



Multnomah County Courthouse Renovation Study

Briefing

Presentation to
Multnomah County
Board of County Commissioners
April 19, 2011

Introduction



Photo: Marguerite Wright

- **Introduction of Team**
- **Agenda**
 - Background
 - Purpose of Study
 - Study Process
 - Objectives
 - Strategy
 - Cost Estimates
 - Results
 - Next Steps
 - Courthouse Committee Members

Background



Photo: Marguerite Wright

- **Courthouse History**
 - Constructed between 1909-1914
 - Served as County Seat, Courthouse, and Jail
 - Numerous building alterations/modifications
 - Placed on National Register of Historic Places: 1979
- **Prior studies**
 - Government Core Campus
 - Maintenance/Restoration of Existing
 - Renovation/Construct New

Purpose



Determine the economic, logistic, and redevelopment viability of renovating the Multnomah County Courthouse, while simultaneously maintaining a substantial portion of operations in the building.

Study Process



- **Research and Analysis**
 - Programming Interviews with Key Stakeholder
 - Assessment of Building Systems
 - Analysis of National Historic Register impact
 - Preliminary Analysis of Seismic conditions
- **Concept Development**
- **Testing Concept and Review**
 - Key Stakeholders
 - County Facilities Staff
 - Courthouse Sub-Committee
- **Cost estimate**

Primary Objectives



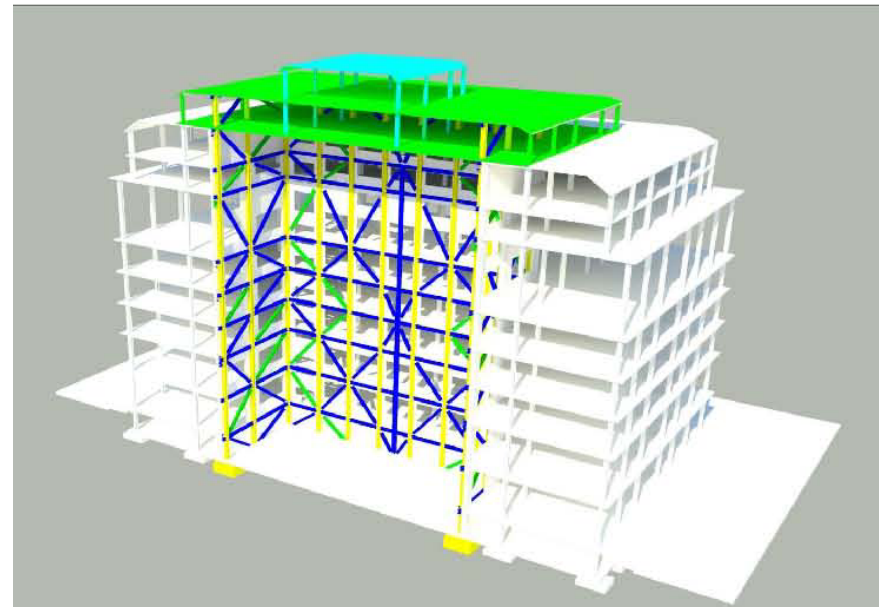
Photo: Marguerite Wright

1. Upgrade Seismic condition to standard Life Safety
2. Minimize impact on the Court operations
3. Increase security
4. Replace building infrastructure systems

