

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

RESOLUTION NO. 2015-031

Selecting Site for New Central Courthouse; and Authorizing Issuance of RFPs for Architectural & Engineering Services and for a Construction Manager/General Contractor for Courthouse Project.

The Multnomah County Board of Commissioners Finds:

- a. On December 18, 2014, the Board selected a preferred site (Hawthorne Bridgehead Block 8) and an alternate site (KOIN Tower Parking Block 128) for the new Courthouse and directed the Project Team to proceed with due diligence studies on both sites.
- b. In January 2015, the Project Team retained PBS Engineering & Environmental Inc. to conduct environmental and geotechnical surveys of the preferred and alternate sites and retained David Evans & Associates, Inc. to conduct traffic impact studies of the Courthouse on both sites.
- c. Following a public hearing on February 12, 2015, the Board adopted findings supporting use of a CM/GC and approved an exemption from the competitive bidding requirements to allow use of a CM/GC contracting method for the Courthouse Project.
- d. On April 9, 2015, the Board was updated on the Courthouse Project approval status, and heard the Project Team's detailed briefing on public outreach initiatives, results of those initiatives, the Project Team's feasibility analysis of both sites to meet the Courthouse's programming needs, and the findings of environmental, geotechnical and traffic studies conducted on both the preferred and alternate sites since the Board's December 18, 2014 meeting.
- e. Based on the April 9th briefing and public comments, the Board finds that the Courthouse programming needs can be met on both the preferred and alternate sites. Environmental, geotechnical and traffic studies demonstrate that neither site exhibits any fatal flaws that would prevent construction and operation of the Courthouse on either site.
- f. FPM and the Project Team recommend the Board's selection of the preferred site (Hawthorne Bridgehead Block 8) for construction of the Courthouse Project.

- g. FPM and Central Purchasing are drafting Requests for Proposals (RFP) for both Architectural & Engineering (A&E) Services and for a Construction Manager/General Contractor (CM/GC) for the Courthouse Project and, contingent on the Board's approval, are prepared to issue the RFP for A&E services on or after April 17, 2015, and the RFP for a CM/GC on or after May 1, 2015.

The Multnomah County Board of Commissioners Resolves:

1. The Board selects the Hawthorne Bridgehead Block 8 site for construction of the Courthouse Project.
2. The Board authorizes County staff to issue an RFP for A&E services on or after April 17, 2015, and an RFP for a CM/GC on or after May 1, 2015, for the Courthouse Project.

ADOPTED this 16th day of April, 2015.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

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

By 
Kenneth M. Elliott, Assistant County Attorney

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