

Hansen Relocation



March 2006
Multnomah County
Facilities & Property Management

Contents:

- **Interim Move**

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 - Comprise
 - Process

- **Determine Solution**

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 - Criteria
 - Evaluation

- **Recommendation**

 - Scope
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- **Development Plan**

 - Project Team
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Goal

The Hansen Work Group

Comprised of Representatives from:

The Chair's Office
CFO\County Management
Health Department
Sheriff's Office
Facilities
Deputy Sheriff's Association
Public Affairs Office

Directed Facilities & Sheriff's Office to:

- Provide transitional space for Hansen Building occupants
- Consider all options (Single/Split Function)
- Keep focus on Long Term Solution
- Provide recommendation for short term placement (not to exceed 2 - 3 year)
- Receive Board Approval – Declaration of an emergency
- Implement plan within 180 days

Compromise:

Work Group knew there was no “perfect tentative solution”

Best answer is a permanent solution that:

- Aligns with Strategic Plan goals
- Provides a long term flexible, functional, high performance facility
- Combines multiple functions under a shared roof, lowering maintenance costs
- Reduces square footage\staffing needs by creating an economy of scale
- Allows expansion capability

Short term option is only a stop gap that:

- Makes do by meeting minimum standards/needs
- Makes do by merely replacing space
- Makes do with a short term patch for an expanding problem

Process:

Took a systematic approach:

1. Reviewed all available space options

Started with a universal pool to not dismiss an option without full consideration

2. Examined function requirements

Focused on required needs and impact on operating costs

3. Evaluated requirements against options

To provide a list of viable alternatives

4. Provided a recommendation

That all parties could buy into

Options:

Existing County Buildings:

- Examined all 37 buildings over 15,000 sq ft
- Eliminated buildings with: (Data base sorts are included in Appendix)
 - ✓ no vacant space
 - ✓ in disposition process
 - ✓ contained non-compatible use

Private Lease Opportunities:

- Issued RFI - Received 21 responses
- Received 5 suggestions from interested parties
- Examined GSA Availability (15 expired but active non suitable leases)

Considered Other Options:

- Reviewed potential at Multnomah County East
- Considered potential for Modular Offices on Hansen site

Options considered:

7 County Buildings
26 Lease opportunities
MCE Property
Modular Offices

Options: Existing Building



Blanchard Building
Leased (99 years)
401 N Dixon
Portland, OR 97227
Available Sq Ft:
3,549 sq ft 1st Floor Hap Space
7,921 sq ft L1



Multnomah Building
Owned
501 SE Hawthorne Blvd
Portland, OR 97214
Available Sq Ft:
3,000 sq ft 3rd Floor
14,000 sq ft 4th Floor
1,328 sq ft 5th Floor



Wapato
Owned
14355 N Bybee Lake Ct
Portland, OR 97203
Available Sq Ft:
189,642 Full Building



Yeon & Annex



Owned
1120 SW 3rd Avenue
Portland, OR 97227
Available Sq Ft:
3,795 sq ft 1st Floor Retail
23,572 sq ft 7th & Mezzanine



Justice Center



Inverness Jail

Owned
11540 NE Inverness Drive
Portland OR 97220
Available Sq Ft:
26,953 sq ft 1st Floor

Owned
1600/1620 SE 190th Avenue
Portland, OR 97233
Available Sq Ft:
891 sq ft Yeon 2nd floor
1,157 Sq ft 2nd Floor

Options: Lease Opportunities

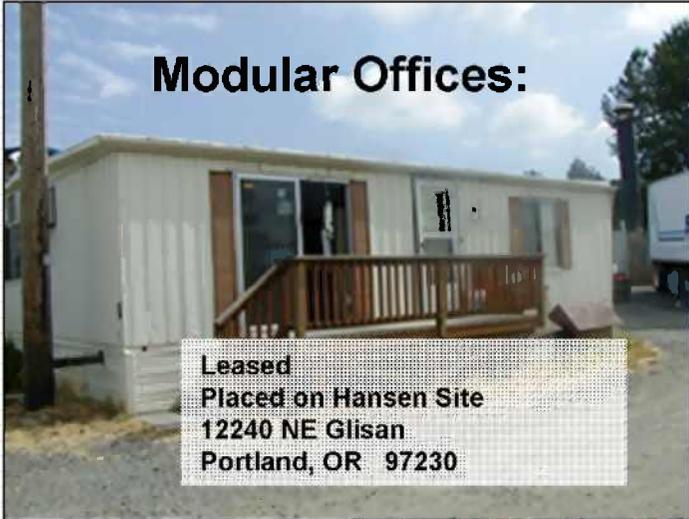
Leased Building Inventory

From Published RFI, Co-Star Search, & Suggestions

	Name	Address	Owner	Management Company	GSF	Available Space	Lease Type	Rent/sq ft		Terms	Type of Space	Current Status	Parking
1	Columbia Pacific Plaza, Suite B	2201 NE Columbia Blvd Portland, OR 97211	Watumull Goose Hollow, LLC	Norris & Stevens	107,000	36,432	Direct	\$9.00	Triple Net	5-10 years	2 story - Class C	Vacant	Surface Parking
2	Oregon Trail Center, Suite A	2201 E Burnside Street Gresham, OR 97030	Pan Pacific Retail	Same	208,284	16,713	Direct	\$16.00	Triple Net	5-10 years	Athletic Club	Vacant	818 surface spaces
3	Airport Way Commons, Bldg A	13339 NE Airport Way Portland, OR 97230	Pacific Security Capital	Same	34,981	34,981	Direct	\$13.00	Triple Net	Negotiable	Warehouse	Vacant	89 surface spaces
4	205 Plaza, Suite A106	10560 SW Washington Portland, OR 97216	Weston Investment Co	Same	32,339	17,807	Direct	\$18.00	Triple Net	Negotiable	Retail Store Front	Vacant	Surface Parking
5	Big K Mart	12350 NE Sandy Blvd Portland, OR 97230	US Realty 88 Assoc	Same	117,996	20,000	Sublet	\$9.00	Triple Net	Negotiable	Big Box Retail	Vacant	Surface Parking
6	Gresham Town Fair	300 NW Eastman Pkwy Gresham, OR 97030	Pan Pacific Retail	Same	265,765	19,740	Direct	\$16.00	Triple Net	Negotiable	Retail Store Front	Vacant	1422 Surface spaces
7	Old Safeway	17420 SE Division Portland, OR 97236	Benenson Capital	Same	23,800	23,600	Direct	\$14.00	Triple Net	Negotiable	Big Box Retail	Vacant	113 Surface spaces
8	82nd Avenue Fred Meyer	5035 SE 82nd Avenue Portland, OR 97266	Southwest Co.	MSM Pacific	26,052	26,052	Direct	\$12.00	Triple Net	Negotiable	Big Box Retail	Vacant	Surface Parking
9	Class B Flex Space	5716 SE 92nd Avenue Portland, OR 97266	William & John Exall	Same	35,000	22,500	Direct	\$12.00	Triple Net	Negotiable	3 story light manufacturing	Vacant	Surface Parking
10	United Furniture	7916 SE Foster Road Portland, OR 97206	Femis & Robinson Partnership	Same	49,792	24,896	Direct	\$7.50	Triple Net	Negotiable	Big Box Retail	Vacant	10 surface spaces
11	College Square Center, Suite A	2870 NE Hogan Road Gresham, OR 97030	College Square LLC	Wabash Properties	112,420	27,000	Direct	\$7.50	Triple Net	Negotiable	Retail Store Front	Vacant	459 surface spaces
12	Gateway Retail Bldg	8333 NE Russell Street Portland, OR 97220	Myron & Evelyn Nelson	Same	29,960	29,960	Direct	\$4.00	Triple Net	Negotiable	Big Box Retail	30 days occupancy	Surface Parking
13	Troutdale Market Center, Suite 26942	26942 SE Stark Street Portland, OR 97060	Pan Pacific Retail	Same	90,137	24,984	Direct	\$6.00	Triple Net	3-5 years	Big Box Retail	Vacant	Surface Parking
14	Troutdale Market Center, Suite 27116	26942 SE Stark Street Portland, OR 97060	Pan Pacific Retail	Same	90,137	38,000	Sublet	\$6.00	Triple Net	thru 2021	Big Box Retail	Vacant	Surface Parking
15	Lloyd Plaza, Bldg 400	1425 NE Irving Portland, OR	1201 NE Lloyd, LLC	Norris, Beggs, & Simpson	56,412	24,800	Direct	\$16.75	Full Service	3-5 years	Office Complex	Available June 2006	50 surface spaces
16	Halsey Distribution Center	6330 NE Halsey Street Portland, OR	Weston Investment Co	American Property Management	85,368	50,723	Direct	\$5.00	Triple Net	3-5 years	Warehouse	Vacant	Limited Surface Parking
17	Gateway Corporate Center, Building A	3004 NE 181st Avenue Portland, OR	McMorgan Investment Company	GVA Kidder Mathews	70,328	52,655	Direct	\$13.00	Triple Net	3-5 years	Flex	Vacant	103 surface spaces
18	Gateway Corporate Center, Building C	3004 NE 181st Avenue Portland, OR	McMorgan Investment Company	GVA Kidder Mathews	43,223	43,223	Direct	\$13.00	Triple Net	3-5 years	Flex	Vacant	86 Surface spaces
19	International Corporate Center, Bldg E	11835 NE Glen Widing Drive Portland, OR	Pac Trust	Same	36,550	36,550	Direct	\$13.20	Triple Net	3-5 years	Flex	Vacant	148 Surface Spaces
20	Pacific Business Park	12431 NE Marx Portland, OR	Pac Trust	Same	31,500	18,572	Sublet	\$8.40	Triple Net	3-5 years	Office	Vacant	120 Surface Spaces
21	Jantzen Park	541 NE 20th Portland, OR	Block 748, LLC	Doug Bean & Associates	115,436	29,959	Direct	\$15.50	Full Service	3-5 years	Office	Vacant	118 Surface Spaces
22	LSI	23932 NE Glisan Street Portland, OR 97030	LSI Corporation	Same	124,471	129,471	N/A	For Sale Only		For Sale Only	Office	Vacant	Surface Parking
23	Rockwood Flea Market	18330 SE Stark Street Gresham, OR 97230	Al Kalis	Same	50,000	20,000	to Own	\$8.00/Nego	Triple Net	Negotiable	Warehouse	Vacant	100,000 sq ft
24	Forestry Building	2951 NW Division Street Portland, OR 97230	Weston Investment Co	American Property Management	24,000	11,630	Direct	\$14.50	Full Service	3-5 years	Office	Vacant	96 Surface Spaces
25	Gresham MMC Building	333 SE 223rd Avenue Gresham, OR 97030	Unknown	Kohler Meyers	15,000	4,350	Direct	\$14.50	Full Service	5 years	Office	Vacant	53 spaces
26	Build to Suit Option	Wood Village, OR	Unknown	GM Realty Advisors	TBD	N/A					Build to Suit	Unbuilt	