Strategy

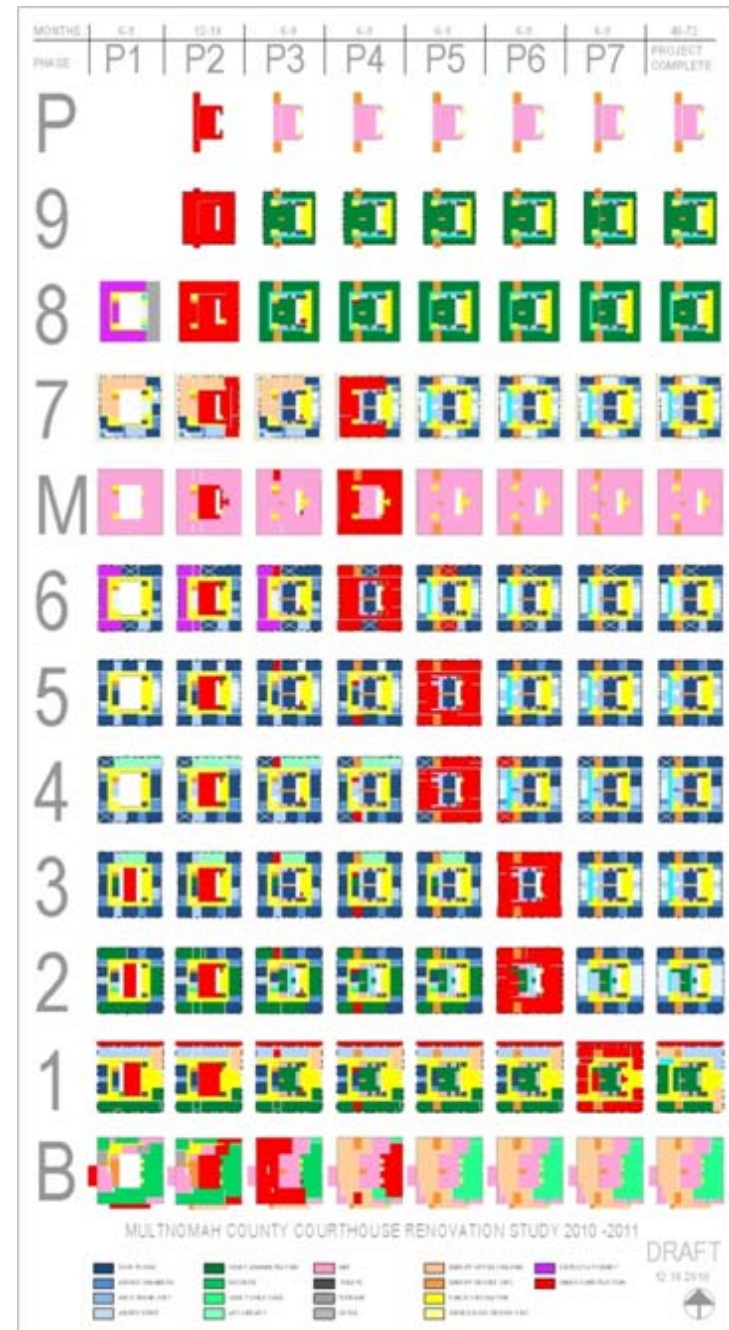
General

- Public access remains largely unchanged throughout renovation
- Focus construction activity between 4pm- 1am
- Construction consists of 7 Phases over a 4-6 year period
- Construction zones remain secure and separate from occupied areas



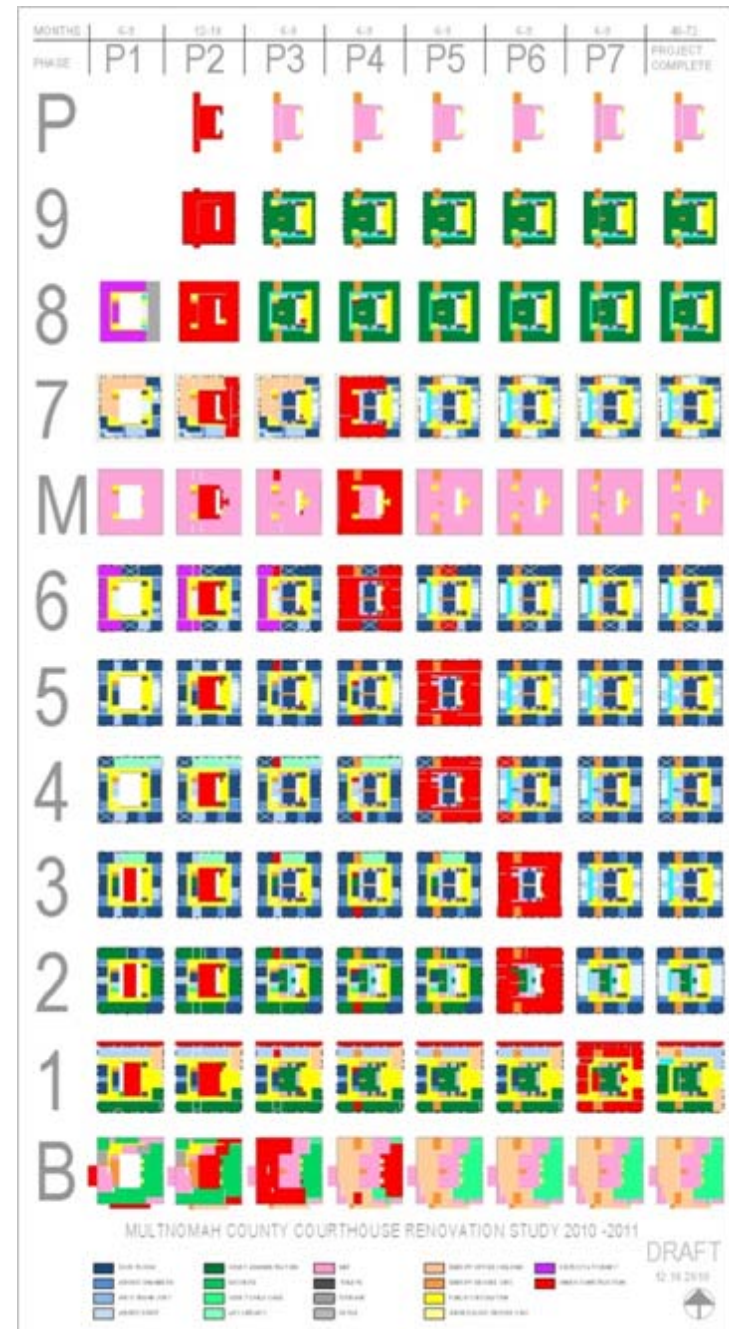
Strategy (cont.)

