected occupancy date.
- i. The Project Team has developed and recommended, as part of the FAC-1 Project Plan, a funding strategy in cooperation with the Chief Financial Officer.

The Multnomah County Board of Commissioners Resolves:

- 1. Approval of the FAC-1 Project Plan for the Mid-County Department of Community Justice Campus Project, including project charter and scope, estimated project cost and schedule and the funding strategy developed in cooperation with the County's Chief Financial Officer.
- 2. Authorization to commence the Project Schematic Design and Design Development phases in accordance with County Administrative Procedure FAC-1.

ADOPTED this 22nd day of September, 2016.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Courtney Lords*
Courtney Lords, Assistant County Attorney

SUBMITTED BY: Sherry Swackhamer, Director, Department of County Assets
Henry Alaman, Director, Facilities & Property Management Division