



MULTNOMAH COUNTY SHERIFF'S OFFICE

FAC-1 Preliminary Planning Proposal

March 17, 2016

Hansen Replacement Facility
Project Management Team
Facilities and Property Management
Department of County Assets

PURPOSE:

- Brief background
- Present recommended development alternatives
- Outline next steps
- Resolve to approve FAC-1 Preliminary Planning Proposal

PROJECT GOALS & OBJECTIVES:

- Replace Hansen - eliminate further investment in one of the County's lowest performing buildings identified in Facilities Assets Strategic Plan
- Locate where greatest MCSO service demands occur – results in reduced response time and increased operational efficiency and public convenience
- Create a modern, safe facility to support best practices for law enforcement to meet current earthquake codes
- Provide a flexible and functional facility – designed for 50 years of efficient service



PHASE 1 FEASIBILITY STUDY: SUMMARY

2014 – Initial alternatives for full Hansen replacement:

- Completed building and site programming based on 2014 Hansen program
- Identified preferred siting zones and available properties
- Developed conceptual cost estimates for 3 development alternatives

2015 – New opportunities through partnership with City of Troutdale Police

- Identified 4 additional alternatives that incorporate MCSO's joint occupancy in the Troutdale Police Community Center (TPCC)
- One alternative includes potential development near TPCC
- Prepared conceptual estimates for 4 additional alternatives



SUMMARY OF DEVELOPMENT ALTERNATIVES

2014 ALTERNATIVES	GROWTH TO YEAR	PROGRAM SQ. FT.	CONCEPTUAL ESTIMATE	PROGRAM NOTES
REPLACE ALL HANSEN FUNCTIONS ON APPROX. 5 ACRES				
1A	2035	72,213 gsf	\$38M - \$42M	Meets year 2035 growth projections
1B	2025	65,948 gsf	\$34M - \$38M	Meets year 2035 growth projections
1C	2015	57,245 gsf	\$30.5M - \$33.5M	Meets current needs, no growth accommodated
2015 ALTERNATIVES	GROWTH TO YEAR	PROGRAM SQ. FT.	CONCEPTUAL ESTIMATE	PROGRAM NOTES
2	2025	48,666 gsf	\$27.5M - \$30.5M	PROGRAM ADJUSTMENTS TO REDUCE 17,282 GSF: 1. Eliminate Vehicle Maintenance 2. Relocate Large Evidence Storage to Yeon or other County site with new metal building (cost allowance included)
3	2025	47,377 gsf	\$26.5M - \$28.5M	PROGRAM ADJUSTMENTS TO REDUCE 18,571 GSF: 1. Enforcement and Facility Support has moved to TPCC 2. Eliminate Vehicle Maintenance
RECOMMENDED ALTERNATIVES FOR PHASE 2 STUDY:				
2015 ALTERNATIVES	GROWTH TO YEAR	PROGRAM SQ. FT.	CONCEPTUAL ESTIMATE	PROGRAM NOTES
4	2025	31,361 gsf	\$20.1M - \$22.1M	PROGRAM ADJUSTMENTS TO REDUCE 34,587 GSF: 1. Enforcement and Facility Support has moved to TPCC 2. Eliminate Vehicle Maintenance 3. Relocate Large Evidence Storage and Search & Rescue to Yeon or other County site with new metal building (cost allowance included)
5	2025	29,594 gsf	\$18.0M - \$20.0M	PROGRAM ADJUSTMENTS TO REDUCE 36,354 GSF: 1. Enforcement and Facility Support has moved to TPCC 2. Eliminate Vehicle Maintenance 3. Relocate Large Evidence Storage and Search & Rescue to Yeon or other County site with new metal building (cost allowance included) 4. Develop potential land near TPCC



RECOMMENDATIONS

ALTERNATIVE 4 – site to be determined

Program Notes:

- Maintain Enforcement & Facility Support operations at TPCC
- Eliminate Vehicle Maintenance
- Locate Large Evidence Storage and Search & Rescue in metal building – allowance included
- Program area requirements adjusted from 66,000 gsf to 31,361 gsf

