



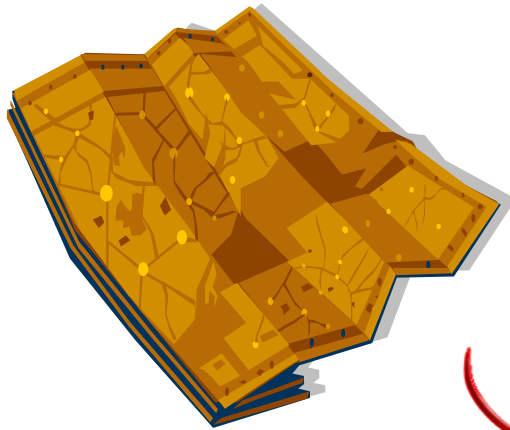
Facilities Asset Strategic Plan

Phase 2 Project Briefing
Multnomah County
Board of County Commissioners

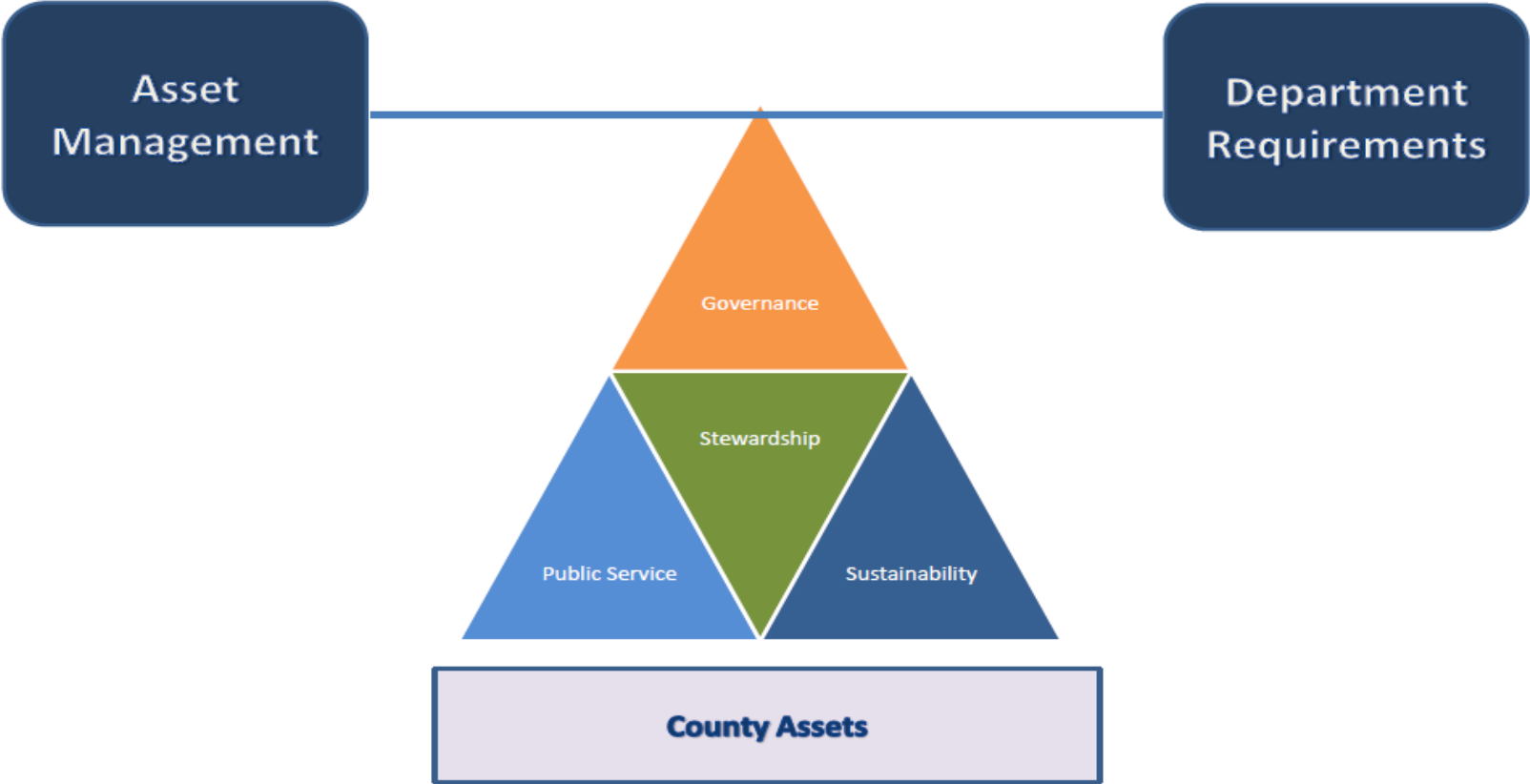
Department of County Assets
Facilities and Property Management
March 3, 2015