Options: Other

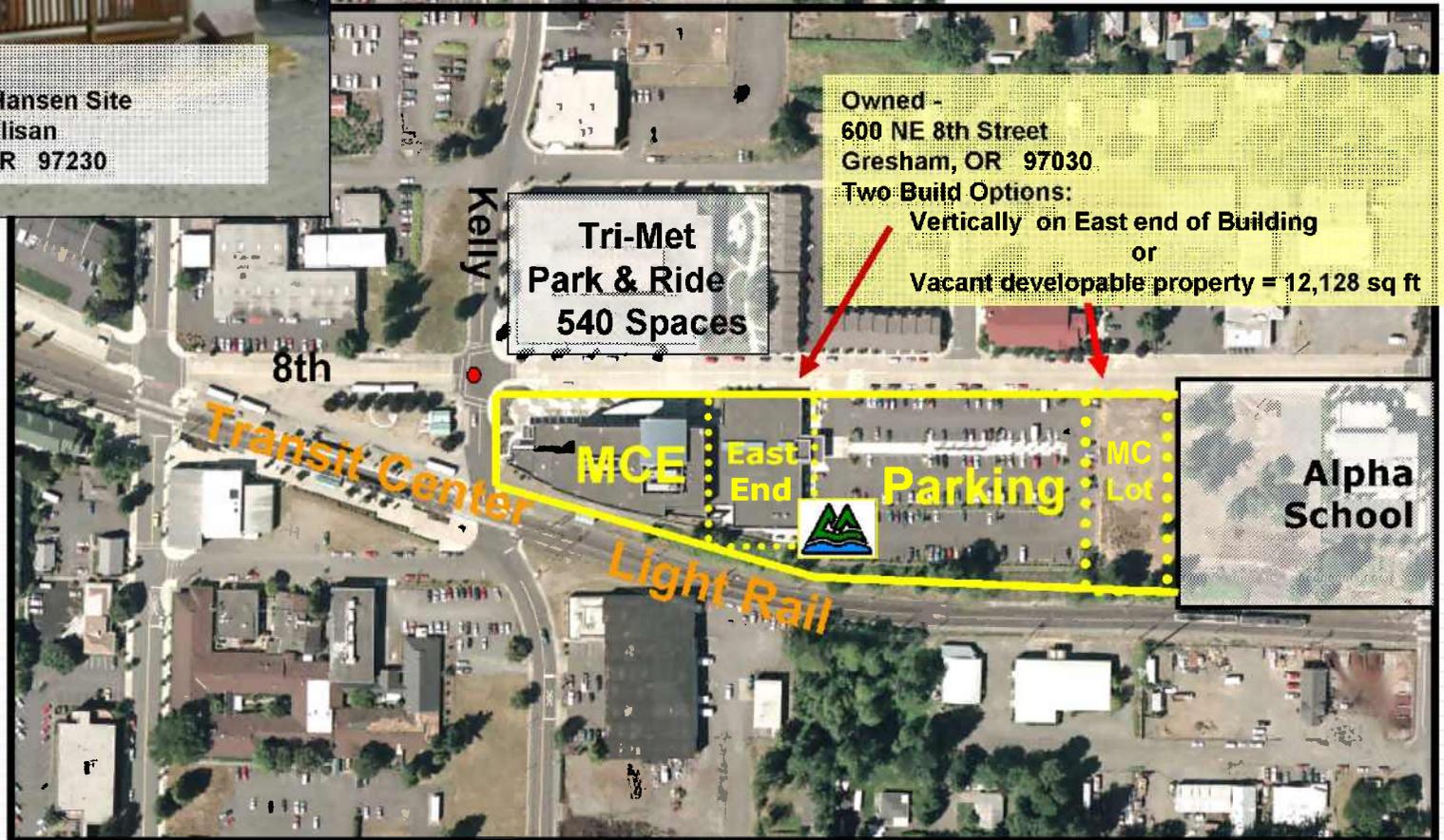
Modular Offices:



Leased
Placed on Hansen Site
12240 NE Glisan
Portland, OR 97230

Multnomah County East:

87,572 sq ft building - Max capacity w/disposition process
2 build options exist on property



Requirements:

Existing County Policy:

- On or close to mass transit (Sustainability goal)
- Accessible to public 24/7 (Sheriff directive)

Work Group Goals:

- Focus toward long term
- Available for = 2-3 years
- Completion in 180 days

Additional Operating Considerations:

- Function - Single versus split functions
- Location – Service areas
- Parking - Adequate and Securable parking

Due to budget constraints: Impact on Operating Costs



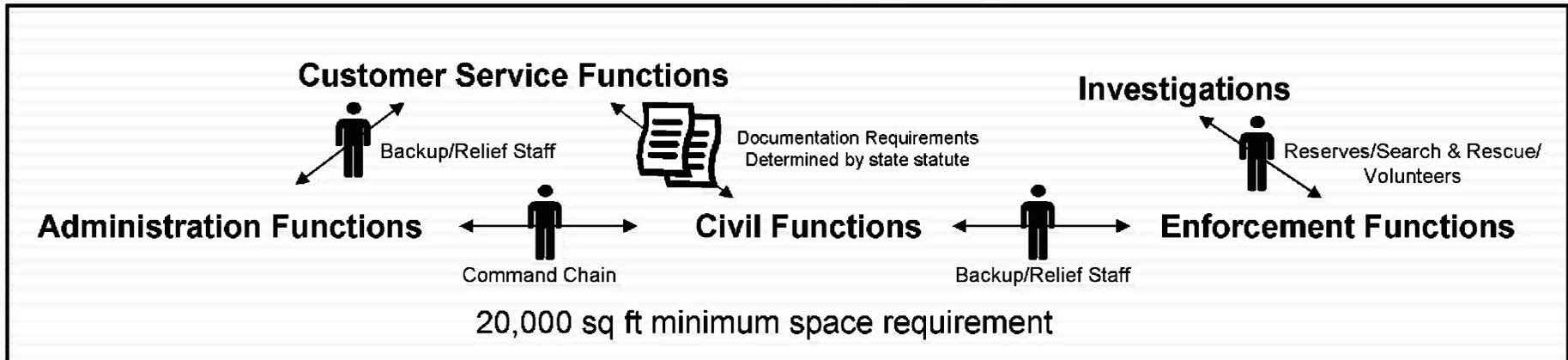
**Current Operating Costs:
\$306,000 per year**

Average rate = \$9.07

Requirement: Functions

Law Enforcement Functions

Full Breakdown included in programming section



Potential Separate Functions



Conclusion: Separating the majority of functions will:

- Require additional staffing to cover back up/relief duties
- Require additional travel/commute time for documentation process
- Require duplication of machines, equipment, etc.

Requirement: Location

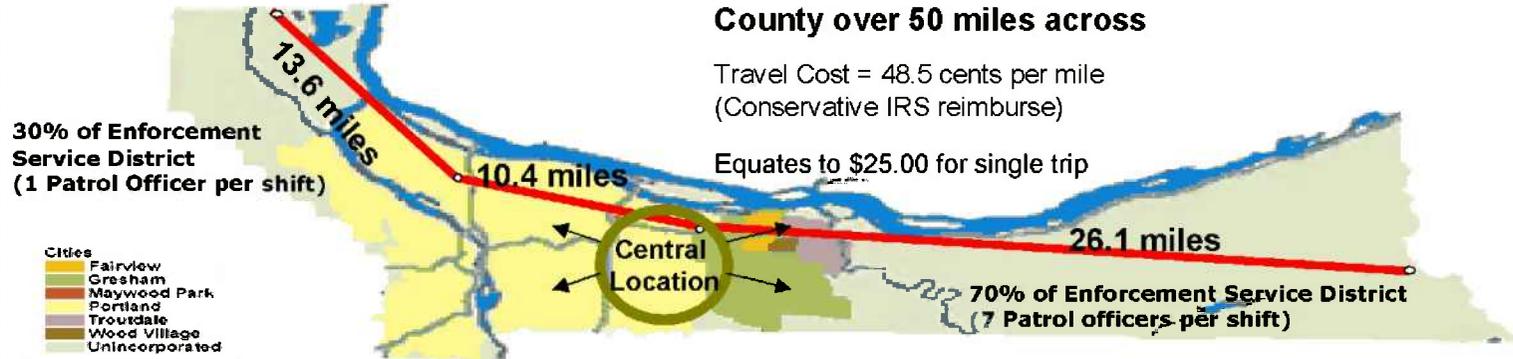
Law Enforcement Services -

County Wide Services:

Community Service (Building Accessible 24/7/365)
 Records
 Civil (Warrants/Extradition Officers)
 Concealed Hand Gun Licenses (12,200 per year)

Unincorporated Service Areas:

Patrol
 Special Investigations
 Alarm Permits (6,600 per year)



General Commute Calculations any direction from Central Location:

Added Commute (Any Direction)	IRS Reimbursement .485 per mile	Per Day 34 vehicles X 2 trips	Per Month	Per Year
8 Miles	\$3.88	\$263.84	\$7,915.20	\$96,302.00
15 Miles	\$7.28	\$494.70	\$14,841.00	\$180,566.00
25 Miles	\$12.13	\$824.84	\$24,745.20	\$296,942.40

Conclusion - Centralized Location necessary to:

- Keep operating costs to a minimum
- Reduces response times

Requirements: Parking

Law Enforcement Vehicle Fleet = 50 vehicles

Requires Approximately = 40,000 sq ft

Specialty Vehicles = 25 vehicles

(Includes 12 confiscated evidence vehicles)

Requires Approximately = 5,000 sq ft

Public/Visitor Parking:

ADA/Handicap

Visitor spaces

Requires Approximately = 10,000 sq ft

Conclusion: Full Parking need is 55,000 sq ft

- **Tax Payer Investment is approximately \$40,000 per Law Enforcement Vehicle**
- **40,000 sq ft of secure parking is necessary to protect investment & Staff working 24/7**
- **5,000 sq ft for Specialty Vehicles could be placed in secured parking at Yeon**

Conclusion:

Requirements =

- On or close to mass transit
- Accessible to public 24/7
- Long term advantages
- 2 -3 year availability
- 180 day completion
- Space for combined functions
(20,000 sq ft)
- Space for split Functions
(Training, Evidence, Fleet Maintenance)
- Centralized location
- Adequate & securable parking
- Minimal impact on operating costs

Evaluation: Existing Building

Blanchard Building = No

On or close to mass transit = Yes
 Accessible to public 24/7 = No
 Long term Benefits = None
 2-3 yr Availability = Yes
 180 day completion = Yes
 Fit combined functions = No
 (Approx. 20,000 sq ft)
 Fit separate functions = Yes
 (Training, Fleet Maintenance, & Evidence)
 Centralized location = No
 Have adequate & securable parking = No
 Impact on operating costs = Increase

Yeon = Yes

On or close to mass transit = No
 Accessible to public 24/7 = No
 Long term benefits = Could back fill building
 2-3 yr Availability = Yes
 180 day completion = Yes
 Fit combined functions = No
 (Approx. 20,000 sq ft)
 Fit separate functions = Yes
 (Training, Fleet Maintenance, & Evidence)
 Centralized location = Yes
 Have adequate & securable parking = Yes
 Impact on operating costs = Decrease

Multnomah Building = No

On or close to mass transit = Bus Line
 Accessible to public 24/7 = No
 Long term benefits =
 2-3 yr Availability = Yes
 180 day completion = Yes
 Fit combined functions = Yes
 (Approx. 20,000 sq ft)
 Fit separate functions = No
 (Training, Fleet Maintenance, & Evidence)
 Centralized location = No
 Have adequate & securable parking = No
 Impact on operating costs = Increase

Justice Center = No

On or close to mass transit = Yes
 Bus & Light Rail
 Accessible to public 24/7 = Yes
 Long term benefits = None
 2-3 yr Availability = Yes
 180 day completion = Yes
 Fit combined functions = Yes
 (Approx. 20,000 sq ft)
 Fit separate functions = No
 (Training, Fleet Maintenance, & Evidence)
 Centralized location = No
 Have adequate & securable parking = No
 Impact on operating costs = Increase

Full Breakdown Analysis included in appendix

Evaluation: Existing Building

Inverness Jail = Yes

- On or close to mass transit = No
- Accessible to public 24/7 = No
- Long term benefits = None
- 2-3 yr Availability = Yes
- 180 day completion = Yes
- Fit combined functions = No
(Approx. 20,000 sq ft)
- Fit separate functions = Yes
(Training, Fleet Maintenance, & Evidence)
- Centralized location = Yes
- Have adequate & securable parking = Yes
- Impact on operating costs = Increase

Wapato



- On or close to mass transit = No
- Accessible to public 24/7 = No
- Long term benefits = None – Needed as jail
- 2-3 yr Availability = Unknown–
if jail opened would require another move
- 180 day completion = Yes
- Fit combined functions = Yes
(Approx. 20,000 sq ft)
- Fit separate functions = Yes
(Training, Fleet Maintenance, & Evidence)
- Centralized location = No
- Have adequate & securable parking = Yes
- Impact on operating costs = Increase

The Wapato Option:

Location creates a substantial increase in operating costs

- Adds 15 miles one way to majority of service area
- Minimum increase of \$180,000 per year for vehicle costs
(Patrol/Warrant Vehicles only, Admin & Management not included)
- Increases initial response time by at least 30 minutes
(No calculation done on increase in support service costs)
- Has no public transportation within 3 miles of facility
- Is not public accessible

Evaluation: Lease

Leased Building Inventory

From Published RFI, Co-Star Search, & Suggestions

	Name	Address	Owner	Management Company	GSF	Available Space	Lease Type	Rent/sq ft	
23	Rockwood Flea Market	18330 SE Stark St Gresham, OR 97230	Al Kallis	Same	50,000	20,000	to Own	\$8.00/Nego	Triple Net
5	Big K Mart	12350 NE Sandy Blvd Portland, OR 97230	US Realty 86 Assoc	Same	117,966	20,000	Sublet	\$9.00	Triple Net

Eliminated for Location/Public Access Issues

21	Jantzen Park	541 NE 20th Portland, OR	Block 748, LLC	Doug Bean & Associates	115,436	29,959	Direct	\$15.50	Full Service
13	Troutdale Market Center, Suite 26942	26942 SE Stark Street Portland, OR 97060	Pan Pacific Retail	Same	90,137	24,984	Direct	\$6.00	Triple Net
14	Troutdale Market Center, Suite 27116	26942 SE Stark Street Portland, OR 97060	Pan Pacific Retail	Same	90,137	38,000	Sublet	\$6.00	Triple Net
11	College Square Center, Suite A	2870 NE Hogan Road Gresham, OR 97030	College Square LLC	Wabash Properties	112,420	27,000	Direct	\$7.50	Triple Net
26	Build to Suit Option	Wood Village, OR	Unknown	GM Realty Advisors	TBD	N/A			

Eliminated for Parking (Limited or Non-Securable)

3	Airport Way Commons, Bldg A	13339 NE Airport Way Portland, OR 97230	Pacific Security Capital	Same	34,981	34,981	Direct	\$13.00	Triple Net
10	United Furniture	7916 SE Foster Road Portland, OR 97206	Femis & Robinson Partnership	Same	49,792	24,896	Direct	\$7.50	Triple Net
16	Halsey Distribution Center	6300 NE Halsey Street Portland, OR	Weston Investment Co	American Property Management	85,388	50,723	Direct	\$5.00	Triple Net
25	Gresham MMC Building	335 SE 223rd Avenue Gresham, OR 97030	Unknown	Kohler Meyers O'Halloran	15,000	4,350	Direct	\$14.50	Full Service
18	Gateway Corporate Center, Building C	3004 NE 181st Avenue Portland, OR	McMorgan Investment Company	GVA Kidder Mathews	43,223	43,223	Direct	\$13.00	Triple Net
15	Lloyd Plaza, Bldg 400	1425 NE Irving Portland, OR	1201 NE Lloyd, LLC	Norris, Beggs, & Simpson	56,412	24,800	Direct	\$16.75	Full Service

Eliminated for Lease Costs//Sq ft Issues

22	LSI 11.9 Acre Leased Campus	23932 NE Glisan Street Portland, OR 97030	LSI Corporation	Same	72,000	72,000	N/A	For Sale Only	
2	Oregon Trail Center, Suite A	2401 E Burnside Street Gresham, OR 97030	Pan Pacific Retail	Same	208,284	16,713	Direct	\$16.00	Triple Net
4	205 Plaza, Suite A106	10560 SE Washington Portland, OR 97216	Weston Investment Co	Same	32,339	17,807	Direct	\$18.00	Triple Net
6	Gresham Town Fair	300 NW Eastman Pkwy Gresham, OR 97030	Pan Pacific Retail	Same	268,765	19,740	Direct	\$16.00	Triple Net
20	Pacific Business Park	12431 NE Marx Portland, OR	Pac Trust	Same	31,500	18,572	Sublet	\$8.40	Triple Net
24	Forestry Building	2951 NW Division Street Portland, OR 97230	Weston Investment Co	American Property Management	24,000	11,630	Direct	\$14.50	Full Service
1	Columbia Pacific Plaza, Suite B	2201 NE Columbia Blvd Portland, OR 97211	Watumull Goose Hollow, LLC	Norris & Stevens	107,000	35,432	Direct	\$9.00	Triple Net
7	Old Safeway	17420 SE Division Portland, OR 97236	Benenson Capital	Same	23,800	23,800	Direct	\$14.00	Triple Net
8	82nd Avenue Fred Meyer	5035 SE 82nd Avenue Portland, OR 97206	Southwest Co.	MSM Pacific	26,052	26,052	Direct	\$12.00	Triple Net
9	Class B Flex Space	5716 SE 92nd Avenue Portland, OR 97266	William & John Exall	Same	35,000	22,500	Direct	\$12.00	Triple Net
17	Gateway Corporate Center, Building A	3004 NE 181st Avenue Portland, OR	McMorgan Investment Company	GVA Kidder Mathews	70,328	52,655	Direct	\$13.00	Triple Net
19	International Corporate Center, Bldg E	11835 NE Glen Widing Drive Portland, OR	Pac Trust	Same	36,550	36,550	Direct	\$13.20	Triple Net
12	Gateway Retail Bldg	8333 NE Russell Street Portland, OR 97220	Myron & Evelyn Nelson	Same	29,960	29,960	Direct	\$4.00	Triple Net

