



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 6/30/16
Agenda Item #: R.1
Est. Start Time: 9:30 am
Date Submitted: 6/22/16

Agenda Title: Resolution Approving the FAC-1 Project Design and Construction Plan and Authorizing Development of the Construction Documents and Early Construction Work 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 30, 2016 **Time Needed:** 15 minutes

Department: DCA **Division:** Facilities

Contact(s): JD Deschamps

Phone: (503) 988-3284 **Ext.** 83284 **I/O Address:** 274/FPM

Presenter

Name(s) & Title(s): JD Deschamps, Central Courthouse Project Manager; and Ken Elliott, Asst. County Attorney

General Information

1. What action are you requesting from the Board?

Adopt a resolution approving the FAC-1 Project Design and Construction Plan and Authorizing Development of the Construction Documents and Early Construction Work 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.

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.

On December 18, 2014, the Board of County Commissioners (Board) adopted Resolution #2014-141: Approving the FAC-1 Preliminary Planning Proposal, including the Project Proposal, the Preferred Site, Cost Estimates & Funding Strategy, and Submittal of the Courthouse Funding Application to the Oregon Department of Administrative Services (DAS) and the Oregon Judicial Department (OJD).

The County 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.

On December 17, 2015 the Board adopted Resolution #2015-129: Approving the FAC-1 Project Plan and authorizing the Schematic Design and Design Development Phases of the Project. On the same day, the Board adopted Resolution #2015-130: Authorizing the County Chair to execute an IGA with the Oregon Department of Administrative Services (DAS) and the Oregon Judicial Department (OJD) for funding the Central Courthouse Project, Phase I.

Following execution of the Multnomah County Courthouse Funding Agreement – Phase I on January 15, 2016, OJD, acting by and through DAS, has approved the County's first request for disbursement and has paid its first 50% matching share of approved courthouse costs from the OCCCI Fund.

The Project Team has submitted the 50% Design Development (DD) documents to the City of Portland. It is anticipated the 100% DD documentation will be completed by July 23, 2016, and a complete cost estimate comparison from the CM/GC and Third Party Estimators will be available for consolidation on or around August 31, 2016.

Early construction work, to be performed prior to negotiation and Board approval of the Guaranteed Maximum Price scheduled for March 2017, may include most or all of the following activities: Preparation of lay down area, Offsite Utility Relocations, Demolition of Penthouse on Jefferson Station and 1220 SW First Avenue, Shoring, Foundations and Foundation Walls, Tower Crane Footing, Structural Dampers – Procurement, Lobby Steel Columns – Procurement, and Generator & Tank – Procurement.

County Administrative Procedure FAC-1 requires the Facilities and Property Management Division (FPM) to prepare and obtain Board approval of the Design & Construction Plan for a Major Facilities Capital Project such as the MCCCH Project (Design & Construction Plan).

On June 23, 2016, members of the Project Team provided a briefing on this proposed FAC-1 Project Design and Construction Plan.

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

The conceptual project budget for the MCCCH Project is \$290M - \$300M. The next phase of the project, development of the Construction Documents, is estimated to cost \$11.5M, and the early construction work is estimated to cost up to \$12.5M. These activities will occur in FY17.

The MCCCH Project will make use of \$15 million in Article XI-Q bonds, which the State issued on March 31, 2015. In addition the 2015 legislature approved the County's request for funding in the 2015-17 Biennium in the amount of \$17.4M. It is assumed that the balance of the project will be financed primarily with long-term debt. Prior and any future General Fund cash contributions will reduce 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 MCCCH 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 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, Director,
Department of County Assets

Date:

June 22, 2016