The Vision

Develop a facility roadmap to efficiently and effectively support the programs and services of Multnomah County



Achieving Balance



FASP II Goal

Provide a comprehensive planning document focused on the County's real property portfolio that facilitates the prioritization of capital, operational, maintenance, assessment and lease requirements based on the short and long term needs of the programs of the County departments.



FASP II Objectives

- Align property with departmental service delivery and operations.
- Maximize portfolio value with strategic investments.
- Achieve economically viable and sustainable facilities
- Enhance professional partnerships with and between departments that maximize benefits to County clients and the community.
- Apply objective decision making tools.
- Create opportunities with other entities to maximize space use.

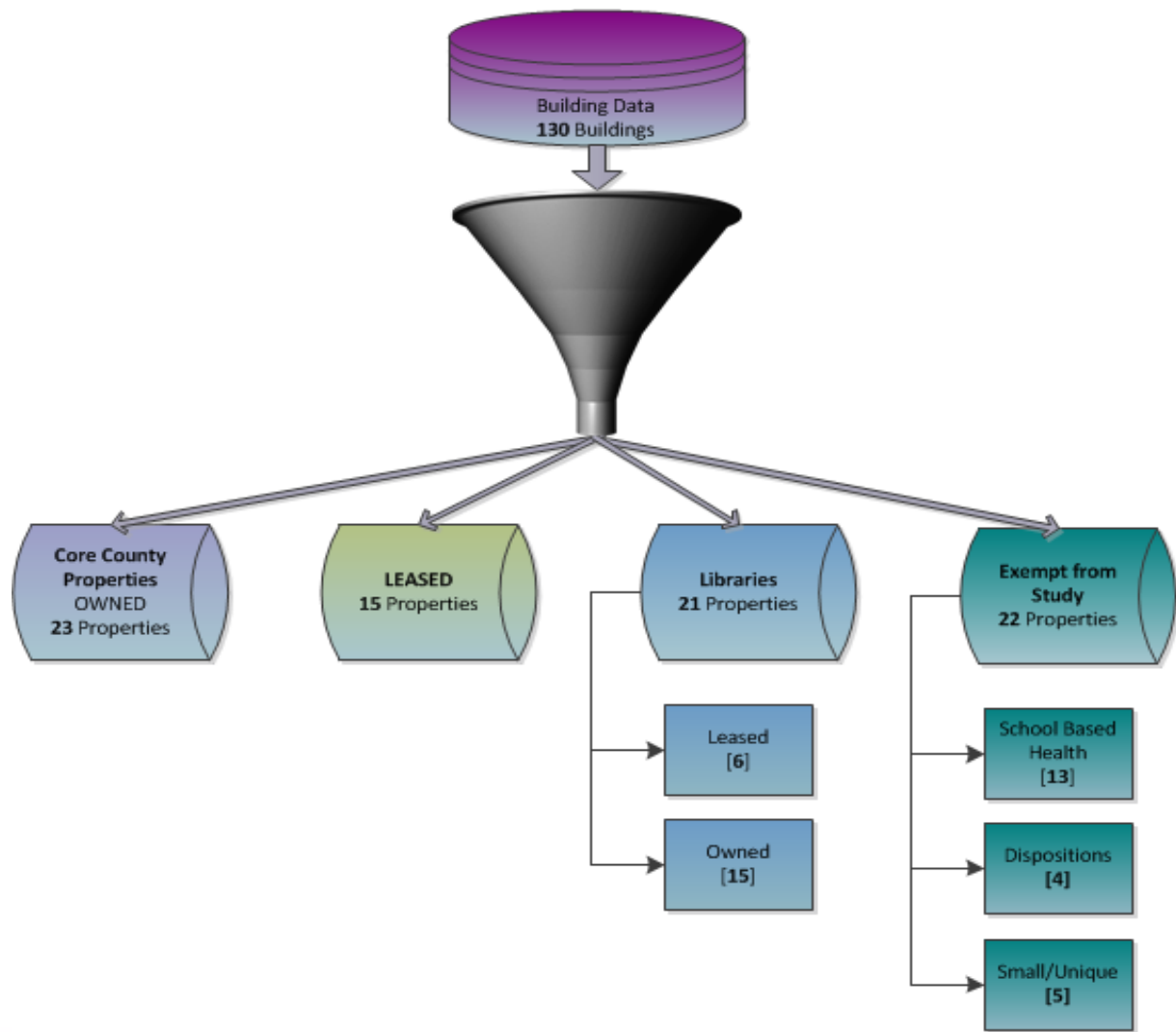


