



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

## Board Clerk Use Only

Meeting Date: 9/12/17  
Agenda Item #: B.1  
Est. Start Time: 10:00 am  
Date Submitted: 8/31/17

**Agenda Title:** Briefing on 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:** September 12, 2017 **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):** JD Deschamps, Facilities & Property Management; Paul Smith, DAY CPM - Owner's Representative

## General Information

### 1. What action are you requesting from the Board?

No action requested. This item is to provide a briefing on the status of 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 an update on the project including construction photos, an update on minority participation and the project budget.

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 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 and construction services.

The Courthouse Project was approved by the Oregon Chief Justice and Department of Administrative Services (DAS) on March 16, 2015, which qualified the project for 50% State funding from the OCCCI Fund. On March 31, 2015, the State issued Article XI-Q bonds, including \$15 million to fund the State's initial Courthouse Project match. In addition, the State Legislature approved the County's funding request in the 2015-17 Biennium for an additional \$17.4M and in the 2017-19 Biennium \$92.6M.

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

On January 15, 2016, the County, OJD and DAS executed the Multnomah County Courthouse Funding Agreement – Phase I. By Resolution #2016-067, adopted June 16, 2016, the Board approved the FAC-1 Project Design and Construction Plan for the new Courthouse and authorized the team to proceed with development of detailed construction documents.

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

The Guaranteed Maximum Price Amendment, scheduled for the Board's consideration on September 21, 2017, will bring Hoffman's contract amount to \$246.4M. The project budget for the MCCCH project will be \$324.5M.

Per the Chief Financial Officer's Financing Strategy:

The project has made use of \$15 million in State Q-Bonds that have been sold for Phase 1 of the project and, upon execution of the Phase 2 Funding Agreement with DAS and OJD, will make use of \$17.4 million in State Q-Bonds that have been sold for Phase 2 of the project. DAS has paid the County's first six requests 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 contributions will limit the amount of long-term debt needed. The \$5 surcharge on parking and traffic tickets results in revenue of approximately \$1.2M annually to pay debt service.

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

Oregon Revised Statutes § 1.185 requires each County to "provide suitable and sufficient courtrooms, offices 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, links to past news articles, and a link to a 24/7 webcam, permitting citizens to view construction progress from the west tower of the Hawthorne Bridge.

The Project Team held multiple MWESB events to publicize the project and provide outreach opportunities for interested MWESB firms. The Project Team held an accessibility open house on July 10<sup>th</sup>. The team will continue to provide regular briefings to the Board of County Commissioners on the status of the project.

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**Required Signature**

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**Elected**

**Official or**

**Department**     /s/ Sherry Swackhamer, DCA

**Director:**     Director \_\_\_\_\_ **Date:**     8/31/17 \_\_\_\_\_

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