Cost:

- Conceptual Cost Estimate: \$20.1M to \$22.1M for land, hard costs and soft costs
- Recommend approx. 5 acre site to meet growth needs



RECOMMENDATIONS

ALTERNATIVE 5 – potential sites near TPCC

Program Notes:

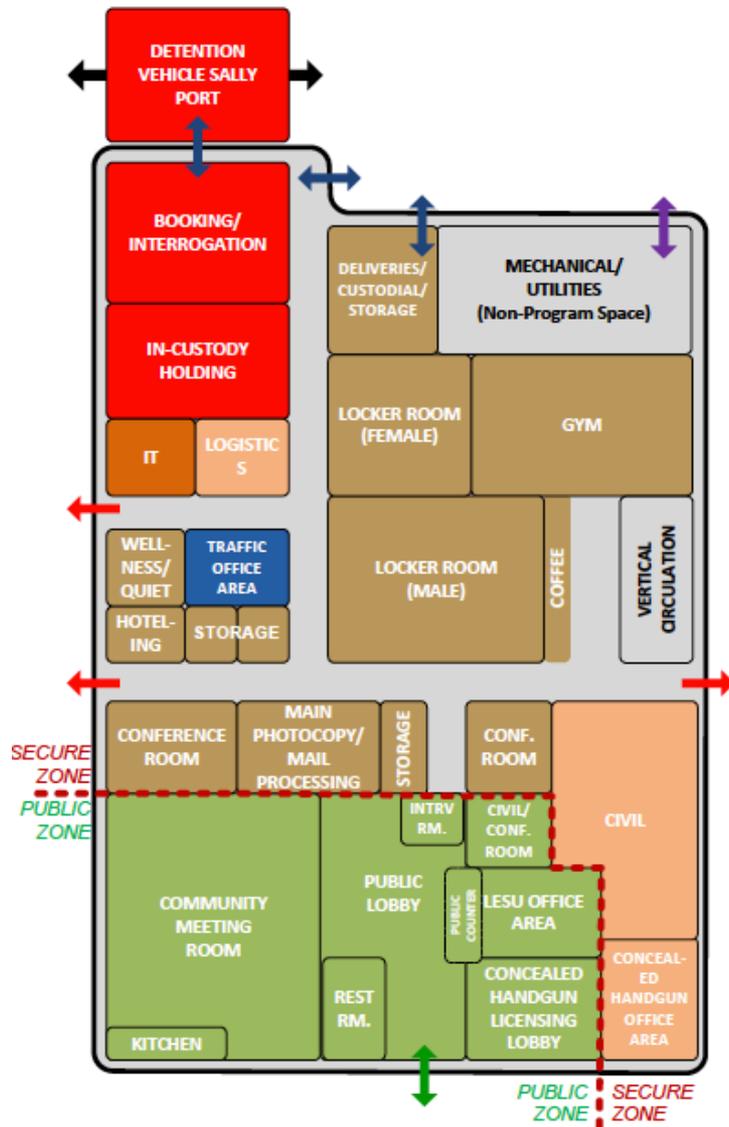
- Locate Enforcement & Facility Support at TPCC
- Eliminate Vehicle Maintenance, Detention Vehicle Sallyport, Booking & Interrogation - all provided in TPCC facility
- Reduce In-Custody Holding
- Relocate Large Evidence Storage and Search & Rescue to other County property – cost allowance included
- Program area requirements adjusted from 66,000 gsf to 29,594 gsf

Cost:

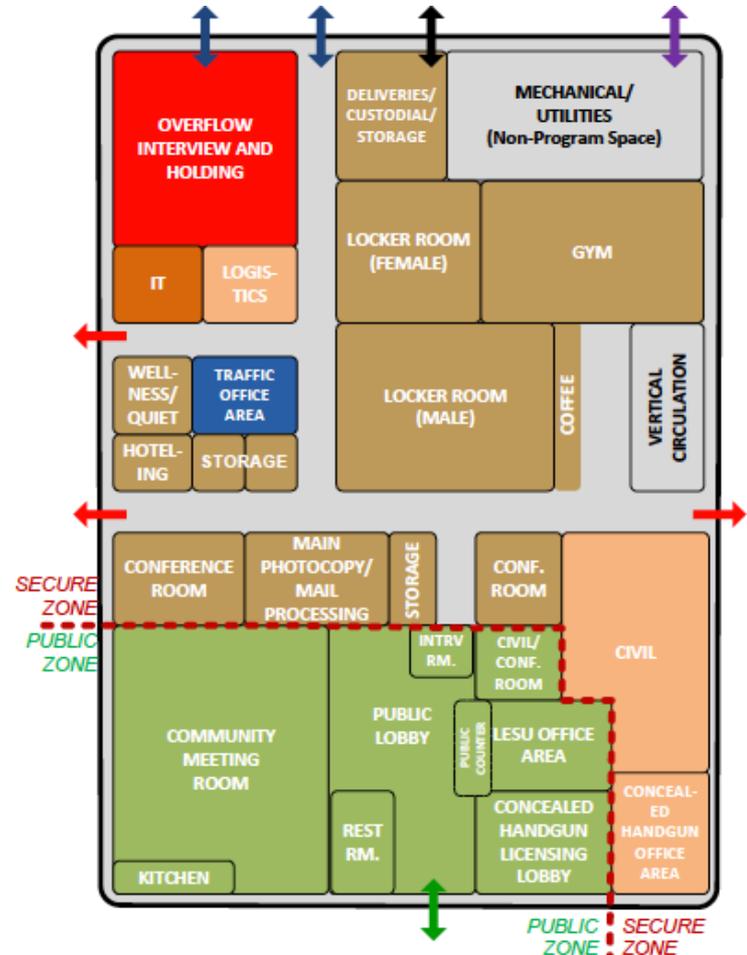
- Conceptual Cost Estimate: \$18.0M to \$20.0M for land, hard costs and soft costs



OPTION 4 & 5 BLOCK & STACK DIAGRAMS



OPTION 4 LOWER LEVEL



OPTION 5 LOWER LEVEL



FINANCING MODELS FOR OPTIONS 4 AND 5

County Financing Notes:

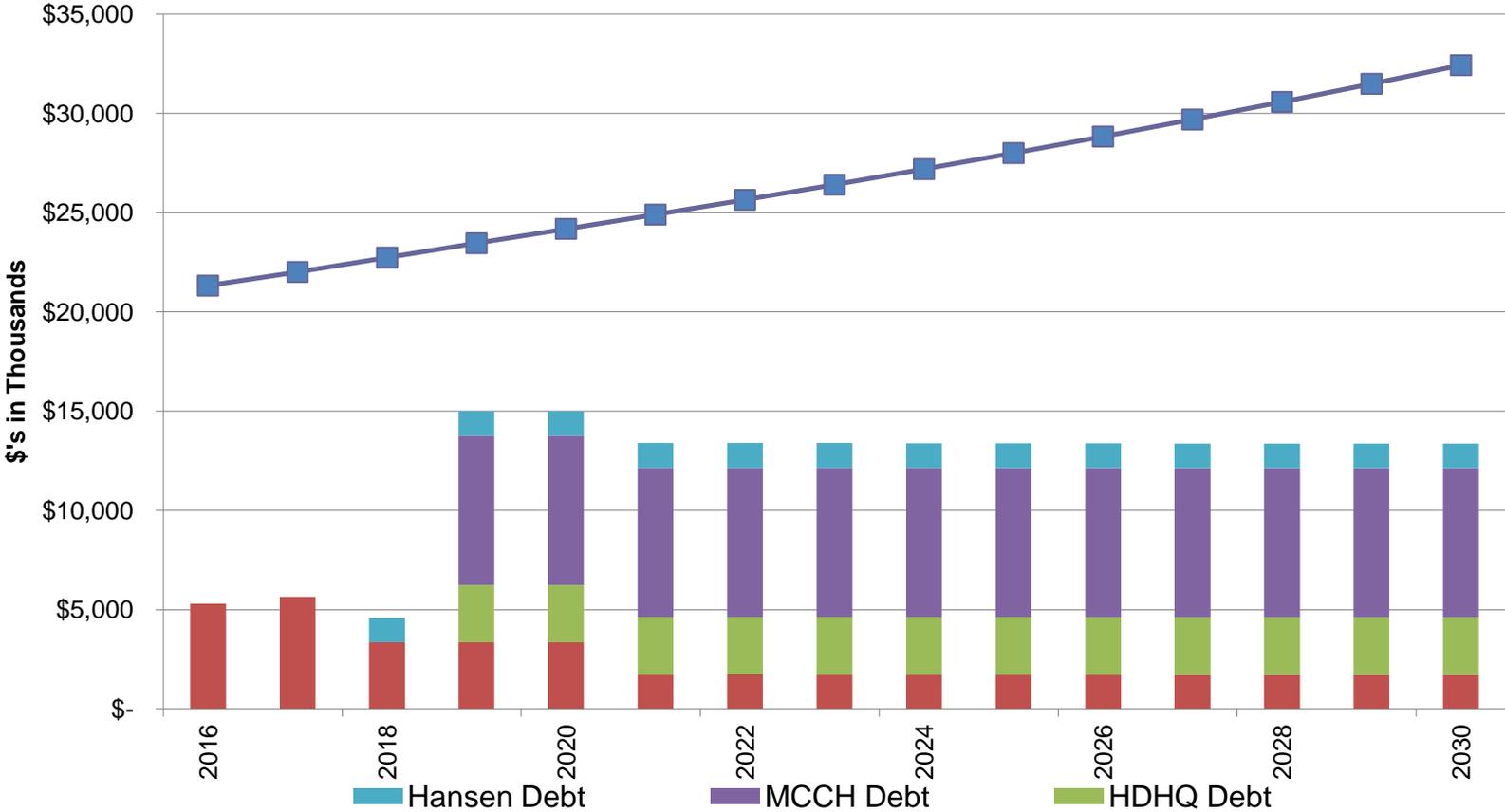
- Assumption that long – term debt issue will be utilized to finance project costs
- Range in cost estimates for Options 4 and 5 are from \$18.0M to \$22.1M
- Assuming the highest cost estimate for these options, the County has sufficient capacity to issue long – term debt for the project
- Sale value of the Hansen Facility Property is NOT assumed to assist in project funding

Loan Term Option	Conceptual Project Estimate	Cash On Hand	Net Cost to Finance	Interest Rate	Annual D/S
Option 4 - Low					
20 Years	\$20,100,000	-\$1,400,000	\$18,700,000	3.75%	\$1,345,691
30 Years	\$20,100,000	-\$1,400,000	\$18,700,000	4.00%	\$1,081,423
Option 4 - High					
20 Years	\$22,100,000	-\$1,400,000	\$20,700,000	3.75%	\$1,489,615
30 Years	\$22,100,000	-\$1,400,000	\$20,700,000	4.00%	\$1,197,083
Option 5 - Low					
20 Years	\$18,000,000	-\$1,400,000	\$16,600,000	3.75%	\$1,194,571
30 Years	\$18,000,000	-\$1,400,000	\$16,600,000	4.00%	\$959,980
Option 5 - High					
20 Years	\$20,000,000	-\$1,400,000	\$18,600,000	3.75%	\$1,338,495
30 Years	\$20,000,000	-\$1,400,000	\$18,600,000	4.00%	\$1,075,640



