



# Downtown Courthouse Options Analysis

June 2012

# MISSION STATEMENT

To provide the Board of Commissioners a comparison analysis of various delivery options regarding the renovation / replacement of the downtown courthouse and assist in identifying next steps to determine the most suitable option for the county

# GOAL OF REPORT

- Objective comparison of the delivery alternatives
- Analysis / assessment of sites for new courthouse
- Cost estimates for new based on multiple sites
- Review of financing steps for consideration

## Objective

- Schedule
- Costs
- Localities

## Subjective

- Functionality
- Programming
- Quality

# PROCESS INTERVIEWS

Interviews with representatives for assessment needs

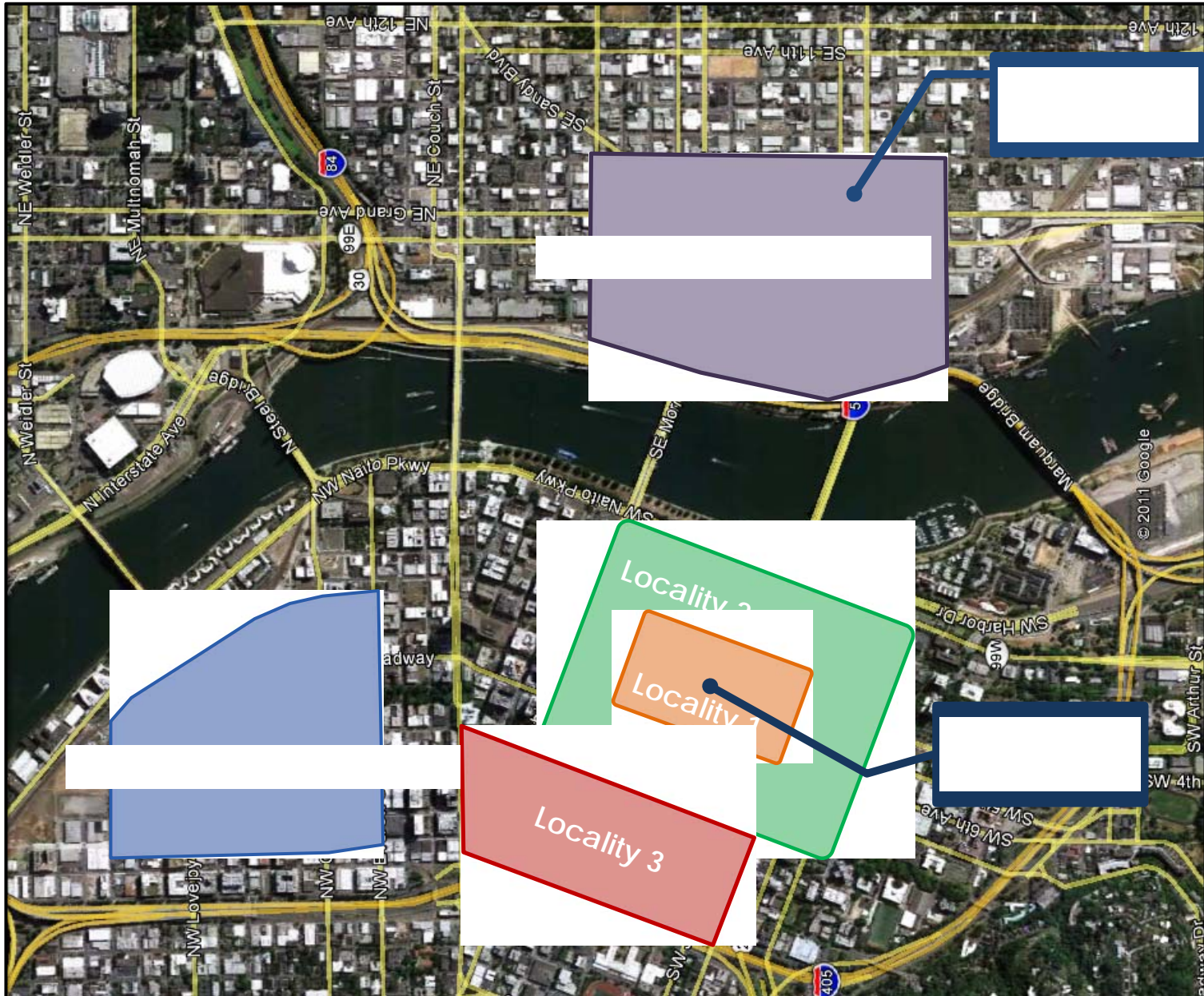
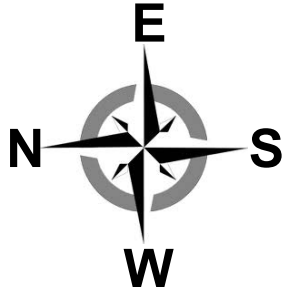
- Judges
- District Attorney's Office
- Sheriff's Office
- Finance Office
- Assessor's Office

