

Presentation to the Multnomah County Board of Commissioners
April 22, 2010

EAST COUNTY COURTS

Schematic Design Report



Benefits of a New East County Courthouse

- Oregon State Statute requires provision of court services to citizens East of 122nd Avenue in Gresham
- East County is the fastest growing area of Multnomah County
- Targeted services include:
 - District Attorney Services
 - Misdemeanors through trial and sentencing
 - Violations – mostly traffic
 - Small Claims along with Pre-Trial Mediation
 - Ex Parte Hearings
 - Domestic Relations Self-Help Center
 - East County document filing
- Reduced commuting to the over-taxed downtown Courthouse
- Provides an anchor development in the Rockwood Community

Oct. 1, 2009 Resolution

- Approved the Revised Project Plan (FAC-1)
- Directed preparation of Schematic Design
- Limited expenditures to \$800,000
- Requested a report to BCC in April 2010 and required Board approval prior to proceeding with Final Design
- Established Project Oversight Committee

Project Objectives

- **Identity:** Facility will reflect prominence and importance of providing due process to Multnomah County citizens east of 122nd while reflecting fiscal responsibility to the taxpayers.
- **Operation:** Use of durable, sensible materials and systems, focused on low long-term operational cost, and a functional, efficient facility that is easy to maintain.
- **Longevity:** The facility is intended to last at least 80 years, and designed to accommodate future growth of three additional courtrooms.
- **Sustainability:** The project team is working toward the goal to achieve a LEED Gold rating, the Architecture 2030 challenge, and will incorporate the 1.5% Solar program.
- **Minority involvement:** The County is seeking high levels of participation from M/W/ESB businesses and organizations.

Significant Accomplishments

- **Architect Team Selected:** Contract Executed with LRS Architects / HOK
- **CM/GC Contractor Selected:** Contractor selected as of this week
- **Initiation of formal Entitlements Review** with the City of Gresham
- **Completion of Programming, Schematic Design and Cost Estimates:** An additional cost estimate by the Contractor is anticipated in May
- **Public Outreach:** City of Gresham, Rockwood Urban Renewal Agency, Rockwood Neighborhood Association, Rockwood Business Coalition, etc.
- **Analysis of Financing Strategies**
- **Operational and Ownership Costs Estimates**
- **Lease Space Options Analyzed:** Goodwill Building 1776 NW Fairview Ave.
- **\$450,000 of \$800,000** authorized used to date

Schematic Design Package Deliverables

- Program Statement
- Preliminary Plans, Elevations, Site Plan, Sections
- Preliminary Architectural Specifications and Finishes Schedules
- Narratives for Structural, Mechanical, Electrical and Plumbing
- Preliminary Report on LEED Strategies
- Cost Estimates by Contractor and Cost Estimating Consultant
- Updated Hard & Soft Cost Budget Estimate
- Updated Overall Project Schedule
- Status of Planning & Development Issues with City of Gresham
- Project Management Plan

Estimated Project Costs through Construction Documents Phase

EAST COUNTY COURTS

ESTIMATED PROJECT COSTS THRU CONSTRUCTION DOCUMENTS

Actual Costs for Schematic Design Phase

\$449,974

Estimated Project Costs from April 22 - December, 2010	
ESTIMATE CATEGORIES	ESTIMATE
Architect & Engineering Fees (Design Development & Construction Documents Phases)	\$740,000
Construction Consultant (Pre-Construction Services)	\$35,000
MC Facilities & P.M. / 3rd Party Project Management	\$260,000
KFC & Bowling Alley Abatement & De-Construct	\$435,000
Initial Plans Examination & Development Fees	<u>\$170,000</u>
Sub-total	\$1,640,000
10% Contingency	<u>\$164,000</u>
Estimated Costs for anticipated Project - related activities April 22 - December, 2010	\$1,804,000
ESTIMATED TOTAL PROJECT COSTS FROM INCEPTION THROUGH CD'S	

