

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-181

Authorizing Negotiations with Cascadia Behavioral Healthcare, Inc. and Winkler Development Corporation for a Disposition and Development Agreement for the Martha Washington Building, 1115 SW 11th Avenue, Portland, Oregon

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 05-201, dated December 8, 2005, the Multnomah County Board of Commissioners declared the Martha Washington Building, 1115 SW 11th Avenue, Portland, Oregon ("Property") as surplus.
- b. By Resolution 06-036, dated March 30, 2006, the Multnomah County Board of Commissioners authorized Facilities and Property Management Division ("Facilities") to develop a Request for Proposals, ("RFP") for the Property. The Resolution detailed specific elements to be addressed in the RFP, including affordable housing, chronic homelessness, supportive services, and development standards.
- c. The RFP was issued June 19, 2006. It was widely publicized through commercial real estate services, County e-mail, display signs, County Surplus Property website, and direct distribution. In addition, property inspection tours were conducted July 10 and July 20, 2006.
- d. On August 17, 2006, a letter was issued by the Facilities Director that extended the deadline for responses until September 5, 2006. In addition, the letter clarified the outline for responses and distributed the evaluation form by which responses would be scored.
- e. Two proposals were received by the September 5, 2006 deadline:
 - i. A proposal from Cascadia Behavioral Healthcare, Inc. and Winkler Development Corporation ("Cascadia/Winkler").
 - ii. A proposal from Sockeye Development, LLC.
- f. An Evaluation Committee ("Committee") was convened to consider the proposals. The Committee members scored the proposals independently and reached a consensus scoring for each proposal as indicated on the attached evaluation forms.
- g. It is the recommendation of the Committee that the Board commence negotiations with Cascadia/Winkler for transfer of the Martha Washington

Building pursuant to a Disposition and Development Agreement that incorporates the terms of the Cascadia/Winkler proposal.

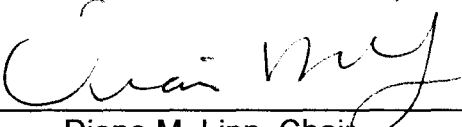
The Multnomah County Board of Commissioners Resolves:

1. The Board accepts the recommendation of the Committee.
2. Facilities is authorized to commence negotiation of a Disposition and Development Agreement with Cascadia/Winkler incorporating the terms of the proposal submitted by Cascadia/Winkler. After negotiations are complete, Facilities is directed to submit the final agreement to the Board for final approval.

ADOPTED this 26th day of October, 2006.




BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Diane M. Linn, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

John S. Thomas, Deputy County Attorney

Martha Washington RFP Evaluation Form
Cascadia Behavioral Healthcare, Inc. and Winkler Development Corporation

1-	Proceeds to County	<ul style="list-style-type: none"> \$0 = 0 pts. 100% of appraisal = 10 pts. % of appraisal = % of pts. (See notes for an example) 	0 <i>0 of 10 pts. (Max.)</i>
2-	Affordable Housing Production	<ul style="list-style-type: none"> High score = 20 pts. % of High score = % of pts. Score = Total Units/Weighted Ave. MFI Served (See Notes for example) 	15 <i>15 of 20 pts. (Max.)</i>
3-	Address Needs of Homeless	<ul style="list-style-type: none"> High score = 20 pts. % of High score = % of pts. Score = Number of units serving 17% of MFI or less (See Notes for example) 	20 <i>20 of 20 pts. (Max.)</i>
4-	Complementary Services	<ul style="list-style-type: none"> Services appropriate to population Level of service Certainty/sustainability of services 	8 <i>8 of 8 pts. (Max.)</i>
5-	Non-Competitive Funding	<ul style="list-style-type: none"> % of non-competitive funding = % of points (See Notes for example) 	2 <i>2 of 2 pts. (Max.)</i>
6-	Building Rehabilitation	<ul style="list-style-type: none"> Compliant with Building Codes Provides accessibility Long term plan for building maintenance Respects historic/architectural character Kitchen capacity approp. for population 	5 <i>5 of 5 pts. (Max.)</i>
7-	Financial Feasibility	<ul style="list-style-type: none"> Realistic long-term pro forma Evidence of equity Evidence of financing commitments Developer Fee Evidence of financial strength and resources of the proposer 	13.25 <i>13.25 of 16 pts. (Max.)</i>
8-	Readiness to Proceed	<ul style="list-style-type: none"> Evidence of land use suitability Acceptable transaction terms Timely closing 	12 <i>12 of 12 pts. (Max.)</i>
9-	Neighborhood Compatibility	<ul style="list-style-type: none"> Neighborhood/community compatibility Neighborhood/community contact 	8 <i>8 of 8 pts. (Max.)</i>
10-	Developer Capacity	<ul style="list-style-type: none"> Proposer Staff Capability Qualifications of Development Team (Architect, contractor & other professionals) 	9 <i>9 of 9 pts. (Max.)</i>
TOTAL: 76.88%			92.25 <i>92.25 of 100 pts. (Max.)</i>

Martha Washington RFP Evaluation Form
Sockeye Development, LLC

1-	Proceeds to County	<ul style="list-style-type: none"> \$0 = 0 pts. 100% of appraisal = 10 pts. % of appraisal = % of pts. (See notes for an example) 	1 <small>0-100% MFI</small>
2-	Affordable Housing Production	<ul style="list-style-type: none"> High score = 20 pts. % of High score = % of pts. Score = Total Units/Weighted Ave. MFI Served (See Notes for example) 	20 <small>0-100% MFI</small>
3-	Address Needs of Homeless	<ul style="list-style-type: none"> High score = 20 pts. % of High score = % of pts. Score = Number of units serving 17% of MFI or less (See Notes for example) 	12 <small>0-100% MFI</small>
4-	Complementary Services	<ul style="list-style-type: none"> Services appropriate to population Level of service Certainty/sustainability of services 	3 <small>0-100% MFI</small>
5-	Non-Competitive Funding	<ul style="list-style-type: none"> % of non-competitive funding = % of points (See Notes for example) 	2 <small>0-100% MFI</small>
6-	Building Rehabilitation	<ul style="list-style-type: none"> Compliant with Building Codes Provides accessibility Long term plan for building maintenance Respects historic/architectural character Kitchen capacity approp. for population 	5 <small>0-100% MFI</small>
7-	Financial Feasibility	<ul style="list-style-type: none"> Realistic long-term pro forma Evidence of equity Evidence of financing commitments Developer Fee Evidence of financial strength and resources of the proposer 	3 <small>0-100% MFI</small>
8-	Readiness to Proceed	<ul style="list-style-type: none"> Evidence of land use suitability Acceptable transaction terms Timely closing 	8 <small>0-100% MFI</small>
9-	Neighborhood Compatibility	<ul style="list-style-type: none"> Neighborhood/community compatibility Neighborhood/community contact 	5 <small>0-100% MFI</small>
10-	Developer Capacity	<ul style="list-style-type: none"> Proposer Staff Capability Qualifications of Development Team (Architect, contractor & other professionals) 	7 <small>0-100% MFI</small>
TOTAL: 55.00%			66 <small>0-100% MFI</small>