

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2016-026

Approving Purchase of 1220 SW First Avenue and Jefferson Station Condominium Unit 1 (89 SW Jefferson) and Unit 3 (1228 SW First Ave), Portland, OR.

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 2015-031, dated April 16, 2015, the Board selected the Hawthorne Bridgehead Block 8 site (Courthouse Site) for construction of the Courthouse Project. By Resolution 2015-093, dated August 27, 2015, the Board approved the exercise of options to purchase Units 4, 5, 6, 8 and 9, Jefferson Station Condominium (Options), as part of the property assembled for the new Central Courthouse Project (Courthouse Project) and authorized the Chair to execute all documents necessary to complete the purchase of Units 4, 5, 6, 8 and 9 substantially consistent with the terms and conditions of the Options. To date, the County has closed its purchases of Jefferson Station Units 4, 5, 6, and 8.
- b. The County Chair has executed Agreements for Purchase and Sale (PSAs) for the Veritable Quandary Restaurant at 1220 SW First Avenue; for Jefferson Station Condominium Unit 1, at 89 SW Jefferson; and for Jefferson Station Condominium Unit 3, at 1228 SW First Avenue, Portland, Oregon (the Property), subject to the Board approving the closing of the purchases of the Property. The Jefferson Station Condominium is a registered historic building on the southwest quarter of the Courthouse Site.
- c. The County has negotiated and executed contracts with SRG Partnership, Inc. for provision of Architectural & Engineering (A&E) Services and with Hoffman Construction Company of Oregon for provision of Construction Manager/General Contractor (CM/GC) Services for the Courthouse Project.
- d. Phase I Pre-Construction Services commenced on or about September 1, 2015. The A&E and CM/GC contracts provide for a collaborative project delivery for the Courthouse Project, in which the A&E, CM/GC and County project teams are co-located throughout the design, engineering, entitlement and construction phases of the project. The project teams moved into Units 5, 6 and 8 of Jefferson Station in March 2016.
- e. Acquisition of the Property will permit expansion of the Courthouse footprint into the VQ garden area (leased from the County through June 2017) and restaurant at 1220 SW First Avenue, construction of seismic shear walls to enhance earthquake survival of the historic Jefferson Station, and expansion of Jefferson Station floor area owned by the County and available for ancillary court services and offices.

- f. The Courthouse Project was approved by the Oregon Chief Justice and Department of Administrative Services (DAS) on March 16, 2015, which qualifies the project for 50% State funding to match the County's 50% contribution. On March 31, 2015, the State issued Article XI-Q bonds, including \$15 million to fund the State's initial Courthouse Project match.
- g. On January 15, 2016, the County, the Oregon Judicial Department (OJD) and DAS executed the Multnomah County Courthouse Funding Agreement – Phase I. On March 24, 2016, the County submitted Invoice #1 – Phase I for review and approval by OJD and DAS for the first 50% State funding of the Courthouse Project. The cost of acquiring the Property will also qualify for the State's 50% match, so long as the Property is incorporated into the Courthouse Project.

The Multnomah County Board of Commissioners Resolves:

- 1. It is in the best interests of the County to purchase the Property for use as part of the Courthouse Project, on the terms and conditions set forth in the PSAs.
- 2. The Chair is authorized to execute all documents necessary to complete the purchase of the Property substantially consistent with the terms and conditions of the PSAs.

ADOPTED this 14th day of April, 2016.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Kenneth M. Elliott*
Kenneth M. Elliott, Assistant County Attorney

SUBMITTED BY: Sherry Swackhamer, Director, Department of County Assets