\$1,804,000

\$2,253,974

**FUNDING
APPROVAL
REQUEST**

October 2009 Project Cost Estimates

CONCEPTUAL DEVELOPMENT COST ESTIMATE - OCT 1, 2009									
		OPTION							
		A		B		C		D	
Project Component	Cost/SF	2 Courtrooms		2 Courtrooms + Shell for Future Courtroom		2 Courtrooms + Flexible Community Space/Future Courtroom		3 Courtrooms, including 1 for Flexible Community Use	
		Area	Cost	Area	Cost	Area	Cost	Area	Cost
Courtrooms	\$318	10,000	\$3,180,000	10,000	\$3,180,000	10,000	\$3,180,000	15,000	\$4,770,000
Phase 2 Courtroom Shell	\$186	0	0	5,000	930,000	0	0	0	0
Flexible Community Space	\$249	0	0	0	0	5,000	1,245,000	0	0
Court Support Space	\$265	6,000	1,590,000	6,000	1,590,000	6,000	1,590,000	6,000	1,590,000
District Attorney	\$255	5,200	1,326,000	5,200	1,326,000	5,200	1,326,000	5,200	1,326,000
Building Support/Common Area	\$286	3,800	1,086,800	3,800	1,086,800	3,800	1,086,800	3,800	1,086,800
Building Efficiency Factor	\$212	6,250	1,325,000	7,500	1,590,000	7,500	1,590,000	7,500	1,590,000
Subtotal Building Costs		31,250	\$8,507,800	37,500	\$9,702,800	37,500	\$10,017,800	37,500	\$10,362,800
Site Development			2,000,000		2,000,000		2,000,000		2,000,000
FF&E Allowance			650,000		650,000		700,000		900,000
Soft Costs	25%		2,789,450		3,088,200		3,179,450		3,315,700
Contingencies	25%		3,486,813		3,860,250		3,974,313		4,144,625
TOTAL PROJECT COST			\$17,434,063		\$19,301,250		\$19,871,563		\$20,723,125

April 2010 Project Cost Estimates

SUMMARY SCHEMATIC DESIGN COST ESTIMATE - APRIL, 2010									
		OPTION							
		A		B		C		D	
Project Component	Basis	2 Courtrooms		2 Courtrooms + Shelled 3rd Court		2 Courtrooms + Flex Space / Future Court		3 Courtrooms	
		Area	Cost	Area	Cost	Area	Cost	Area	Cost
Hard Costs		-	-	-	-	-	-	-	-
Building Cost		30,160 SF	\$8,593,509	37,880 SF	\$10,579,124	37,880 SF	\$10,694,417	37,880 SF	\$10,897,378
Site Development Cost		-	\$1,002,405	-	\$1,002,405	-	\$1,002,405	-	\$1,002,405
Existing Building Abatement & Recycling		-	\$406,173	-	\$406,173	-	\$406,173	-	\$406,173
3-Story Configuration (Option D only)		-	-	-	-	-	-	-	\$400,000
Sub-Total		-	\$10,002,087	-	\$11,987,702	-	\$12,102,995	-	\$12,705,956
Fees		-	-	-	-	-	-	-	-
Profit & Overhead	2.50%	-	\$250,052	-	\$299,693	-	\$302,575	-	\$317,649
Contractor Insurance	0.75%	-	\$75,016	-	\$89,908	-	\$90,772	-	\$95,295
Contractor Bond	0.75%	-	\$75,016	-	\$89,908	-	\$90,772	-	\$95,295
Building & Site Development Sub-Total		-	\$10,402,170	-	\$12,467,210	-	\$12,587,115	-	\$13,214,194
Estimating Contingency	12%	-	\$1,248,260	-	\$1,496,065	-	\$1,510,454	-	\$1,585,703
Construction Contingency	8%	-	\$932,034	-	\$1,117,062	-	\$1,127,805	-	\$1,183,992
Total Hard Costs		-	\$12,582,465	-	\$15,080,337	-	\$15,225,374	-	\$15,983,889
Soft Costs:		-	-	-	-	-	-	-	-
FF&E		-	\$460,000	-	\$460,000	-	\$500,000	-	\$661,440
All other Soft Costs		-	\$2,889,194	-	\$2,935,598	-	\$2,940,019	-	\$2,952,353
Total Project Costs		-	\$15,931,659	-	\$18,475,935	-	\$18,665,393	-	\$19,597,682
DELTA FROM OCT ESTIMATES		(\$1,502,403)		(\$825,315)		(\$1,206,169)		(\$1,125,443)	