Evaluation: Top Lease Options

Rockwood Flea Market

18330 SE Stark



On or close to mass transit = Bus & Light Rail

Accessible to public 24/7 = Yes

Long term benefits = Yes – w/Lease to own Option
Potential long term site

2-3 yr Availability = Yes

180 day completion = Yes

Fit combined functions = Yes
(Approx. 20,000 sq ft)

Fit separate functions = No
(Training, Fleet Maintenance, & Evidence)

Centralized location = Yes

Have adequate & securable parking = Yes

Impact on operating costs = Lower to Even

K-Mart

12350 NE Sandy Blvd

On or close to mass transit = Bus

Accessible to public 24/7 = Yes

Long Term Benefits = None

Out of pocket lease costs
Not available site for long term

2-3 yr Availability = Yes

180 day completion = Yes

Fit combined functions = Yes
(Approx. 20,000 sq ft)

Fit separate functions = No
(Training, Fleet Maintenance, & Evidence)

Centralized location = Yes

Have adequate & securable parking = Yes

Impact on operating costs = Even



Good short term option if other falls through

Options: Other

Modular Offices:

Idea = Lease Temporary Modular Offices to house functions on Hansen Site

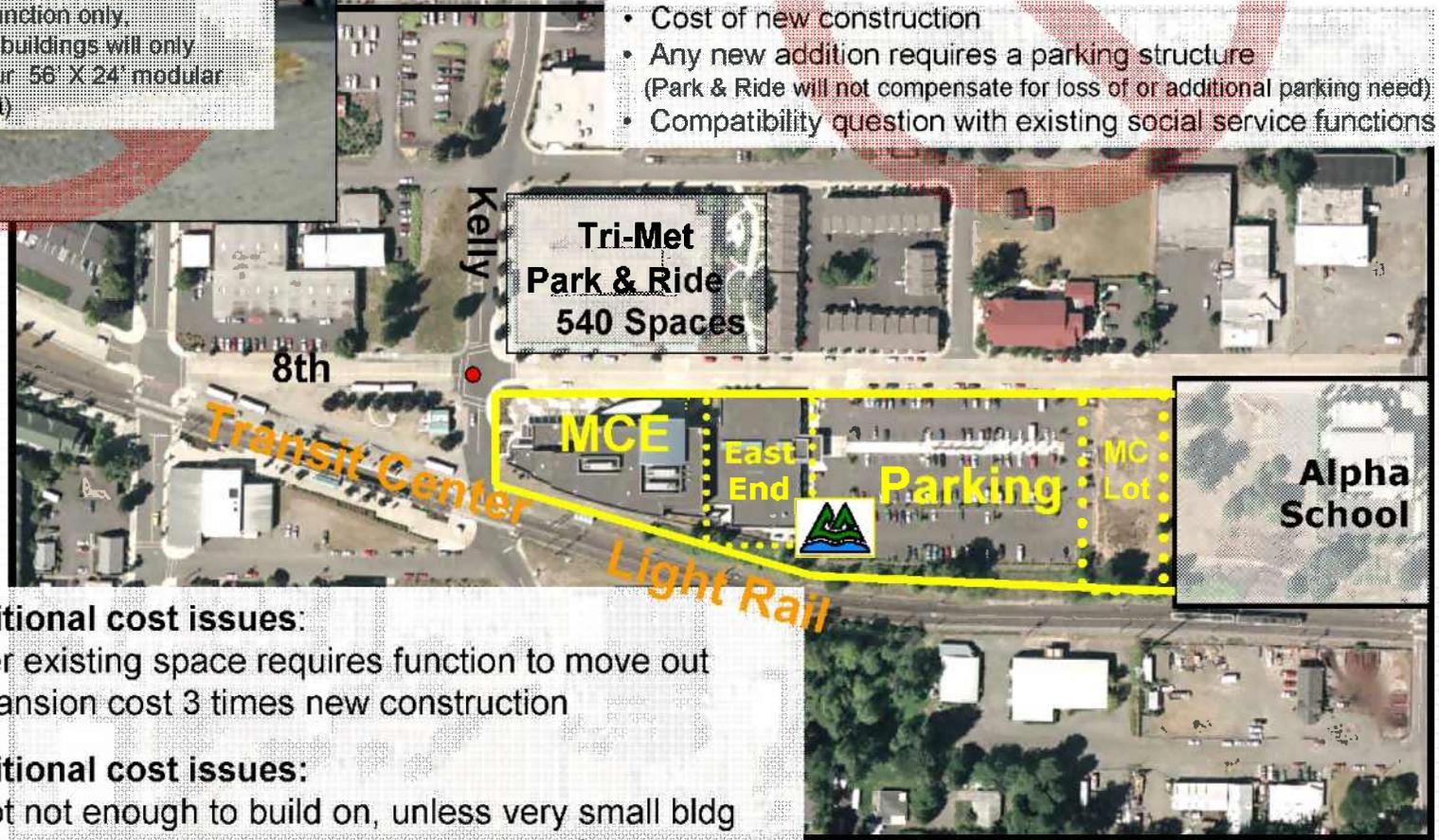
- Hansen Site needed for funding – Not available
- Option for Split Function only. Site with existing buildings will only accommodate four 56' X 24' modular offices (5,376 sq ft)

Multnomah County East Build Potential:

- Option #1 – Vertical Expansion over existing Building
- Option #2 – New Construction on vacant Lot

Both problematic due to:

- Cost of new construction
- Any new addition requires a parking structure (Park & Ride will not compensate for loss of or additional parking need)
- Compatibility question with existing social service functions



Option 1 additional cost issues:

- Building over existing space requires function to move out
- Vertical expansion cost 3 times new construction

Option 2 additional cost issues:

- 389' X 52' lot not enough to build on, unless very small bldg
- Requires purchase of additional land from Alpha School

Recommendation:

- Evidence & Fleet Maintenance to Yeon & Annex
- Training Space to Inverness
- Lease to Own option for 20,000 sq ft lease space

Recommendation Is:

- Just a short term solution
- Must proceed with long term Public Safety Hub



Funding:

Given current funding constraints

- Urgent need, not currently addressed in 2007 budget process
- Severely Constrained General Fund makes poor source
- No Facilities Capital Improvement funding available
- No Sheriff funding available

Use revenues from sale of Hansen Building

- Estimated sale proceeds = \$2.1 Million
- Will require short-term borrowing
- Will require Board action, Facilities to submit resolution

Risk Analysis:

Greatest Risks:

- **Escalated Schedule**

Turn around time on supplies/equipment/etc.
Require overtime to meet deadlines

- **Negotiations with Leased Space Owner**

Could fail
Could take too long to meet needs

- **Increase in Costs**

Increases in gas and/or product costs
Any changes to existing scope

Mitigation Measure:

- Owner is a willing motivated seller
- Emergency declaration minimizes bidding/purchasing lags
- Dedicated, cohesive, problem solving focused Project Team
- Full County commitment to getting project completed

Scope:

Project to consist of:

Full build out of new tenant space including:

- Design/Layout
- Permit
- Construction
- Demolition
- Framing (Walls, Doors, Ceilings)
- HVAC Adjustments
- Electrical (Low Voltage)
- Plumbing
- Alarm/security installations
- Finishes = Painting, carpet, base, ceilings
- Installation of Modular Furnishing
- Site Improvements (Secure Parking, clean up of site, exterior signage ,etc.)
- Move Occupants, Exterior monument

NOTE: Reuse of existing furnishings, equipment, & signage

(Includes but not limited to desks, bookshelves, lockers, exterior building signs, Copy/Fax machines, art work, etc.)