- **Phase 1**
 - Construction staging
 - Public utility infrastructure
 - Creation of ‘Flex-Space’
 - Select programs temporarily relocate from courthouse
 - Preliminary Seismic Approach Analysis
- **Phase 2**
 - Structural bracing for seismic upgrades
 - New building in light well constructed acting as the spine for new building systems - building a “Ship in a Bottle”
 - Addition of
 - 9th floor
 - Penthouse
 - Full build-out of 8th floor
- **Phase 3**
 - New in-custody holding facility with dedicated elevators
 - Temporary court space on 8th & 9th floor



Strategy (cont.)

- **Phase 4-6**
 - Renovate/Restore 2 floors at a time top down
 - Tie into structural bracing and new building systems
 - Building occupants relocated within the building
- **Phase 7**
 - New entrance to common lobby on South Side of Building
 - Security Screening moved to SE corner out of lobby
 - Reconfigured jury assembly room
 - In-Custody sally-port added to NW corner
- **Complete**



Project Cost Assumptions

General

- Costs in 1st Quarter 2011 dollars
- Cost Range reflects uncertainty associated with time and difficulty
- Construction duration: 4-6 Years



Construction

- Uninterrupted building services
- Hours of construction 4pm – 1am
- Construction Manager/General Contractor (CMGC) delivery method
- Hazardous material abatement allowance

Move

- Tenant Lease rates reflect range in current Portland market
- Move costs reflect industry standards
- Additional security for DA and Traffic Courts
- Court records relocation not included

Estimated Project Costs

	LOW	HIGH
Estimated Construction Costs	110,953,454	132,838,130
Construction Soft Costs	36,797,688	49,503,378
Contingency 10%	14,775,114	18,234,151
SUB TOTAL CONSTRUCTION COSTS	162,526,256	200,575,659
Building Area GSF (Initial 323,486 GSF)	398,893 GSF	398,893 GSF
Estimated Move Costs	11,922,880	17,251,067
Contingency 10%	1,192,288	1,725,107
SUB TOTAL MOVE COSTS	13,115,168	18,976,174
TOTAL ESTIMATED PROJECT COST RANGE	\$ 175,641,424	\$ 219,551,833

Results

Study results demonstrate that renovating the downtown courthouse while maintaining a substantial portion of court operations is viable



- Achieves standard Life Safety Seismic conditions
- Supports on-going Courts operations
- Improves building circulation with four additional elevators
 - Three in-Custody elevators provides secure transport
 - Staff elevator allows for distinct movement of staff and public
- Increases overall building security including:
 - New sally port
 - New holding facilities
 - Improved In-custody transport
 - Revised public entrance with security screening

Results (cont.)



- Provide complete building systems replacement
- Approximately 75,000 additional gross square feet
 - Includes flex-space for court or office use
- Extends operational life of building 40 years
- Increases operational savings
 - New energy saving systems
- Celebrates historic integrity and characteristics

Next Steps

to further define the Renovation Strategy



1. Update projections for Courtroom counts and space needs projections
2. Assess impacts of Landmarks, State Historic PO, and NPS response to Concept
3. Geotechnical, Structural, and Hazardous materials assessment



Thank you

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