December 2011 and April 2012 presentation to the  
Downtown Courthouse Committee

# WORKING ASSUMPTIONS

- Using baseline program from 2011 Downtown Courthouse Renovation Study of approximately 400,000 Square Feet (Apples to Apples comparison)
- Study new courthouse construction options/feasibility in City of Portland
- Assume county retains current courthouse
- Provide costs to remodel current courthouse into alternative use

## LOCALITIES



# LOCALITY ANALYSIS

Site study qualitative process for proposed courthouse location

- Infrastructure systems serving region
- Regulatory overlay and governing requirements
- Constructability factors based on density
- Relationship to other government facilities
- Public transportation and access
- Sustainable development opportunities
- Availability and historic building density
- Livability and users expectation

# SITE EVALUATION MATRIX

























## Courthouse Options Analysis Site Evaluation Criteria Matrix







3 Regulatory Overlay		Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 4							
3.A	Each locality may have a variety of land use conditions that influence the value of the land and the costs to develop. This sections compares the average regulatory impacts to the locality and provides the highest score for property in the locality that has the maximum allowable building area and the least amount of added requirements to restrict the full development of the locality property.						
3.B	<input type="checkbox"/> Floor Area Ratio Allowable → Average Zoning Requirement: Height and FAR. Provide highest score for localities which allow the most development.	4	4	3	3	2	2
3.C	<input type="checkbox"/> Conditional Use Requirement → Compare City requirements	5	1	1	3	1	5
3.D	<input type="checkbox"/> Historic Building Density → Define which localities have a high density of historic buildings and provide highest score for locality without historic probability.	4	4	1	2	4	4
3.E	<input type="checkbox"/> Impact of the Portland Plan → Define how the 25 Year Portland Plan will effect Localities	3	3	3	3	3	3
3.F	<input type="checkbox"/> Parking Development → Does the locality allow for parking lots/garages	4	4	4	1	4	3
3.G	<input type="checkbox"/> Property Tax Impacts → The value of the locality based on tax assessment and rating the highest cost for the lowest assessed value.	N/A	N/A	N/A	N/A	N/A	N/A
SUBTOTAL VALUE		20	16	12	12	14	17
Weighted Value		4	4	4	4	4	4
TOTAL VALUE		80	64	48	48	56	68

4 Regional Access and Transportation Staff and Public		Current Court House	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5
Scale 1 - 5 (1 = Least Beneficial, 5 = Most Beneficial) Weighting Scale: 3							
4.A	It is critical for the Courthouse to be served by mass transit for the population who will use the building daily. Therefore the locality that has the highest number of opportunities to use mass transit and bicycles will have the highest score. In addition, localities that are easily reached using vehicles shall also be scored higher due to reduction of transport time for defendants.						
4.B	<input type="checkbox"/> Light Rail System → Majority of the properties are within 2 blocks of Light Rail Stop	5	5	5	3	3	1
4.C	<input type="checkbox"/> Street Car System → Majority of the properties are within 2 blocks of Street Car System	1	3	3	4	4	3
4.D	<input type="checkbox"/> Bus Services → Majority of the properties are within 2 blocks of Bus Services	5	5	5	2	2	3
4.E	<input type="checkbox"/> Vehicle Access → Is the locality served with a street system for public access and for transportation of detainees.	3	3	3	4	2	4
4.F	<input type="checkbox"/> Bike Transportation → Majority of the properties are adjacent to defined bike pathways.	2	2	2	3	3	4
4.G	<input type="checkbox"/> Pedestrian Access → Does this locality provide easy pedestrian access to other services and features in the City.	5	5	4	3	4	2
SUBTOTAL VALUE		21	23	22	19	18	17
Weighted Value		3	3	3	3	3	3
TOTAL VALUE		63	69	66	57	54	51

