



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 06/23/16
Agenda Item #: R.2
Est. Start Time: 9:50 a.m.
Date Submitted: 06/07/16

Agenda Title: Briefing on FAC-1 Project Design and Construction for the Multnomah County Central Courthouse (MCCCH) project.

Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.

Requested

Meeting Date: June 23, 2016 **Time Needed:** 30 minutes

Department: DCA **Division:** Facilities

Contact(s): JD Deschamps

Phone: (503) 988-4615 **Ext.** 84615 **I/O Address:** 274/FPM

Presenter

Name(s) &

Title(s): Mike Day, DAY CPM; JD Deschamps, Facilities & Property Management

General Information

1. What action are you requesting from the Board?

No action requested. This item is to provide a briefing on the FAC-1 Project Design and Construction for the Multnomah County Central Courthouse (MCCCH) project.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Project Team has prepared, as part of the FAC-1 Project Design and Construction, a description of the project, a total project cost estimate, a project schedule with anticipated milestones, design & construction timelines and a projected occupancy date.

On February 12, 2015 the County Board approved the use of the Construction Manager/General Contractor (CM/GC) delivery method for this project in Resolution #2015-012. On April 16, 2015, by Resolution #2015-031, the County finalized the site selection of Block 8 at the West end of the Hawthorne Bridge and authorized issuance of RFPs for architectural & engineering services and for a CM/GC for the MCCCH project. Following these resolutions SRG Partnership, Inc., was selected to perform design services, and Hoffman Construction Co. was selected as CM/GC to perform pre-construction services.

On December 17, 2015 the Board of County Commissioners approved the FAC-1 Project Plan in Resolution #2015-129.

Chapter 705, Oregon Laws 2013, authorized creation of the Oregon Courthouse Capital

Construction & Improvement (OCCCI) Fund and provided for the sale of Article XI-Q bonds to finance the State's matching share of costs for new or renovated courthouses, or portions thereof, owned or operated by the State under a long-term lease or IGA with each county. The County Chair and Commissioners received letters from OJD, and from DAS, in March 2015, approving the Courthouse Application to utilize state matching funds from the OCCCI Fund for construction of the new Central Courthouse. In addition the State Legislature approved the County's request for funding in the 2015-17 Biennium for the amount of \$17.4M.

3. Explain the fiscal impact (current year and ongoing).

The conceptual project budget for the MCCCH project is \$290M - \$300M.

Per the Chief Financial Officer's Financing Strategy:

The project will make use of \$15 million in State Q-Bonds that have already been sold for Phase 1 of the project. DAS has paid the County's first request for disbursement for the state's 50% matching share of approved courthouse costs from the OCCCI Fund.

It is assumed that the balance of the project will be financed primarily with long-term debt. Prior, and any future, General Fund cash contribution will limit the amount of long-term debt needed.

4. Explain any legal and/or policy issues involved.

Oregon Revised Statute § 1.185 requires each County to "provide suitable and sufficient courtrooms, office and jury rooms for the court, the judges, other officers and employees of the court and juries in attendance upon the court, and provide maintenance and utilities for those courtrooms, offices and jury rooms."

5. Explain any citizen and/or other government participation that has or will take place.

Beginning in 2013, the Project Team has negotiated legislative amendments and IGAs with DAS and OJD to provide state approval and matching funds for the Courthouse project. The project has a dedicated web page on the County website that includes past studies and reports, FAQ's, photos and links to past news articles.

The Project Team held multiple MWESB events to publicize the project and provide outreach opportunities for interested MWESB firms. The Project Team held an open house on April 21, 2016, and an additional open house will be held later in the year. The team will provide regular briefings to the Board of County Commissioners on the status of the project.

Required Signature

Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.

**Elected
Official or
Department**

Director: /s/ Sherry Swackhamer

Date: 06/07/16