Financing Options

Financing Scenarios for East County Courthouse

Assume Borrowing @ \$15 Million Amortized Over 20 Years

Fiscal Year	Taxable w/ BABS & RZB	Tax Exempt Level Debt Service	Tax Exempt Interest Only	Tax Exempt Bullet Maturity
2011	\$ 978,184	\$ 1,128,297	\$ 717,123	\$ 583,676
2012	987,611	1,128,297	717,123	583,676
2013	997,628	1,128,297	717,123	583,676
2014	1,008,270	1,128,297	717,123	583,676
2015	1,019,578	1,128,297	717,123	583,676
2016	1,031,592	1,128,297	717,123	583,676
2017	1,044,357	1,128,297	717,123	583,676
2018	1,057,920	1,128,297	717,123	583,676
2019	1,072,331	1,128,297	717,123	583,676
2020	1,087,642	1,128,297	717,123	583,676
2021	1,103,910	1,128,297	1,714,182	7,083,676
2022	1,121,195	1,128,297	1,709,947	352,058
2023	1,139,561	1,128,297	1,712,135	352,058
2024	1,159,074	1,128,297	1,711,526	352,058
2025	1,179,807	1,128,297	1,713,070	352,058
2026	1,201,835	1,128,297	1,712,065	352,058
2027	1,225,241	1,128,297	1,713,110	352,058
2028	1,250,109	1,128,297	1,710,635	352,058
2029	1,276,532	1,128,297	1,713,886	352,058
2030	1,304,606	1,128,297	1,710,105	8,852,058
Total	\$ 22,246,983	\$ 22,565,940	\$ 24,291,891	\$ 24,588,958

Prepared by Multnomah County Finance

4/21/2010

Summary of Debt & Operational Costs

Summary of Costs Associated w/ East County Courthouse

OPTION D - 3 Courtrooms

Financing Scenario 1 - Use of BABS/RZEBD Allocation

	2011	2012	2013	Year 5	Year 10	Year 20
Debt Service	\$ 978,184	\$ 987,611	\$ 997,628	\$ 1,019,578	\$ 1,087,642	\$ 1,304,606
Operating Costs	-	333,229	457,635	485,505	562,833	756,401
(Less) Current Facility Costs	-	(75,375)	(103,515)	(109,819)	(127,310)	(171,095)
Total Annual Costs	\$ 978,184	\$ 1,245,465	\$ 1,351,748	\$ 1,395,264	\$ 1,523,165	\$ 1,889,913

Financing Scenario 2 - Tax Exempt w/ Level Debt Service

	2011	2012	2013	Year 5	Year 10	Year 20
Debt Service	\$ 1,128,297	\$ 1,128,297	\$ 1,128,297	\$ 1,128,297	\$ 1,128,297	\$ 1,128,297
Operating Costs	-	333,229	457,635	485,505	562,833	756,401
(Less) Current Facility Costs	-	(75,375)	(103,515)	(109,819)	(127,310)	(171,095)
Total Annual Costs	\$ 1,128,297	\$ 1,386,151	\$ 1,482,417	\$ 1,503,983	\$ 1,563,820	\$ 1,713,604

Financing Scenario 3 - Tax Exempt w/ Interest Only First 10 Years

	2011	2012	2013	Year 5	Year 10	Year 20
Debt Service	\$ 717,123	\$ 717,123	\$ 717,123	\$ 717,123	\$ 717,123	\$ 1,710,105
Operating Costs	-	333,229	457,635	485,505	562,833	756,401
(Less) Current Facility Costs	-	(75,375)	(103,515)	(109,819)	(127,310)	(171,095)
Total Annual Costs	\$ 717,123	\$ 974,977	\$ 1,071,243	\$ 1,092,809	\$ 1,152,646	\$ 2,295,412

Financing Scenario 4 - Tax Exempt w/ Bullet Maturities @ 10 and 20 Years

	2011	2012	2013	Year 5	Year 10	Year 20
Debt Service	\$ 583,676	\$ 583,676	\$ 583,676	\$ 583,676	\$ 583,676	\$ 8,852,058
Operating Costs	-	333,229	457,635	485,505	562,833	756,401
(Less) Current Facility Costs	-	(75,375)	(103,515)	(109,819)	(127,310)	(171,095)
Total Annual Costs	\$ 583,676	\$ 841,530	\$ 937,796	\$ 959,362	\$ 1,019,199	\$ 9,437,365