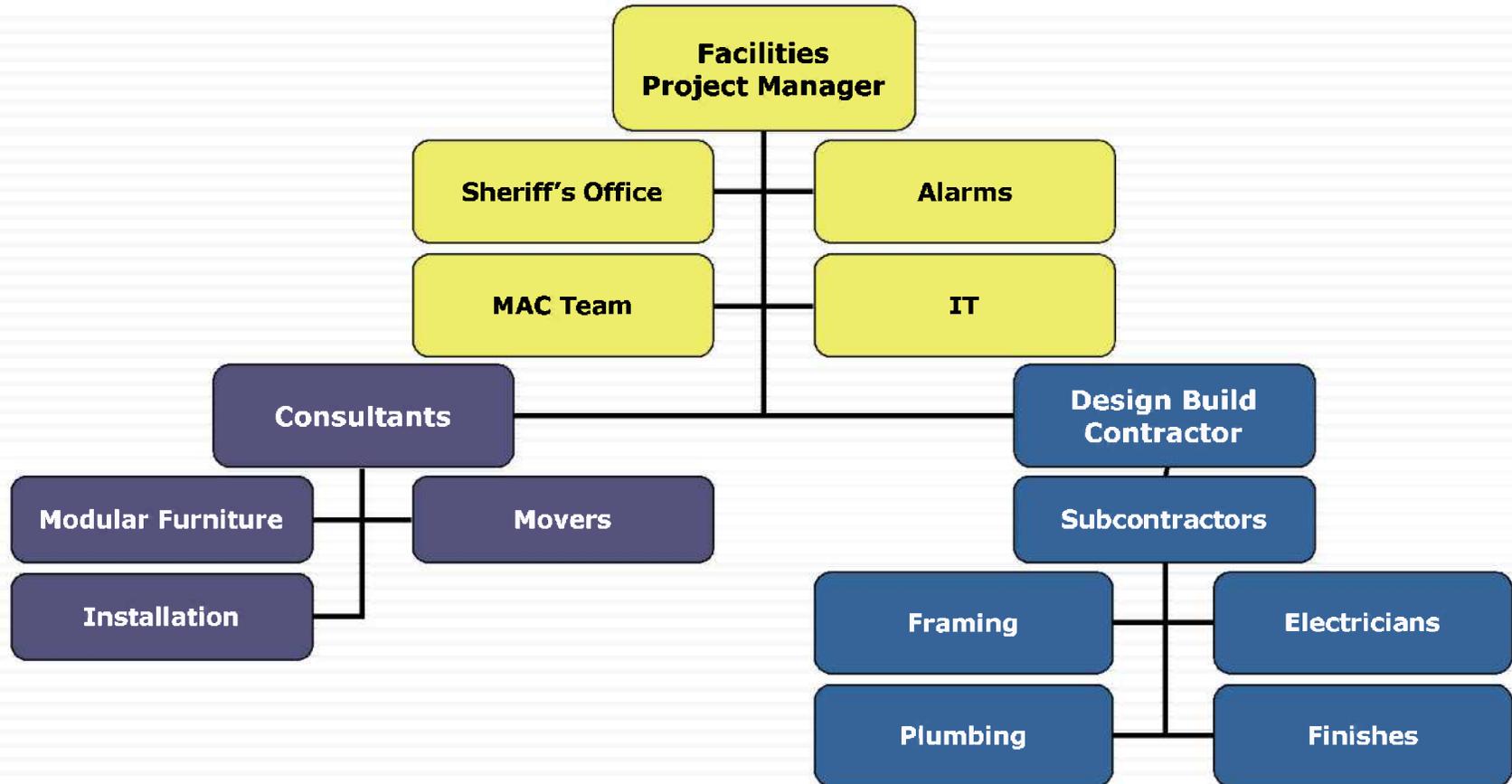
Alterations to Inverness jail for training space:

Minor Tenant Improvement w/finishes

Moving Evidence to Yeon:

- Site Building & Permit
- Pour new concrete slab
- Pack Evidence Storage in movable container
- Dismantle Building C
- Reinstall Building C at new site

Project Team:



Required: To meet required time frame

Design Build – A flexible/combined process will be necessary to complete timely build out
Project team must use existing contracts to minimize bid delays

Estimates:

One Time Cost Estimate: (Expedited process)

(Assumes reuse of all existing equipment, enclosed office furniture, chairs, file cabinets, art, etc.)

Build Outs = \$1,960,000

Move Costs = \$ 106,000

Supplies
Movers

TOTAL ONE TIME COSTS \$2 Million

Order of magnitude estimate follows

Intentionally Left Blank

Schedule:

2006 Milestones:

Lease Signed by	May
Neighborhood Involvement	April - May
Planning/Design Layout	May - June
Construction	June - September
Move	September 25 - 29

General Breakdown Construction Cost: Temporary Relocation of Hansen Occupants

Soft Costs:

County Project Management		\$72,000
Graphics/Reprographic Supplies	\$1,000	
Printing Services	\$1,000	
County Project Management	\$70,000	
Licenses/Permits		\$30,000
Design/Plan Review/Permit	\$30,000	
Special Inspections/Testing		\$2,500
Management/Consulting Services		\$35,000
Misc. Material/Services		\$2,500
F,F & E		\$100,000
Telephone	\$100,000	
Subtotal - Soft Costs		\$242,000

Hard Costs:

Construction		\$1,635,950
Subtotal - Hard Costs		\$1,635,950

5% Owners Contingency \$81,798

TOTAL Construction Estimate **\$1,959,748**

31,480 sq ft @ \$1,959,748 = \$62 per Sq Ft

*Assumes

Design Build for time saving potential

Functional but not ornate finishes

Reuse of all desks, bookshelves, lockers, exterior building signs, copy/fax machines, art work, etc.



Schedule & Program Sheets Follow



Hansen Relocation Estimated Schedule

Element	Responsible Party	April				May					June					July				August					September				October			
		Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 5	Week 1	Week 2	Week 3	Week 4	Week 5	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4	Week 5	Week 1	Week 2	Week 3	Week 4	Week 1	Week 2	Week 3	Week 4
Lease Agreement		[Timeline bar from Week 1 April to Week 1 May]																														
Negotiations		[Timeline bar from Week 1 April to Week 1 May]																														
Board Approval		[Timeline bar from Week 3 April to Week 1 May]																														
Sign Agreement		[Timeline bar from Week 4 April to Week 1 May]																														
Pre Planning		[Timeline bar from Week 1 April to Week 1 May]																														
Inventory Furnishings	Sheriff's Office	[Timeline bar from Week 1 April to Week 1 May]																														
Inventory Equipment	Sheriff's Office	[Timeline bar from Week 2 April to Week 1 May]																														
Project/Layout Discussions	Facilities/MAC, Sheriff	[Timeline bar from Week 2 April to Week 1 May]																														
Rough Out Layout/Confirm Schedules	Facilities/MAC, Sheriff	[Timeline bar from Week 4 April to Week 1 May]																														
Testing/Hazardous Verification	Facilities/MAC	[Timeline bar from Week 4 April to Week 1 May]																														
Public Involvement		[Timeline bar from Week 1 April to Week 3 May]																														
Q&A	Sheriff, PAO, Facilities	[Timeline bar from Week 1 April to Week 3 May]																														
Neighborhood Involvement	PAO	[Timeline bar from Week 3 April to Week 3 May]																														
Design		[Timeline bar from Week 2 May to Week 3 June]																														
Contractor/Consultants Contracted	Facilities/MAC Team	[Timeline bar from Week 2 May to Week 3 June]																														
Preliminary Design	Facilities/MAC Team, Sheriff	[Timeline bar from Week 2 May to Week 3 June]																														
Design Finalized	Facilities/MAC Team, Sheriff	[Timeline bar from Week 4 June to Week 1 July]																														
Order Modular Furnishings	Facilities/MAC Team	[Timeline bar from Week 3 June to Week 4 June]																														
Order Equipment	Project Team	[Timeline bar from Week 4 June to Week 4 June]																														
Construction		[Timeline bar from Week 3 June to Week 4 September]																														
Pre-Construction/Coordination	Facilities/MAC Team	[Timeline bar from Week 3 June to Week 4 June]																														
Obtain Permits		[Timeline bar from Week 4 June to Week 1 July]																														
Build Out (Lease & IJ Space)	Facilities/MAC Team	[Timeline bar from Week 4 June to Week 3 August]																														
Alarms	Facilities/MAC Team	[Timeline bar from Week 2 July to Week 3 August]																														
Site Improvement	Facilities/MAC Team	[Timeline bar from Week 2 July to Week 3 August]																														
Punch List	Facilities/MAC Team	[Timeline bar from Week 4 August to Week 1 September]																														
Move		[Timeline bar from Week 4 August to Week 1 October]																														
Notification Post Cards	Sheriff's Office	[Timeline bar from Week 4 August to Week 1 October]																														
Notify Post Office/Distribution	Sheriff's Office	[Timeline bar from Week 4 August to Week 1 October]																														
Notify Garbage Service	Sheriff's Office	[Timeline bar from Week 4 August to Week 1 October]																														
Move Coordination Meeting	MAC Team	[Timeline bar from Week 4 August to Week 1 October]																														
Move Equipment Delivered	MAC Team	[Timeline bar from Week 4 August to Week 1 October]																														
Pack Boxes	Sheriff's Office	[Timeline bar from Week 4 August to Week 1 October]																														
Move	MAC Team	[Timeline bar from Week 4 August to Week 1 October]																														
Post Move Signs	Facilities Property Manager	[Timeline bar from Week 4 August to Week 1 October]																														
Mothball Hansen		[Timeline bar from Week 1 October to Week 4 October]																														
Shut down HVAC	Facilities Property Manager	[Timeline bar from Week 1 October to Week 4 October]																														
Turn Off Electrical	Facilities Property Manager	[Timeline bar from Week 1 October to Week 4 October]																														
Move Evidence (Bldg C)		[Timeline bar from Week 1 September to Week 4 October]																														
Site & Permit		[Timeline bar from Week 1 September to Week 4 October]																														
Prepare Site		[Timeline bar from Week 2 September to Week 4 October]																														
Pack Evidence into Container	Sheriff's Office/MAC Team	[Timeline bar from Week 2 September to Week 4 October]																														
Dismantle Building C	Facilities/MAC Team	[Timeline bar from Week 3 September to Week 4 October]																														
Reconstruct Building C	Facilities/MAC Team	[Timeline bar from Week 3 September to Week 4 October]																														
Unpack/Store Evidence	Sheriff's Office	[Timeline bar from Week 4 September to Week 4 October]																														

General Space Needs:

Lobby = 550 sq ft
 Family waiting Room = 100 sq ft
 Restrooms= ((3) 2 stall at 350 sq ft each) 1,300 sq ft
 Break Room = 700 sq ft
 Copy Room, Equipment, Distribution = 700 sq ft
 Storage = 450 sq ft
 (2) Conference Rooms (350 sq ft each) = 700 sq ft
 Janitor Closet = 100 sq ft
 Mechanical/Telecom Room = 800 sq ft
 Circulation = 3,500 sq ft

8,900 sq ft

Administration

Chief Deputy 1 @ 120 sq ft
Public Affairs Officer 1 @ 100 sq ft
Peer Support-HR Chaplain 1 @ 100 sq ft
Support Manager 2 @ 200 sq ft
 IT Staff 1 @ 72 sq ft
 LEADS (Software) Support 1 @ 72 sq ft
 Building Manager 1 @ 72 sq ft
 Supervisors 3 @ 318 sq ft
 Reports/Word Processing 3 @ 216 sq ft
 Court Coordinator 1 @ 72 sq ft



Space Needs:
5 Offices = 520 sq ft
 10 Cubes = 822 sq ft

1,342 sq ft

Public Access

Community Service
 Receptionist 2 @ public counter
Alarm Permits
 Clerks 1 @ 72 sq ft
Concealed Hand Gun Licenses
 Clerks 3 @ 216 sq ft
Records
 (19) Clerks 8 @ 576 sq ft



Space Needs:
 Public Access Counter = 150 sq ft
 (3 Windows)
 Reception area = 150 sq ft
 12 cubes = 864 sq ft
 Scanning space = 120 sq ft
 CHL = 375 sq ft
 Rotating File Storage = 750 sq ft

2,409 sq ft

Enforcement

Patrol/Traffic Safety
Field Ops Captain 1 @ 100 sq ft
Field Ops Lieutenant 1 @ 100 sq ft
 Sergeants 6 @ 636 sq ft
 Admin Sgt 1 @ 72 sq ft
 (24) Deputies (Report writing) 8 @ 336 sq ft
 Civil Officers (Warrants/Extraditions) 10 @ 420 sq ft
 K-9 Officers 3 @ 318 sq ft
Investigations
Special Ops Captain 1 @ 100 sq ft
Special Ops Lieutenant 1 @ 100 sq ft
 SIU Detectives 6 @ 432 sq ft
 Detectives 6 @ 432 sq ft
 Human Trafficking 1 @ 72 sq ft
 Support Staff 1 @ 72 sq ft



Space Needs:
 Locker Room/Weights = 2,500 sq ft
4 Offices = 400 sq ft
 Roll Call Room = 300 sq ft
 2 Interview Rooms = 128 sq ft
 (w/bench & rail)
 1 interview Room = 100 sq ft
 Evidence Lockers = 100 sq ft
 18 shared writing cubes = 756 sq ft
 24 Cubes = 2,034 sq ft
 (120) Search & Rescue/
 Volunteers/Reserves = 900 sq ft

7,218 sq ft

Yeon:

Fleet – FREDS Staff 1@ existing space
 Sheriff Technical Staff 3@ 216 sq ft

Seized Property/Evidence Storage
 Officer 1 @ 9,387 sq ft

Inverness Jail:

Training Office = 100 sq ft
 Training Space = 2,000 sq ft

TBD

Historian Room = 500 sq ft

Appendix:

- **Individual Building Breakdowns**
- **Existing County Building Data Base Sorts**



Address: 1120 SW 3rd Avenue
Portland, OR 97204

Owner = Multnomah County

Function = Public Safety

GSF = 569,126

Available Space:

1st Floor Retail = 3,795

7th Floor & 7th Mezzanine = 23,572

Business District: Downtown Retail Council

Neighborhood: Downtown

Zoned: CXd = Central Commercial = Government Center

DOS Area = No

URA = No

Public Transportation: Excellent

Bus Stop = 254 feet

Light Rail = 1/8 mile

Current Ops Cost =\$2,348,453

Includes debt service

Building Rate =\$8.86

Public Access = Yes with Security

Parking: None

Miles from Centralized location = 8.4 miles

Less than 100' flood plain provides flooding potential

Move in potential = Major Construction necessary for retail spaces

7th floor requires modular system changes, minor construction

Issues:

Retail space would have to be purchased = increase in debt service

Conclusion = Not an option:

Site could handle one or two split functions

Not appropriate for or capable of handling single function scenario

Would increase ops costs = Building Rate & distance from service area

Robert Blanchard Educational Service Building



Address: 401 N Dixon
Portland, OR 97227

Owner = Portland Public Schools

Function = Administration

Leased GSF = **39,650**

Available Space:

L1 Floor Retail = 7,921

1st Floor HAP = 3,549

Business District: Lower Albina Council

Neighborhood: Eliot

Zoned: GI1s = Older Industrial Area

DOS Area = yes

URA = yes, Interstate

Current Ops Cost = \$565,479

Public Transportation: Adequate

Bus Stop = 600 feet

Light Rail = over ¼ mile

Building Rate = \$14.26

Public Access =

Building open during normal business hours

24/7 access possible if County were to take over building security

Parking: None on property, crowded street parking, or some off site parking available

Miles from Centralized location = 8 miles

Less than 100' flood plain provides flooding potential

Move in potential = Reorganize existing functions/ modify Modular Office systems

Issues:

Building Ownership could be in question within three year period

Site is school property - concealed hand guns\detainees not permitted

Conclusion = Not an option:

Site could handle one or two split functions for short time period

Not appropriate for or capable of handling single function scenario

Has no long term value w/Ownership in question

Would increase ops costs = Building Rate & distance from service area



Address: 11540 NE Inverness Drive
Portland, OR 97220

Owner = Multnomah County

Function = Public Safety

GSF = 250,181

Available Space:

1st Floor = 26,953

Business District: Lower Albina Council

Neighborhood: Parkrose

Zoned: GI2hp = General Industrial
DOS Area = no
URA = no

Current Ops Cost = \$2,547,352

Building Rate = \$10.92

Public Transportation: Poor
Bus Stop = $\frac{3}{4}$ of mile
Light Rail = N/A

Public Access = None

Parking: Secure parking available

Miles from Centralized location = Within central area

Less than 100' flood plain provides flooding potential

Move in potential = Major construction to accommodate all functions, minor
Construction for single use purposes such as training

Issues:

Public Access & Transportation are challenges

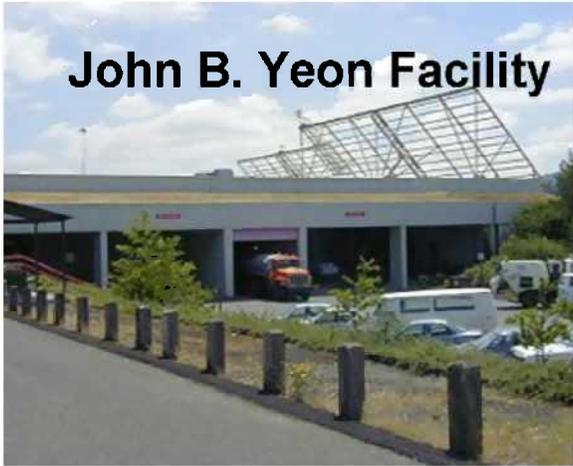
Conclusion = Acceptable for non public uses such as Training:

Site could handle one or two split functions for short time period

Capable of but not appropriate for handling single function scenario

Increase ops costs = With more expensive Building Rate

John B. Yeon Facility



Address: 1620 SE 190th Avenue
Portland, OR 97233

Owner = Multnomah County

Function = Transportation

GSF = 188,520

Available Space:

2nd Floor = 891 sq ft

Business District: Gresham Business District

Neighborhood: Rockwood

Zoned: GI1s = Older Industrial Area
DOS Area = yes
URA = yes, Interstate

Current Ops Cost = 1,026,763

Building Rate = \$5.64

Public Transportation: Poor
Bus Stop = One Mile
Light Rail = Over Mile & half

Public Access =
Building open during normal business hours
24/7 access possible

Parking: Available, ability to secure

Miles from Centralized location = Within Central Location

200'– 300' flood plain

Move in potential = Reorganize existing functions/ minor construction

Issues:

Public transportation issues

Natural Resource site, but has potential for Evidence & to add fleet maintenance to existing functions

Conclusion = Option for Evidence & Fleet Maintenance:

Site could handle one or two split functions

Not appropriate for or capable of handling single function scenario



John B. Yeon Annex

Address: 1600 SE 190th Avenue
Portland, OR 97233

Owner = Multnomah County

Function = Transportation

GSF = 23,089

Available Space:

2nd Floor = 1,157 sq ft

Business District: Gresham Business District

Neighborhood: Rockwood

Zoned: GI1s = Older Industrial Area

DOS Area = yes

URA = yes, Interstate

Current Ops Cost = \$608,347

Public Transportation: Poor

Bus Stop = One Mile

Light Rail = Over Mile & half

Building Rate = \$28.13

Public Access =

Building open during normal business hours

24/7 access possible

Parking: Available, ability to secure

Miles from Centralized location = Within Central Location

200'– 300' flood plain

Move in potential = Reorganize existing functions/ minor construction

Issues:

Public transportation issues

Natural Resource site

Possible shift of a Yeon function to building to create more space in Yeon facility

Conclusion = Possible Option for Evidence & Fleet Maintenance:

Site could handle one or two split functions

Not appropriate for or capable of handling single function scenario



Address: 14355 N Bybee Lake Court
Portland, OR 97203

Owner = Multnomah County

Function = Public Safety

GSF = 189,642

Available Space: 189,642 sq ft

Business District: Columbia Corridor Association

Neighborhood: St John's

Zoned: IHh = Heavy Industrial/Aircraft Landing

DOS Area = no

URA = no

Current Ops Cost = 1,623,861
w/debt service

Public Transportation: Poor

Bus Stop = over 3.71 miles

Light Rail = over 3.71 miles

Building Rate = \$11.04

Public Access = None

Parking: Available

Miles from Centralized location = 15 miles

Less than 100' flood plain provides flooding potential

Move in potential = Reorganize existing functions/ modify Modular Office systems

Issues:

Public transportation issues

Distance from Service Area = increase op costs by \$180,000 per year

Conclusion = Not an option

Site could handle all functions but increase op costs

Has no public access or transportation

Increases building rate also increasing op costs

Multnomah Building



Address: 501 SE Hawthorne Blvd
Portland, OR 97214

Owner = Multnomah County

Function = Administration

GSF = 226,793

Available Space:

3rd Floor = 3,000 sq ft

4th Floor = 14,000 sq ft

5th Floor = 1,328 sq ft

Business District: Lower Central Eastside
Industrial Council

Neighborhood: Buckman

Zoned: EXd = Central Employment
DOS Area = yes
URA = yes, Central Eastside

Current Ops Cost = \$4,564,325

Public Transportation: Adequate
Bus Stop = 174 feet
Light Rail = N/A

Building Rate = \$22.97

Public Access =
Building open during normal business hours

Parking: Adjacent Parking Lot – Public/Employee Parking, no space available

Miles from Centralized location = 7.9 miles

Less than 100' flood plain provides flooding potential

Move in potential = Reorganize existing functions/ modify Modular Office systems

Issues:

Non-Compatibility with concealed hand guns\detainees not permitted

Conclusion = Not an option:

Site could handle one or two split functions but not all combined functions

Would increase ops costs = Building Rate & distance from service area

County Building Inventory (Over 15,000 sq ft)

Bldg #	Name	Address	Ownership	GSF
1	101	Courthouse 1021 SW 4th Avenue Portland, OR 97204	Owned	300,000
2	119	Justice Center 1120 SW 3rd Avenue Portland, OR 97204	Owned	569,126
3	154	Medford Bldg 506 NW 5th Avenue Portland, OR 97209	Leased	18,844
4	155	Martha Washington 1115 SW 11th Avenue Portland, OR 97205	Owned	72,185
5	160	McCoy 426 SW Stark Street Portland, OR 97204	Owned	112,423
6	161	Mead 421 SW 5th Avenue Portland, OR 97204	Owned	89,819
7	167	Lincoln Bldg 421 SW Oak Street Portland, OR 97204	Leased	94,011
8	274	Blanchard 401 N Dixon Street Portland, OR 97227	Leased	39,650
9	303	South Powell Hurst 2900 SE 122nd Avenue Portland, OR 97236	Leased	20,257
10	311	Juvenile Justice Center 1401 NE 68th Avenue Portland, OR 97213	Owned	230,709
11	313	Hansen Building		
12	314	Inverness Jail 11540 NE Inverness Dr Portland, OR 97220	Owned	250,181
13	317	Library Administration 205 NE Russell Street Portland, OR 97212	Owned	37,150
14	322	Walnut Park 5329 NE MLK JR Blvd Portland, OR 97211	Owned	90,659
15	325	North Portland Health 9000 N Lombard Street Portland, OR 97203	Owned	26,501
16	327	Penumbra Kelly 4747 E Burnside Street Portland, OR 97215	Owned	38,423
17	331	MCCF 1906 SW Halsey Street Troutdale, OR 97060	Owned	24,450
18	374	Banfield Industrial Park 700 NE 55th Avenue Portland, OR 97213	Leased	26,028
19	409	Tabor Square 4610 SE Belmont Street Portland, OR 97215	Leased	29,160
20	414	Elections 1040 SE Morrison Street Portland, OR 97214	Owned	55,343
21	420	SE Health 3653 SE 34th Avenue Portland, OR 97202	Owned	24,646
22	425	Yeon 1620 SE 190th Avenue Portland, OR 97233	Owned	188,520
23	430	Mid County Health 12710 SE Division Portland, OR 97236	Owned	21,556
24	437	MCE 600 NE 8th Street Gresham, OR 97030	Owned	87,572
25	439	Gateway Children's Center 10225 E Burnside Portland, OR 97216	Owned	25,336
26	446	Bridge Shop 1403 SE Water Avenue Portland, OR 97214	Owned	32,071
27	448	Gateway Children's Center Service Bldg 10317 E Burnside Street Portland, OR 97216	Owned	18,124
28	452	Wapato 14355 N Bybee Lake Ct Portland, OR 97203	Owned	189,642
29	455	Yeon Annex 1600 SE 190th Avenue Portland, OR 97233	Owned	23,089
30	503	Multnomah Building 501 SE Hawthorne Blvd Portland, OR 97214	Owned	226,793
31	504	Multnomah Building Parking 508 SE Hawthorne Blvd Portland, OR 97214	Owned	110,830
32	601	Central Library 801 SW 10th Avenue Portland, OR 97205	Owned	136,913
33	607	Gresham Library 385 NW Miller Avenue Gresham, OR 970303	Owned	19,790
34	611	Midland Library 805 SE 122nd Avenue Portland, OR 97233	Owned	25,992
35	612	North Portland Library 512 N Killingsworth Portland, OR 97217	Owned	15,081
36	617	Title Wave Bookstore 216 NE Knott Street Portland, OR 97212	Owned	15,266
37	623	Hillsdale Library 1525 SW Sunset Blvd Portland, OR 97239	Owned	24,745

County Building Inventory (Under 15,000 sq ft)

Bldg #	Sq Ft	Bldg #	Sq Ft
330	0	312	2,596
151	130	308	2,666
309	164	219	2,668
713	170	305	2,832
447	180	366	2,947
111	186	360	2,948
015	188	525	3,000
491	215	602	3,550
478	302	621	3,624
467	307	454	3,654
469	444	356	3,821
480	444	296	4,105
339	490	625	4,303
477	592	424	4,380
492	630	407	4,394
014	691	619	4,639
493	711	272	4,688
497	717	304	4,972
378	768	406	5,600
371	785	606	5,981
298	810	320	6,216
459	842	614	6,516
471	846	605	6,589
494	847	609	6,589
498	856	427	6,590
251	857	474	6,696
227	896	273	7,055
379	910	432	7,094
373	944	618	7,425
319	1,056	393	7,551
306	1,156	338	7,738
269	1,160	465	7,822
279	1,203	351	8,400
316	1,206	245	8,661
429	1,237	481	8,668
461	1,288	321	9,774
367	1,313	318	9,876
415	1,521	221	9,987
423	1,591	615	10,080 Library
261	1,640	226	10,311 North DSO
496	1,729	603	10,796 Library
431	1,863	451	11,096 Christie School
434	1,900	473	12,095 YWCA
697	1,916	315	12,632 St Medical Examiner
495	1,970	622	13,075 Library
307	1,985	444	13,400 Leased Storage
441	2,019	106	13,416 Portland Building
383	2,035	324	13,755 Animal Services
297	2,089		
365	2,131		
149	2,204	Total Sq Ft	390,331
466	2,217	Avg =	3,790
489	2,300		
476	2,325		
464	2,413		

Buildings Vacant Space

No Available Space (According to Facilities Database & Finance Billing Records)