FASP II Limitations

- Strategy based on the criteria identified in study.
- Additional issues related to outside funding opportunities, public impact, etc. not addressed.
- Recognize that priorities may shift due to unforeseen conditions.
- Ranking of properties contingent upon priorities.



FASP II Project Methodology



FASP II Property Scoring Methodology

Occupant Scoring	
Location	10 max
Access	10 max
Flexibility	10 max
Function	10 max
Total	40 max

Facilities Scoring	
20 Year CR	10 max
O&M Cost	10 max
Seismic	5 max
Age	5 max
Vacancy	5 max
5 Yr Invest	5 max
Total	40 max



FASP II Property Scoring Methodology

Condition Ratio (CR) = $\frac{20 \text{ Year Investment in Systems}}{2014 \text{ Real Market Value of Property Improvements}}$

Examples:

Multnomah Building

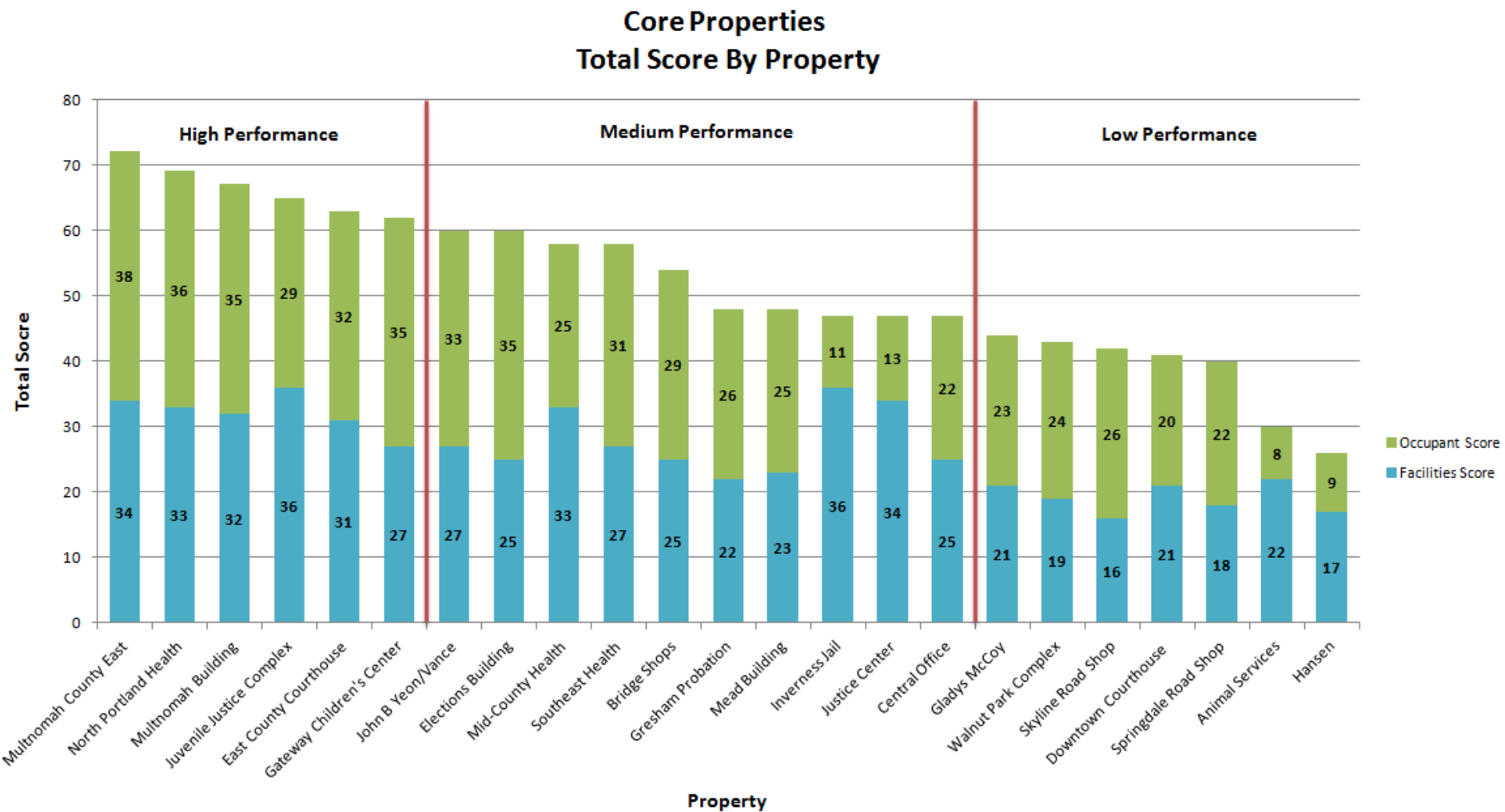
55% = $\frac{\$ 22,069,800 \text{ (Investment over 20 years)}}{\$ 40,471,490 \text{ (RMV of Improvements)}}$