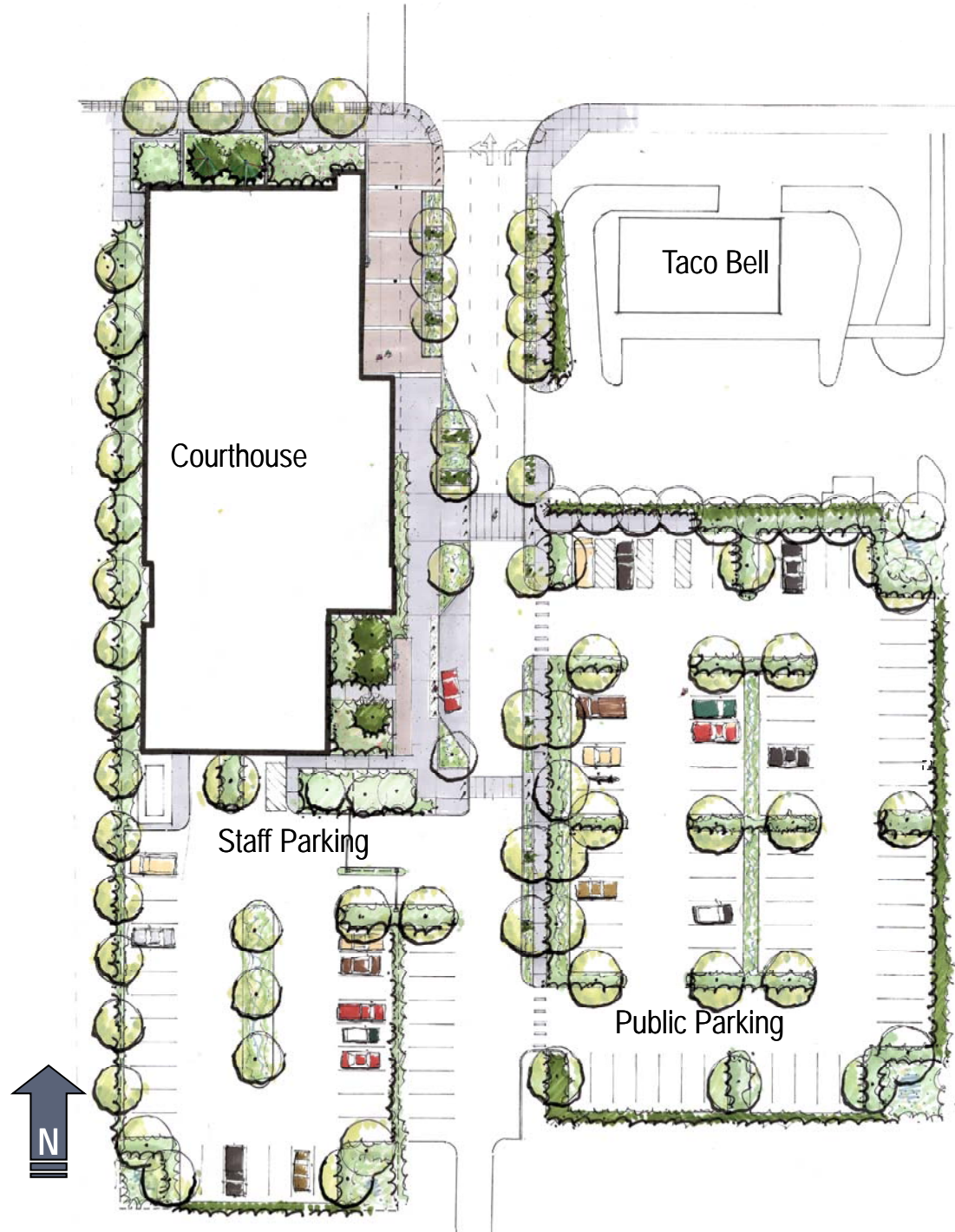
Project Schedule

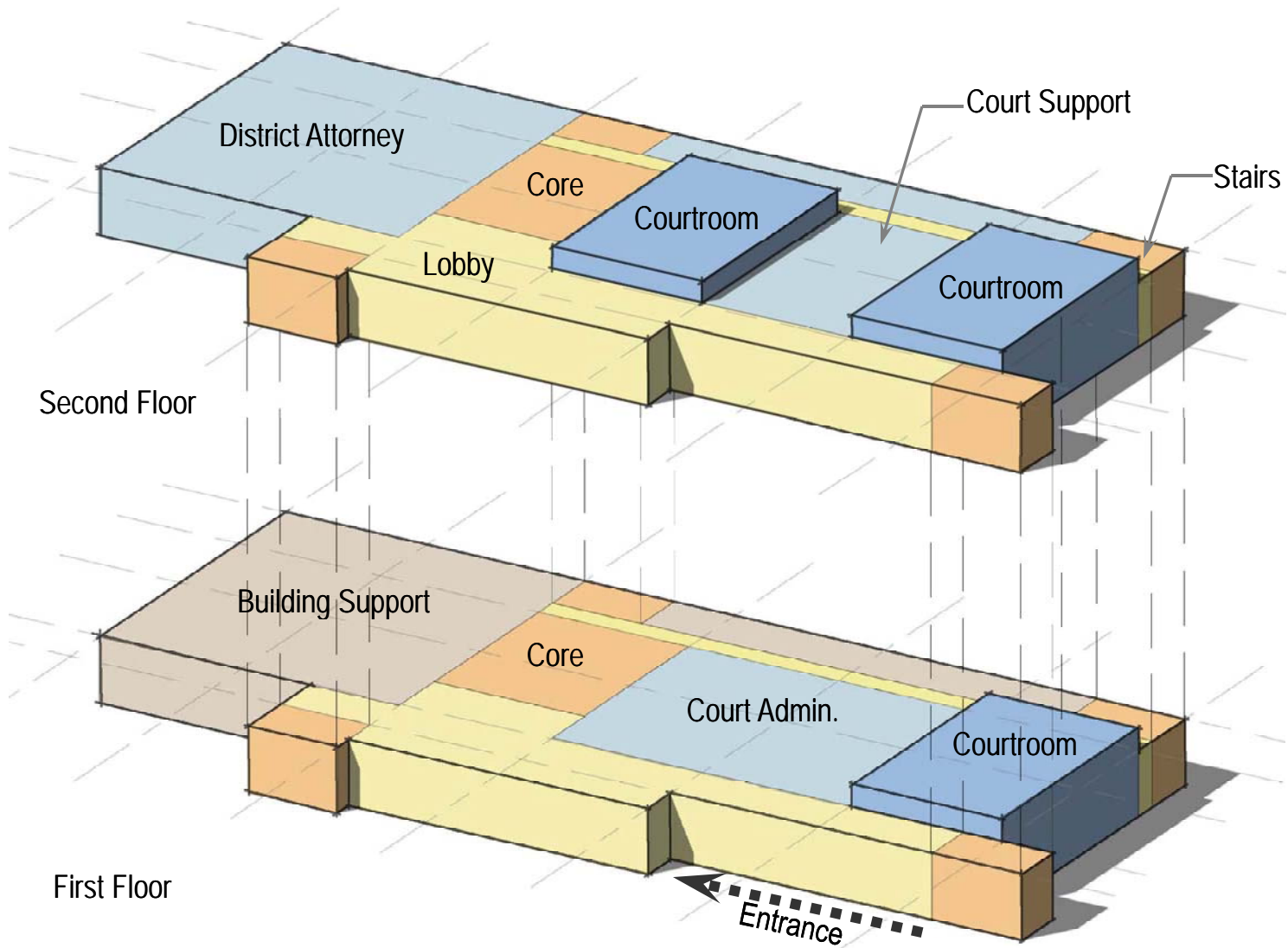
**EAST COUNTY COURTS
COMPREHENSIVE SCHEDULE**

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East County Courts

Schematic Design Concepts







Recommendations

- Approve Schematic Design
- Approve 3 – Court Facility
- Authorize preparation of Construction Documents
- Approve preparation of financing package
- Return to BCC in:
 - November for approval of finance package
 - December for approval to commence construction
- Target project completion in 1st Quarter 2012