Bldg #	Name	Address	Ownership	GSF	Vacant Space		
1	101	Courthouse	1021 SW 4th Avenue Portland, OR 97204	Owned	300,000	None	
2	119	Justice Center	1120 SW 3rd Avenue Portland, OR 97204	Owned	569,126	3,795 sq ft 23,572 sq ft	1st floor Retail 7th & Mezzanine
3	154	Medford Bldg	506 NW 5th Avenue Portland, OR 97209	Leased	18,844	None	
4	155	Martha Washington	1115 SW 11th Avenue Portland, OR 97205	Owned	72,185	72,185 sq ft	Full Building
5	160	McCoy	426 SW Stark Street Portland, OR 97204	Owned	112,423	5,910 sq ft	Basement & 9th
6	161	Mead	421 SW 5th Avenue Portland, OR 97204	Owned	89,819	None	
7	167	Lincoln Bldg	421 SW Oak Street Portland, OR 97204	Leased	94,011	None 72,000 sq ft	Existing Lease Add Opportunity
8	274	Blanchard	401 N Dixon Street Portland, OR 97227	Leased	39,650	3,549 sq ft 7,921 sq ft	1st Floor (HAP) L1
9	303	South Powell Hurst	2900 SE 122nd Avenue Portland, OR 97236	Leased	20,257	None	
10	311	Juvenile Justice Center	1401 NE 68th Avenue Portland, OR 97213	Owned	230,709	None	
11	314	Inverness Jail	11540 NE Inverness Dr Portland, OR 97220	Owned	250,181	26,953 sq ft	1st Floor
12	317	Library Administration	205 NE Russell Street Portland, OR 97212	Owned	37,150	None	
13	322	Walnut Park	5329 NE MLK JR Blvd Portland, OR 97211	Owned	90,659	839 sq ft	Basement
14	325	North Portland Health	9000 N Lombard Street Portland, OR 97203	Owned	26,501	1,588 sq ft	2nd Floor
15	327	Penumbra Kelly	4747 E Burnside Street Portland, OR 97215	Owned	38,423	None	
16	331	MCCF	1906 SW Halsey Street Troutdale, OR 97060	Owned	24,450	24,450 sq ft	Whole Building
17	374	Banfield Industrial Park	700 NE 55th Avenue Portland, OR 97213	Leased	26,028	None	
18	409	Tabor Square	4610 SE Belmont Street Portland, OR 97215	Leased	29,160	1,361 sq ft	L1
19	414	Elections	1040 SE Morrison Street Portland, OR 97214	Owned	55,343	None	
20	420	SE Health	3653 SE 34th Avenue Portland, OR 97202	Owned	24,646	None	
21	425	Yeon	1620 SE 190th Avenue Portland, OR 97233	Owned	188,520	891 sq ft	2nd Floor
22	430	Mid County Health	12710 SE Division Portland, OR 97236	Owned	21,556	None	
23	437	MCE	600 NE 8th Street Gresham, OR 97030	Owned	87,572	1,241 sq ft	1st Floor
24	439	Gateway Children's Center	10225 E Bumside Portland, OR 97216	Owned	25,336	2,027 sq ft	L1
25	446	Bridge Shop	1403 SE Water Avenue Portland, OR 97214	Owned	32,071	None	
26	448	Gateway Children's Center Service Bldg	10317 E Bumside Street Portland, OR 97216	Owned	18,124	428 sq ft 213 sq ft	1st Floor 2nd Floor
27	452	Wapato	14355 N Bybee Lake Ct Portland, OR 97203	Owned	189,642	189,642 sq ft	Full Building
28	455	Yeon Annex	1600 SE 190th Avenue Portland, OR 97233	Owned	23,089	1,157 sq ft	2nd Floor
29	503	Multnomah Building	501 SE Hawthorne Blvd Portland, OR 97214	Owned	226,793	3,000 sq ft 14,000 sq ft 1,328 sq ft	3rd Floor 4th Floor 5th Floor
30	504	Multnomah Building Parking	508 SE Hawthorne Blvd Portland, OR 97214	Owned	110,830	None	
31	601	Central Library	801 SW 10th Avenue Portland, OR 97205	Owned	136,913	None	
32	607	Gresham Library	385 NW Miller Avenue Gresham, OR 970303	Owned	19,790	None	
33	611	Midland Library	805 SE 122nd Avenue Portland, OR 97233	Owned	25,992	None	
34	612	North Portland Library	512 N Killingsworth Portland, OR 97217	Owned	15,081	None	
35	617	Title Wave Bookstore	216 NE Knott Street Portland, OR 97212	Owned	15,266	None	
36	623	Hillsdale Library	1525 SW Sunset Blvd Portland, OR 97239	Owned	24,745	None	

Buildings In Disposition

In Disposition Process (per 2004 Disposition Strategy & Consolidation plan)

Bldg #		Name	Address	Ownership	GSF	Vacant Space	Existing Plans
1	119	Justice Center	1120 SW 3rd Avenue Portland, OR 97204	Owned	569,126	3,795 sq ft 23,572 sq ft	1st floor Retail 7th & Mezzanine Keep - Upgrade
2	155	Martha Washington	1115 SW 11th Avenue Portland, OR 97205	Owned	72,185	72,185 sq ft	Full Building Dispose of Building
3	160	McCoy	426 SW Stark Street Portland, OR 97204	Owned	112,423	5,910 sq ft	Basement & 9th Dispose of Building Move to Lincoln
4	167	Lincoln Bldg	421 SW Oak Street Portland, OR 97204	Leased	94,011	None 72,000 sq ft	Existing Lease Add Opportunity Back Fill with McCoy
5	274	Blanchard	401 N Dixon Street Portland, OR 97227	Leased	39,650	3,549 sq ft 7,921 sq ft	1st Floor (HAP) L1 Make more efficient Potential loss of Lease
6	314	Inverness Jail	11540 NE Inverness Dr Portland, OR 97220	Owned	250,181	26,953 sq ft	1st Floor Keep - Tier 1
7	322	Walnut Park	5329 NE MLK JR Blvd Portland, OR 97211	Owned	90,659	839 sq ft	Basement Replace Facility
8	325	North Portland Health	9000 N Lombard Street Portland, OR 97203	Owned	26,501	1,588 sq ft	2nd Floor Keep - Tier 1
9	331	MCCF	1906 SW Halsey Street Troutdale, OR 97060	Owned	24,450	24,450 sq ft	Whole Building Dispose of Building
10	409	Tabor Square	4610 SE Belmont Street Portland, OR 97215	Leased	29,160	1,361 sq ft	L1 Possible Consolidation in Social Service Hub
11	425	Yeon	1620 SE 190th Avenue Portland, OR 97233	Owned	188,520	891 sq ft	2nd Floor Retain - Tier 2
12	437	MCE	600 NE 8th Street Gresham, OR 97030	Owned	87,572	1,241 sq ft	1st Floor Back fill with Rockwood Juvenile Probation
13	439	Gateway Children's Center	10225 E Burnside Portland, OR 97216	Owned	25,336	2,027 sq ft	L1 Keep - Tier 1
14	448	Gateway Children's Center Service Bldg	10317 E Burnside Street Portland, OR 97216	Owned	18,124	428 sq ft 213 sq ft	1st Floor 2nd Floor Keep - Tier 1
15	452	Wapato	14355 N Bybee Lake Ct Portland, OR 97203	Owned	189,642	189,642 sq ft	Full Building Open jail space
16	455	Yeon Annex	1600 SE 190th Avenue Portland, OR 97233	Owned	23,089	1,157 sq ft	2nd Floor Keep - Tier 1
17	503	Multnomah Building	501 SE Hawthorne Blvd Portland, OR 97214	Owned	226,793	3,000 sq ft 14,000 sq ft 1,328 sq ft	3rd Floor 4th Floor 5th Floor Keep - Tier 1

County Buildings Functions

Non Compatible Building Function

Bldg #		Name	Address	Ownership	GSF	Vacant Space	Functions	Compatible w/ Law Enforcement
1	119	Justice Center	1120 SW 3rd Avenue Portland, OR 97204	Owned	569,126	3,795 sq ft 23,572 sq ft <i>1st floor Retail 7th & Mezzanine</i>	Public Safety	Yes
2	274	Blanchard	401 N Dixon Street Portland, OR 97227	Leased	39,650	3,549 sq ft 7,921 sq ft <i>1st Floor (HAP) L1</i>	Administration	Yes Some Functions
3	314	Inverness Jail	11540 NE Inverness Dr Portland, OR 97220	Owned	250,181	26,953 sq ft <i>1st Floor</i>	Public Safety	Yes
4	322	Walnut Park	5329 NE MLK JR Blvd Portland, OR 97211	Owned	90,659	839 sq ft <i>Basement</i>	Social Service	No Occupancy
5	325	North Portland Health	9000 N Lombard Street Portland, OR 97203	Owned	26,501	1,588 sq ft <i>2nd Floor</i>	Social Service	No Occupancy
6	409	Tabor Square	4610 SE Belmont St Portland, OR 97215	Leased	29,160	1,361 sq ft <i>L1</i>	Social Service	No Occupancy
7	425	Yeon	1620 SE 190th Avenue Portland, OR 97233	Owned	188,520	891 sq ft <i>2nd Floor</i>	Transportation	Yes
8	439	Gateway Children's Center	10225 E Burnside Portland, OR 97216	Owned	25,336	2,027 sq ft <i>L1</i>	Social Service	No Occupancy
9	448	Gateway Children's Center Service Bldg	10317 E Burnside St Portland, OR 97216	Owned	18,124	428 sq ft 213 sq ft <i>1st Floor 2nd Floor</i>	Social Service	No Occupancy
10	452	Wapato	14355 N Bybee Lake Ct Portland, OR 97203	Owned	190,254	190,254 sq ft <i>Whole Building</i>	Public Safety	Yes
11	455	Yeon Annex	1600 SE 190th Avenue Portland, OR 97233	Owned	23,089	1,157 sq ft <i>2nd Floor</i>	Transportation	Yes
12	503	Multnomah Building	501 SE Hawthorne Blvd Portland, OR 97214	Owned	226,793	3,000 sq ft 14,000 sq ft 1,328 sq ft <i>3rd Floor 4th Floor 5th Floor</i>	Administration	Yes Some Functions

Social Service Non-Compatibility Issues:

- Existing large parking need
- Indigent services not complimentary with Enforcement
- Service Orientation versus security

Available County Building Options (As of 2/28/06)

Bldg #		Name	Address	Ownership	GSF	Vacant Space	
1	119	Justice Center	1120 SW 3rd Avenue Portland, OR 97204	Owned	569,126	3,795 sq ft 23,572 sq ft	1st floor Retail 7th & Mezzannie
2	274	Blanchard	401 N Dixon Street Portland, OR 97227	Leased	39,650	3,549 sq ft 7,921 sq ft	1st Floor (HAP) L1
3	314	Inverness Jail	11540 NE Inverness Dr Portland, OR 97220	Owned	250,181	26,953 sq ft	1st Floor
4	425	Yeon	1620 SE 190th Avenue Portland, OR 97233	Owned	188,520	891 sq ft	2nd Floor
5	452	Wapato	14355 N Bybee Lake Ct Portland, OR 97203	Owned	189,642	189,642 sq ft	Whole Building
6	455	Yeon Annex	1600 SE 190th Avenue Portland, OR 97233	Owned	23,089	1,157 sq ft	2nd Floor
7	503	Multnomah Building	501 SE Hawthorne Blvd Portland, OR 97214	Owned	226,793	3,000 sq ft 14,000 sq ft 1,328 sq ft	3rd Floor 4th Floor 5th Floor