Hansen

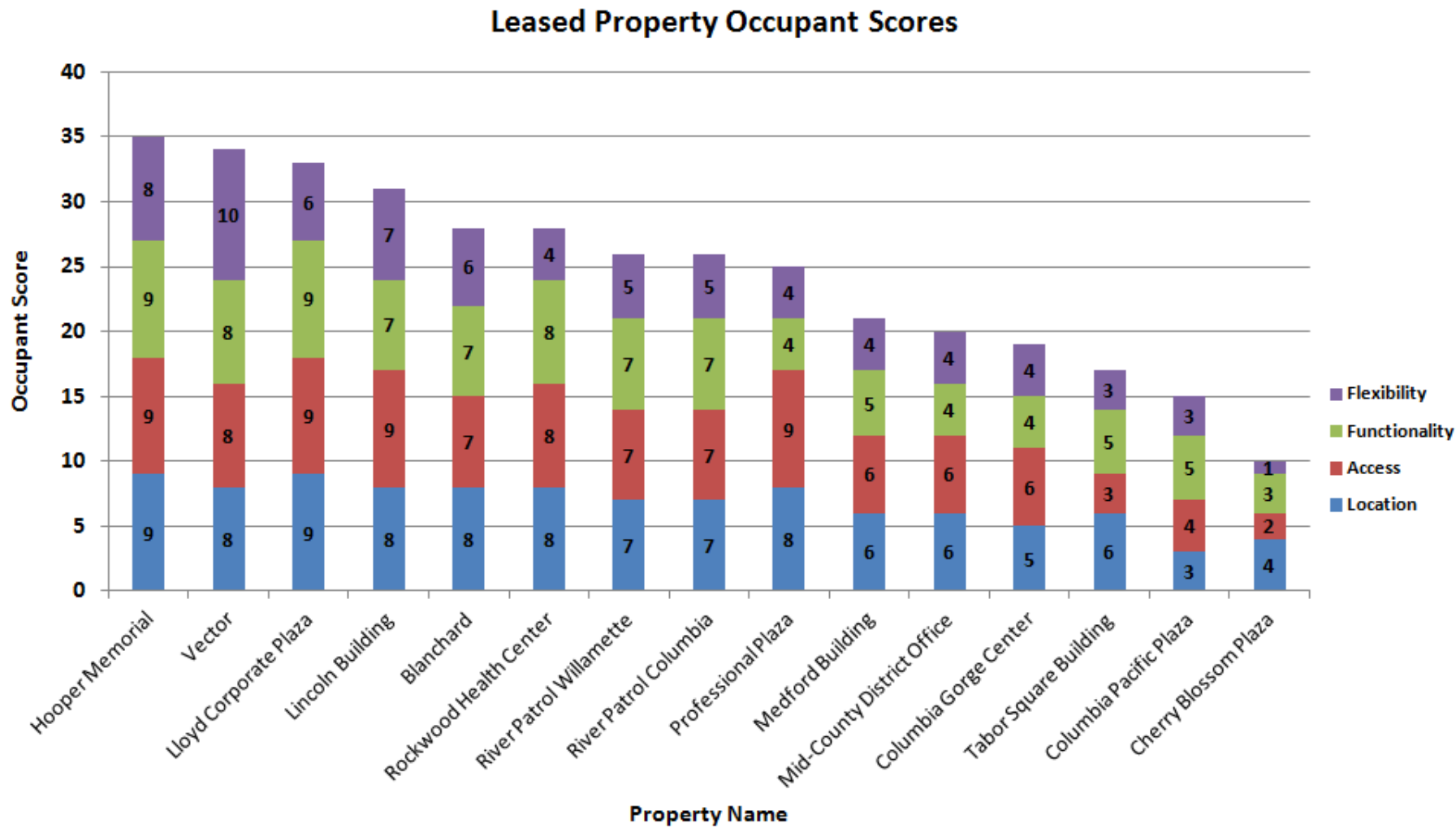
156% = $\frac{\$ 2,931,800 \text{ (Investment over 20 years)}}{\$ 1,874,216 \text{ (RMV of Improvements)}}$



