

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

RESOLUTION NO. _____

Approving the FAC-1 Project Design and Construction Plan and Authorizing Development of the Construction Documents and Early Construction Work for the Multnomah County Central Courthouse (MCCCH) Project.

The Multnomah County Board of Commissioners Finds:

- a. Oregon Revised Statute § 1.185 requires Multnomah 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."
- b. 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.
- c. County Administrative Procedure FAC-1 requires the Facilities and Property Management Division (FPM) to prepare and obtain Board of County Commissioners (Board) approval of a Design & Construction Plan for a Major Facilities Capital Project such as the MCCCH Project (Design & Construction Plan).
- d. On December 18, 2014, the Board of County Commissioners (Board) adopted Resolution #2014-141: Approving the FAC-1 Preliminary Planning Proposal, including the Project Proposal, the Preferred Site, Cost Estimates & Funding Strategy, and Submittal of the Courthouse Funding Application to the Oregon Department of Administrative Services (DAS) and the Oregon Judicial Department (OJD).
- e. The County 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. In addition the State issued \$15 million in Article XI-Q bonds on March 31, 2015, and the Legislature approved the County's request for funding in the 2015-17 Biennium for the amount of \$17.4M.
- f. On December 17, 2015, the Board adopted Resolution #2015-129: Approving the FAC-1 Project Plan and authorizing the Schematic Design and Design Development Phases of the Project. On the same day, the Board adopted Resolution #2015-130: Authorizing the County Chair to execute an IGA with the

Oregon Department of Administrative Services (DAS) and the Oregon Judicial Department (OJD) for funding the Central Courthouse Project, Phase I.

- g. Following execution of the Multnomah County Courthouse Funding Agreement – Phase I on January 15, 2016, OJD, acting by and through DAS, has approved the County's first request for disbursement and has paid its first 50% matching share of approved courthouse costs from the OCCCI Fund.
- h. The Project Team has submitted the 50% Design Development (DD) documents to the City of Portland. It is anticipated the 100% DD documentation will be completed by July 23, 2016, and a complete cost estimate comparison from the CM/GC and Third Party Estimators will be available for consolidation on or around August 31, 2016.
- i. Early construction work, to be performed prior to negotiation and Board approval of the Guaranteed Maximum Price scheduled for March 2017, may include most or all of the following activities: Preparation of lay down area, Offsite Utility Relocations, Demolition of Penthouse on Jefferson Station and 1220 SW First Avenue, Shoring, Foundations and Foundation Walls, Tower Crane Footing, Structural Dampers – Procurement, Lobby Steel Columns – Procurement, and Generator & Tank – Procurement.
- j. The Project Team has nearly completed the Schematic Design and Design Development phases of the Project and has prepared, as part of the FAC-1 Project Design and Construction Plan, a description of the project, a total project cost estimate, a project schedule with anticipated milestones, design & construction timelines and a projected occupancy date.
- k. The conceptual project budget for the MCCCH Project is \$290M - \$300M. The next phase of the project, development of the Construction Documents, is estimated to cost \$11.5M, and the early construction work is estimated to cost up to \$12.5M. These activities will occur in FY17.
- l. On June 23, 2016, members of the Project Team provided a briefing on this proposed FAC-1 Project Design and Construction Plan.

The Multnomah County Board of Commissioners Resolves:

- 1. Approval of the FAC-1 Project Design and Construction Plan for the MCCCH Project.
- 2. Authorization for the Development of the Construction Documents for the MCCCH Project.

3. Authorization to perform early construction work for the MCCCH Project.

ADOPTED this 30th day of June, 2016.

**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
Henry Alaman, Director, Facilities & Property
Management Division**