MULTNOMAH COUNTY DEBT CAPACITY

January, 2016



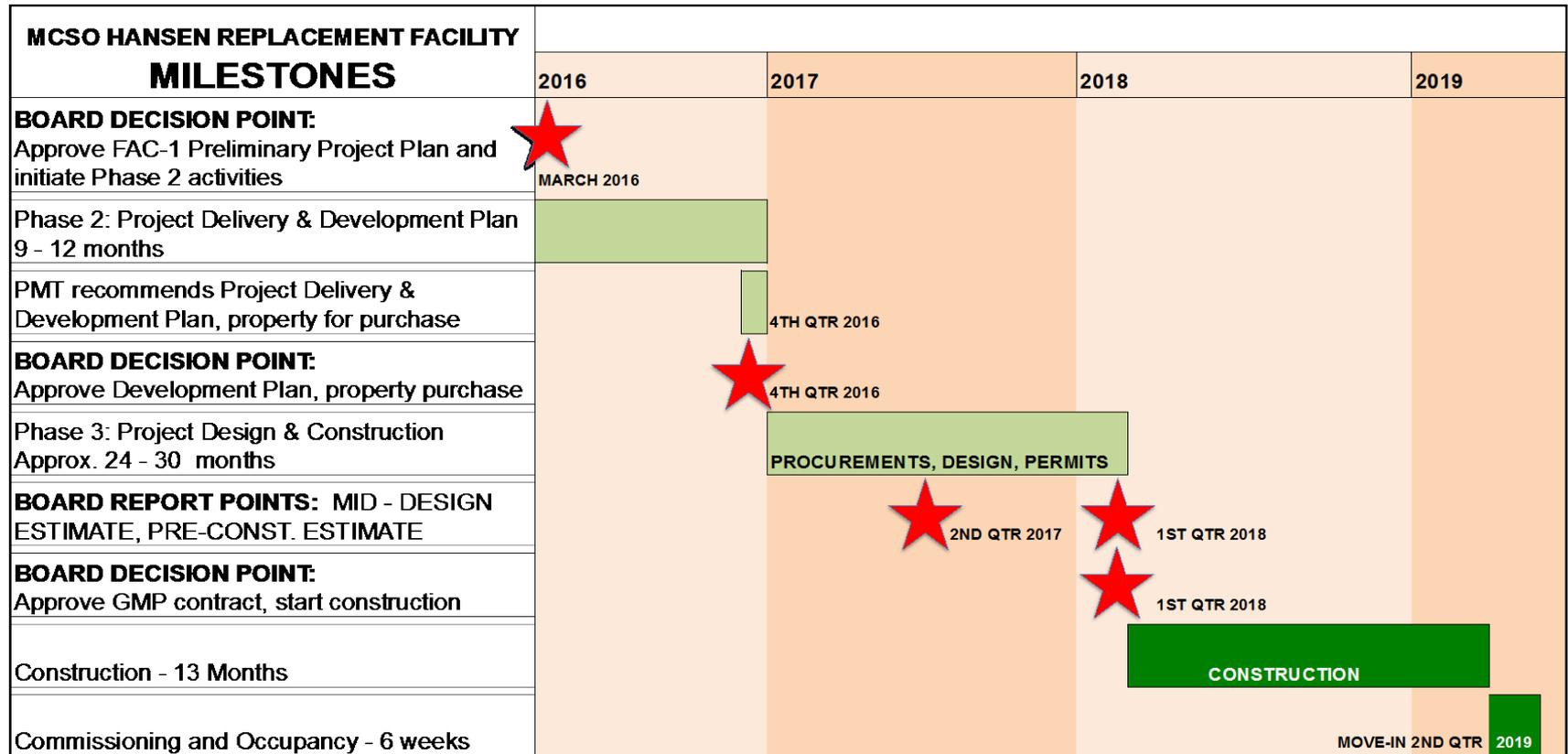
PHASE 2 ACTIVITIES:

Phase 2 activities (estimated cost \$550,000):

- Solicit proposals for available properties
- Solicit and evaluate property proposals
- Conduct property due diligence and site-specific analysis
- Update schedules and cost estimates for development alternatives
- Prepare schedule and costs to complete Phase 3 design & construction
- Present Phase 2 Project Delivery & Development Plan to BCC
- Seek approval from BCC to engage in Phase 3 (Design & Construction)



PRELIMINARY PROJECT SCHEDULE





Questions?