FASP II Property Scores – Core Properties

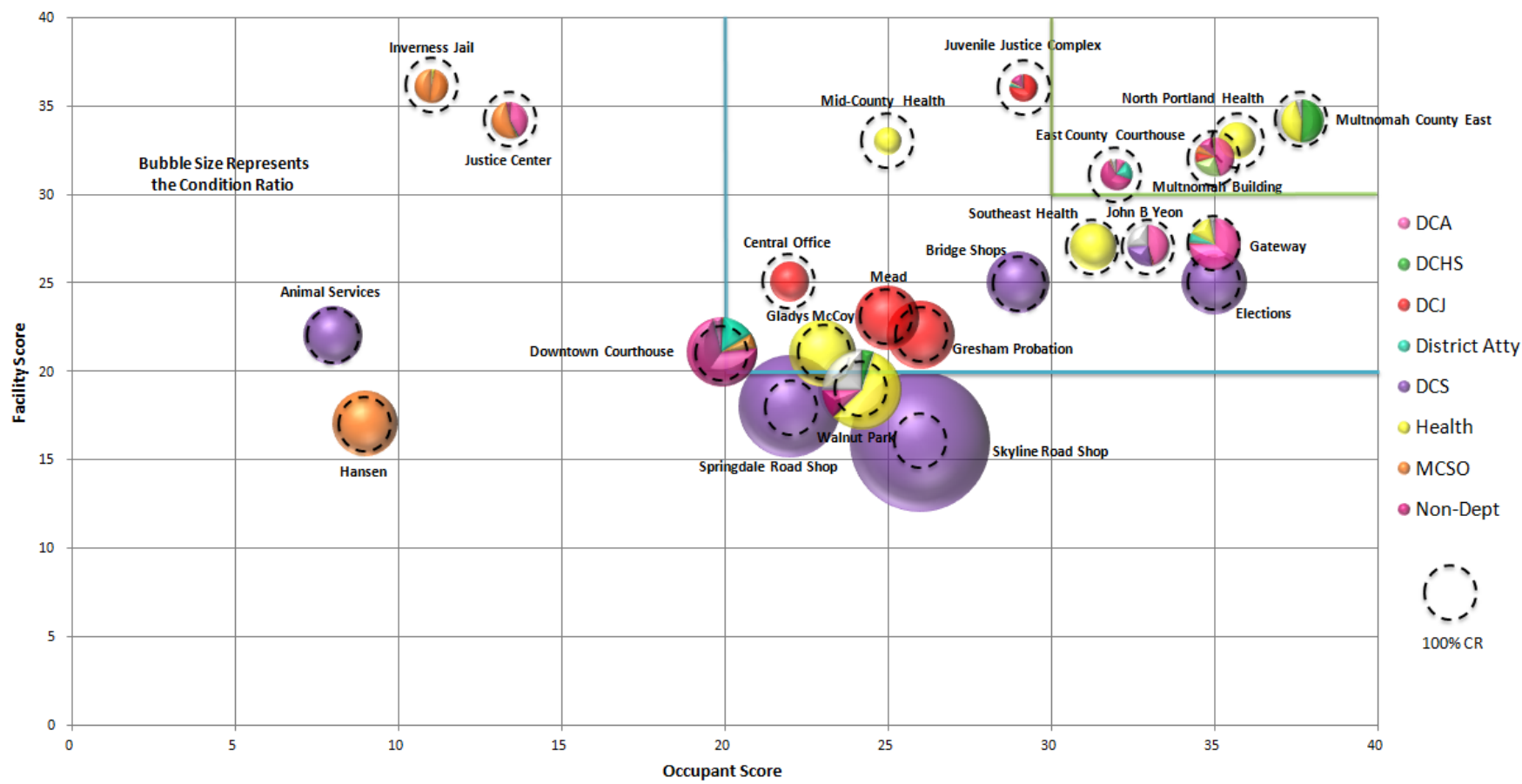


FASP II Property Scores – Leased Properties



FASP II Property Scores – Condition Ratio

Core Properties
Occupant And Facilities Score
Relative to Condition Ratio



FASP II Property Ranking by Total Score

High Performance

Rank	Property	Total Score	Occupant Score	Facility Score	20 YR CR
1	Multnomah County East	72	38	34	79%
2	North Portland Health Clinic	69	36	33	47%
3	Multnomah Buildings	67	35	32	55%
4	Juvenile Justice Complex	65	29	36	27%
5	East County Courthouse	63	32	31	33%
6	Gateway Children’s Center	62	35	27	98%



FASP II Property Ranking by Total Score

Medium Performance

Rank	Property	Total Score	Occupant Score	Facility Score	20 YR CR
7	John B Yeon	60	33	27	60%
8	Elections	60	35	25	152%
9	Mid-County Health	58	25	33	26%
10	Southeast Health Clinic	58	31	27	75%
11	Bridge Shop	54	29	25	140%
12	Gresham Probation	48	26	22	140%
13	Mead	48	25	23	150%
14	Inverness Jail	47	11	36	38%
15	Justice Center	47	13	34	46%
16	Central Probation Office	47	22	25	57%



