



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 12/17/15
Agenda Item #: R.1
Est. Start Time: 9:30 am
Date Submitted: 12/9/15

Agenda Title: Resolution Approving FAC-1 Project Plan for 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: December 17, 2015 **Time Needed:** 15 minutes
Department: DCA **Division:** Facilities
Contact(s): Cliff Serres and JD Deschamps
Phone: (503) 988-3284 **Ext.** 83284 **I/O Address:** 274/FPM
Presenter Name(s) & Title(s): Clifton Serres, Engineering Services Manager; JD Deschamps, Central Courthouse Project Manager; Mark Campbell, Chief Financial Officer; and Ken Elliott, Asst. County Attorney

General Information

1. What action are you requesting from the Board?

Adopt a resolution approving the FAC-1 Project Plan for the Multnomah County Central Courthouse (MCCCH) project comprised of the project Charter, Development Plan, Siting Plan, and Capital Funding Plan.

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.

County Administrative Procedure FAC-1 requires the Facilities and Property Management Division (FPM) to prepare and obtain Board approval of a Project Plan for a Major Facilities Capital Project such as the MCCCH project (Project Plan).

The Project Team has prepared, as part of the FAC-1 Project Plan, a project Charter, including project mission and vision statements, a scope of the project with an estimated total project rough order of magnitude cost and schedule, with anticipated milestones, funding timelines, design & construction timelines and a projected occupancy date.

The Project Team has developed and recommended, as part of the FAC-1 Project Plan, a funding strategy in cooperation with the Chief Financial Officer.

In December 2014, the Board of County Commissioners approved the FAC-1 Preliminary Planning Proposal, including the Project Proposal, by Resolution #2014-141.

In February 2015 the County Board approved the use of the Construction Manager/General Contractor (CM/GC) delivery method for this project by Resolution #2015-031. In April 2015 the County finalized the site selection of Block 8 at the West end of the Hawthorne Bridge. Following these resolutions SRG Partnership, Inc. was selected to perform design services, and Hoffman Construction Company of Oregon was selected as CM/GC to perform pre-construction services.

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. The County Chair and Commissioners have received letters from OJD, and from DAS, in March 2015, approving the Courthouse Application to utilize state matching funds from the OCCCI Fund for construction of the new Central Courthouse.

On December 8, 2015, members of the Project Team provided a briefing on this proposed Project Plan.

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

The next phase of the project, Schematic Design and Design Development, is estimated to cost \$9.4M. These activities will occur in FY16.

Per the Chief Financial Officer's Financing Strategy:

The project will make use of \$15 million in Article XI-Q bonds, which the State issued on March 31, 2015, and the 2013 legislature had previously authorized for the 2013-2015 biennium. Upon execution of the Multnomah County Courthouse Funding Agreement – Phase I (expected to occur in December 2015), the Oregon Judicial Department (OJD), acting by and through the Oregon Department of Administrative Services (DAS), will begin to pay its 50% matching share of approved courthouse costs from the OCCCI Fund.

In addition the 2015 legislature approved the County's request for funding in the 2015-17 Biennium in the amount of \$17.4M. 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 reduce the amount of long-term debt needed.

A more complete explanation from the Chief Financial Officer of the project cost estimates and funding strategy is included in the FAC-1 Project Plan.

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

Oregon Revised Statute § 1.185 requires each County to "provide suitable and sufficient courtrooms, office 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 and links to past news articles. The Project Team held two MWESB events to publicize the project and provide outreach opportunities for interested MWESB firms. The Project Team will hold a minimum of two open houses in 2016 and provide regular briefings to the Board of County Commissioners on the status of the project.

Required Signature

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

**Elected
Official or
Department
Director:**

/s/ Sherry Swackhamer,
Director, DCA

Date: December 9, 2015