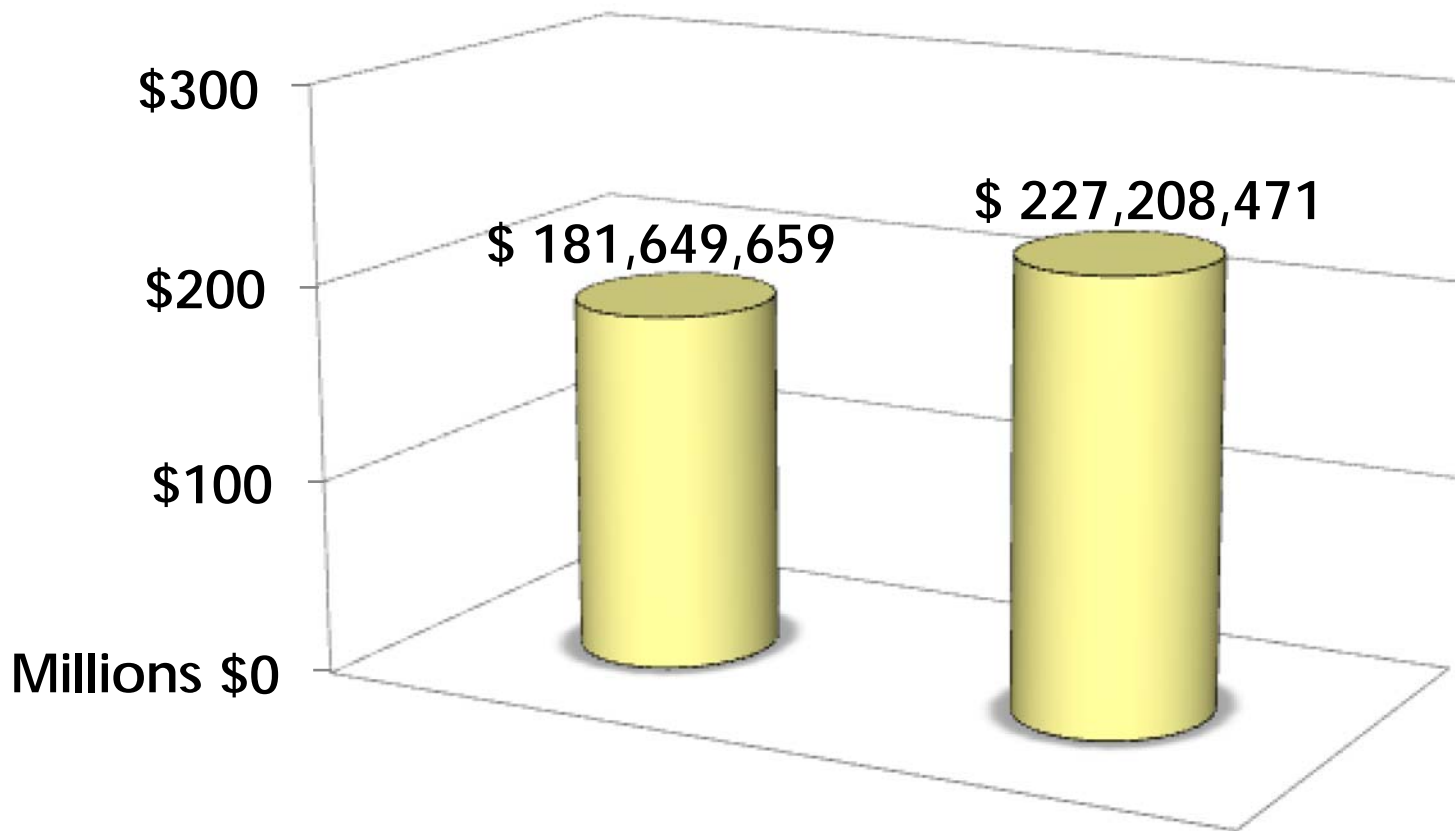
# SITE EVALUATION MATRIX

Current Courthouse	Locality 1	Locality 2	Locality 3	Locality 4	Locality 5	
						Criteria for a Courthouse
						Advantages
						Challenges
						Construction Costs
572	537	521	437	453	539	Assessment