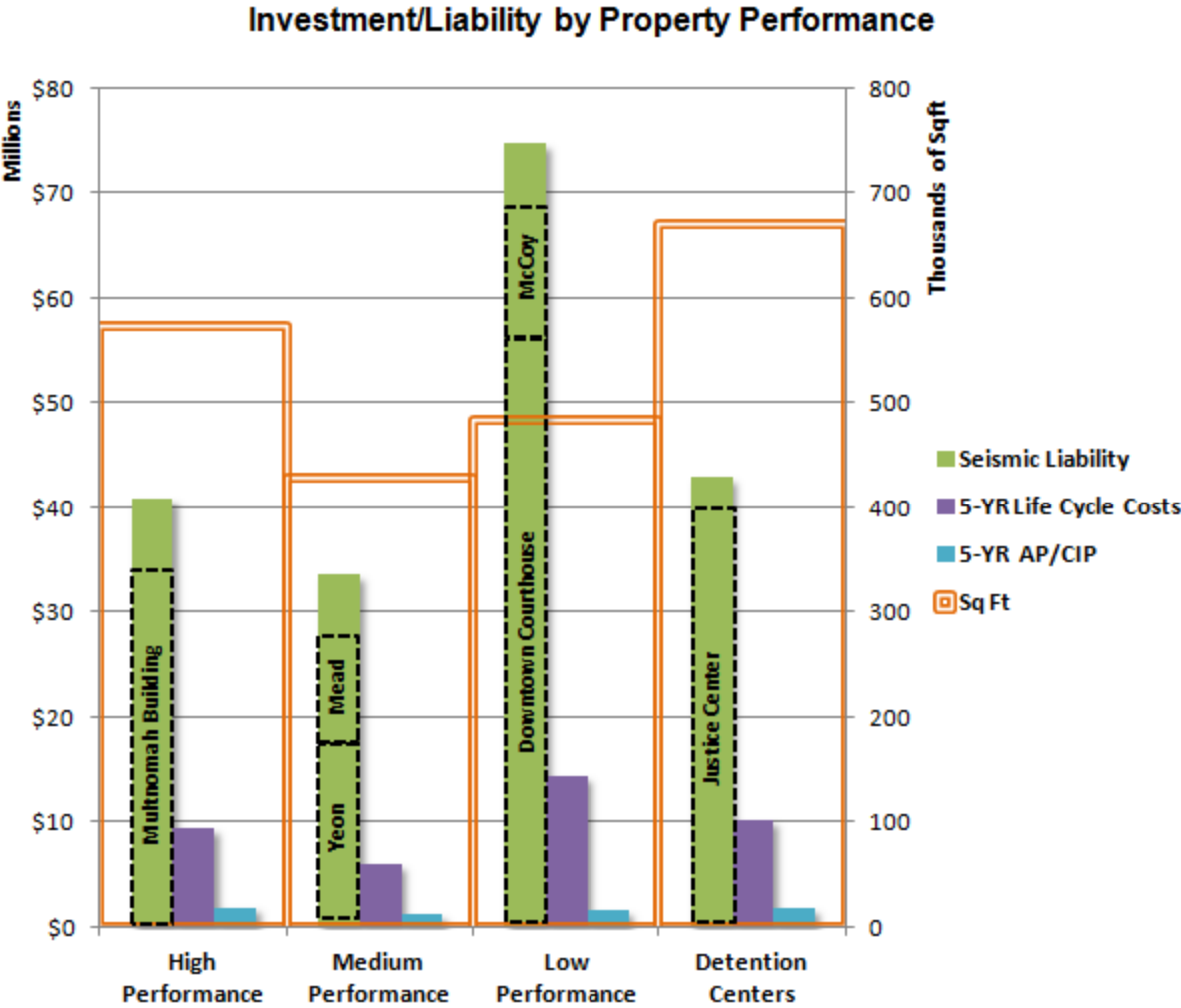
FASP II Property Ranking by Total Score

Low Performance

Rank	Property	Total Score	Occupant Score	Facility Score	20 YR CR
17	Gladys McCoy	44	23	21	160%
18	Walnut Park	43	24	19	231%
19	Skyline Road Shop	42	26	16	723%
20	Downtown Courthouse	41	20	21	154%
21	Springdale Road Shop	40	22	18	380%
22	Animal Services	30	8	22	124%
23	Hansen	26	9	17	156%



FASP II Property Rank – Investments



General Recommendations

1. Migrate from Tier 1, 2, 3 categories to a system reflecting a value of property based Program and Facilities assessment.
2. Conduct Capital Rate Analysis to assess short and long term capital requirements.
3. Investigate the allocations of debt and vacancy with the Budget Office and CFO.
4. Future real property decisions will be evaluated through the Facility Asset Strategic Plan methodology.
5. Maintain the value of the High Performance Properties by focusing on operating capital and O&M expenses.
6. Update Occupant Scores every 3 years and Facility Scores annually.
7. Provide annual progress report to Board based on demographics, service delivery and asset values.



Year One Strategy

- **Replacement Strategy:** Downtown Courthouse, McCoy, Hansen
- **Assessment:** Multnomah Building, Justice Center, Walnut Park, Elections, Bridge Shops, Mead, Animal Services
- **Relocation Plan:** Columbia Pacific Plaza
- **Disposition:** Morrison Bridgehead
- **Request for Proposal:** North Williams, Central Probation
- **High Performance Properties:** Maintain Investment and Operations and Maintenance
- **Low Performance:** Evaluate Consolidation, Investment and Operation and Maintenance Based on Disposition Schedule



Year Two Strategy

- **Cost Benefit Analysis:** Multnomah Building, Justice Center, Walnut Park, Elections, Bridge Shops, Mead, Animal Services
- **Assessment:** Multnomah County East, North Portland Health, Gateway, Mid County Health, Southeast Health, Central Probation, Yeon
- **Disposition:** North Williams, North Edgefield
- **Request for Proposal:** Central Probation, McCoy
- **Five-year Strategy:** Walnut Park, Animal Services
- **Consolidation:** DCJ, North Health



Questions?



FASP II Team

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