	Excellent
	Good
	Fair
	Poor

# DESIGN AND CONSTRUCTION COSTS

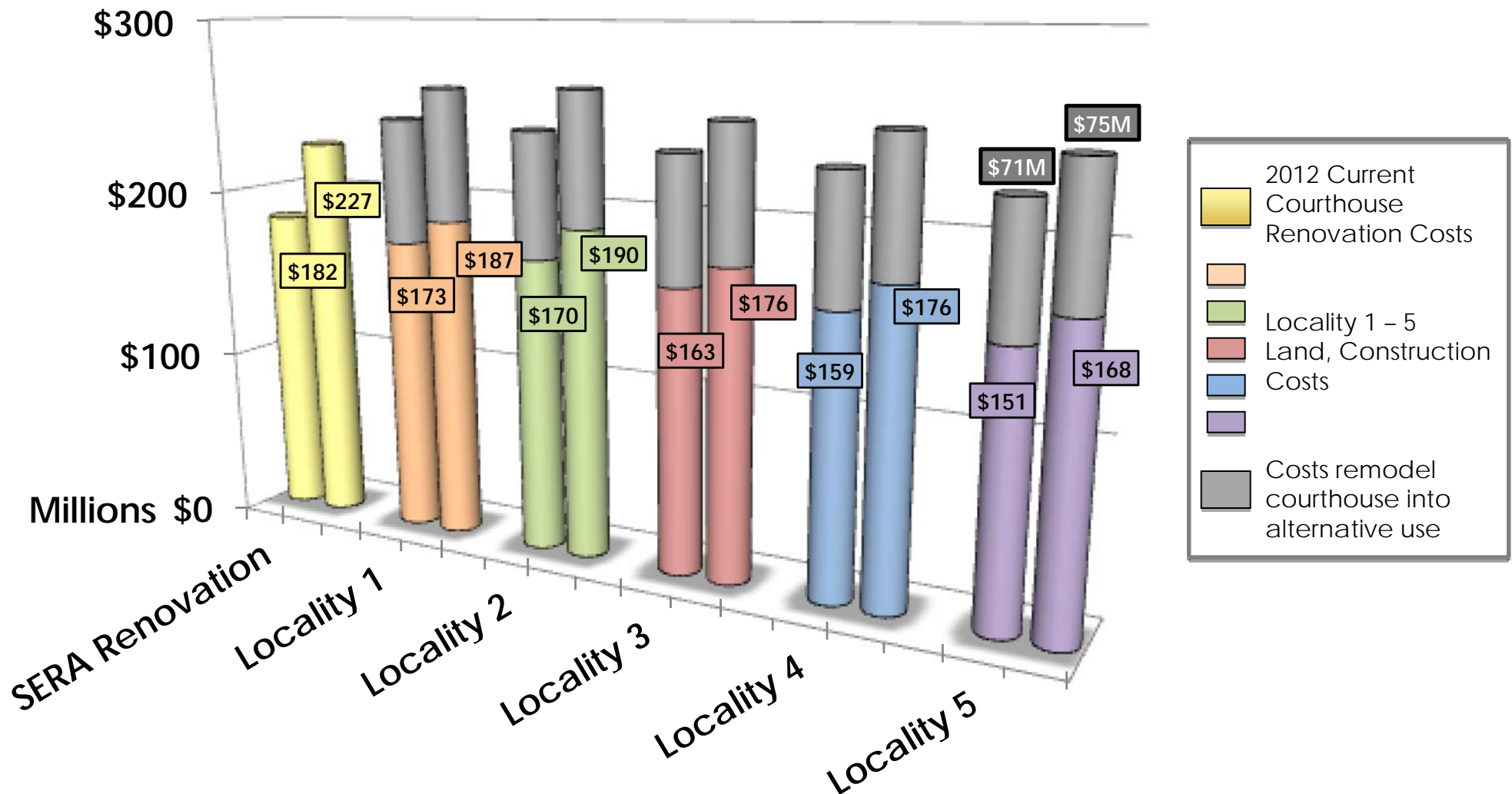
Baseline design/programming cost and timeline  
2011 Downtown Courthouse Renovation Study  
Escalated to 2012 dollars



**Duration of Renovation Project: 4 to 6 years**

# DESIGN AND CONSTRUCTION COSTS

2012 cost new courthouse, land for 5 localities &  
Remodel Costs of courthouse for alternative use



Duration of new construction: 3 to 3.5 years

# CURRENT COURTHOUSE

Options explored for the courthouse

- Land/building trade
- Remodel into Class B office space
- Dismantle & Salvage historic attributes for new courthouse
- Selling courthouse as – is
- Demolition

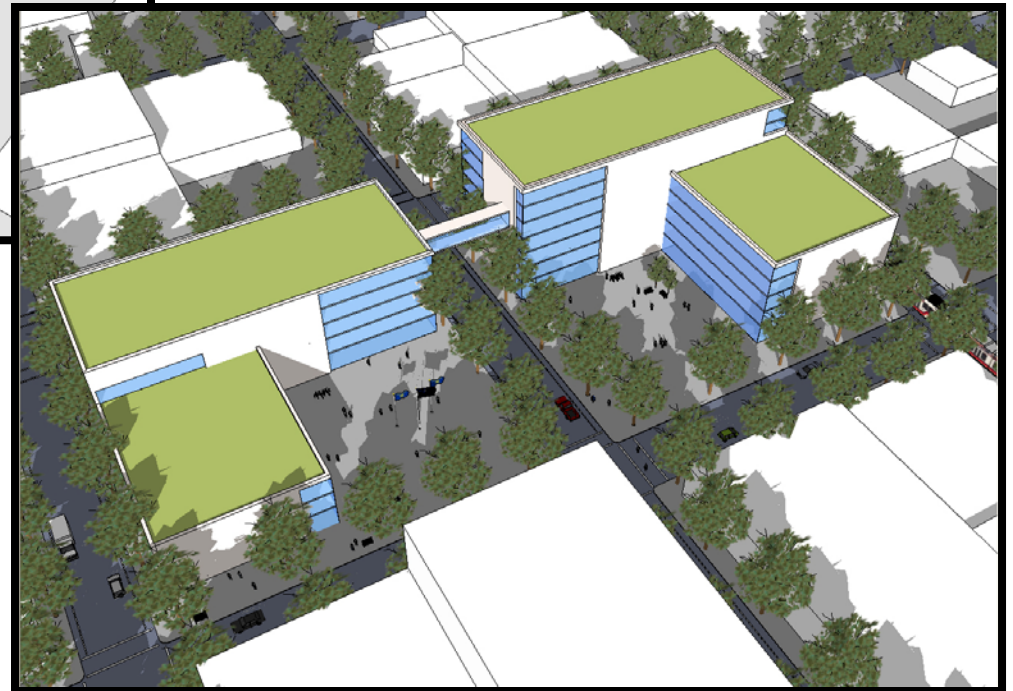
# FINANCING STRATEGIES/ALTERNATIVES

- Elective bond funding challenging
- County may have future capacity using Full Faith and Credit Obligations
- Public-Private-Partnership may provide funding for either renovation and/or new construction

# FINDINGS

- Renovation of the existing courthouse lowest cost based on building new and remodeling courthouse for alternative use
- New courthouse, shortest duration for construction, least impact to court operation
- Locality 1 & 2 preferred for new courthouse
- Locality 5 most cost effective for new site
- New construction provides opportunity for higher level of security, energy efficiency, and a reduction in operational costs

# High-Rise / Low-Rise



# RECOMMENDATIONS

- Prepare a project schedule with milestone deliverables
- Authorize to prepare study of financial capacity
- Prepare cash flow analysis of costs
- Seek developer interest for new construction and renovation of existing courthouse
- Seek approval to proceed with task force for programming and contractual standards for recommended delivery solution for the courthouse

# Questions

