

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Session Worksheet**

**Presentation Date:** 4/7/15   **Approx Start Time:** 10:30 am   **Approx Length:** 1 hr

**Presentation Title:** Red Soils Master Plan Update/Court Functions Strategic Planning

**Department:** County Administration, Finance/Facilities

**Presenters:** Nancy Newton, Deputy County Administrator; Marc Gonzales, Finance Director

**Other Invitees:** District Attorney John Foote, Presiding Judge Robert Herndon, Don Eggleston, Becky Epstein, Natasha Koiv – SERA Architects; Jeff Jorgensen, Facilities Manager; Lane Miller, Purchasing Manager.

**WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

Staff respectfully requests that the Board of County Commissioners allocate budget resources for an external consultant and staff time to pursue match funding from the Oregon Judicial Department and the Department of Administrative Services. If successful, this effort will result in the State providing a significant contribution to fund construction for replacement of the 1936 County Courthouse.

**EXECUTIVE SUMMARY:**

The State of Oregon Judicial Department and Department of Administrative Services has created a legislative bond program through which Clackamas County may apply to receive State matching funds for the construction of a courthouse if a portion of the building is dedicated to housing another State program. Given the unprecedented nature and potentially limited duration of this program, staff requested that the Clackamas County Board of Commissioners authorize further research to determine the scope, cost and timeline required for Clackamas County to submit a proposal to receive funding from this courthouse construction program. On December 10, 2014, the Board authorized staff to research and present a policy proposal regarding the construction of a courthouse on the Red Soils campus as contemplated in the Red Soils Master Facilities Plan. This policy session is the result of that research.

Staff has consulted with SERA Architects to determine a proposed scope of work — please see the following two attachments:

- “Courts Program” graphic
- “Red Soils Master Plan Update, Court Functions Strategic Planning” chart

The chart assumes a courthouse construction start time in 2018 and details the tasks, affiliated costs and timeframe for a legislative request for 50% State matching funds. The proposal elements are:

Year	Description	Cost
2015	<ul style="list-style-type: none"> <li>Evaluate existing courthouse using the Draft Guidelines to Oregon Court Facilities, 2006 &amp; 2013 to satisfy OJD &amp; DAS requirements</li> <li>In-depth programming analysis of Courts space needs including workshops with stakeholders on courtroom and support space design. Analysis will be used to inform and (re)validate Red Soils Master Plan programming assumptions</li> <li>Programming analysis of a compatible State Agency as a tenant in the Courthouse</li> </ul>	\$242,000
2016	<ul style="list-style-type: none"> <li>Tasks anticipated to attain approval of a Type III land use review of master plan updates integrating new program information for the proposed Courthouse</li> </ul>	\$189,500
2017	<ul style="list-style-type: none"> <li>Master plan approval and additional strategic planning to pursue bond program funds (targeting a Legislative approval in mid-2017)</li> </ul>	\$73,500
	Total (2015 through 2017)	\$505,000

**FINANCIAL IMPLICATIONS (current year and ongoing):**

The total anticipated cost to submit a formal proposal process to the 2017 Legislature is \$505,000. Current fiscal year cost would be \$133,500 with the remaining \$371,500 estimated to be needed over the next two fiscal years.

**LEGAL/POLICY REQUIREMENTS:**

There are no legal changes or policy requirements at this time.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

Should the County proceed, courthouse users and other stakeholders would be involved in the programming analysis for court functions; the city of Oregon City would be the arbiter of the required land use review and master plan updates and Public and Governmental Affairs would assist in the legislative strategy/process. Additionally, elected officials such as the Board of County Commissioners, Presiding Judge and District Attorney would work together to advocate for project funding.

**OPTIONS:**

1. The Board may authorize continued work to obtain courthouse construction match funds from the 2017 legislative session accordingly:
  - a. Authorize \$133,500 to begin the formal request process in the current fiscal year and,
  - b. Create policy level proposals in the estimated amount of \$371,500 for Budget Committee consideration in the appropriate fiscal years through 2017 to complete the legislative request.
2. The Board may request alternatives such as polling or focus groups to gauge community interest.
3. The Board may reject staff's request to research the project.
4. The Board may take no action.

**RECOMMENDATION:**

Staff respectfully requests that the Board approve option one, approving \$133,500 in the current fiscal year to begin creating a legislative request for courthouse funding and that the remaining \$371,500 estimated to complete the project be brought forward as policy level proposals during the County's budget process, cumulating in a request for courthouse State match funding in the 2017 legislative session.

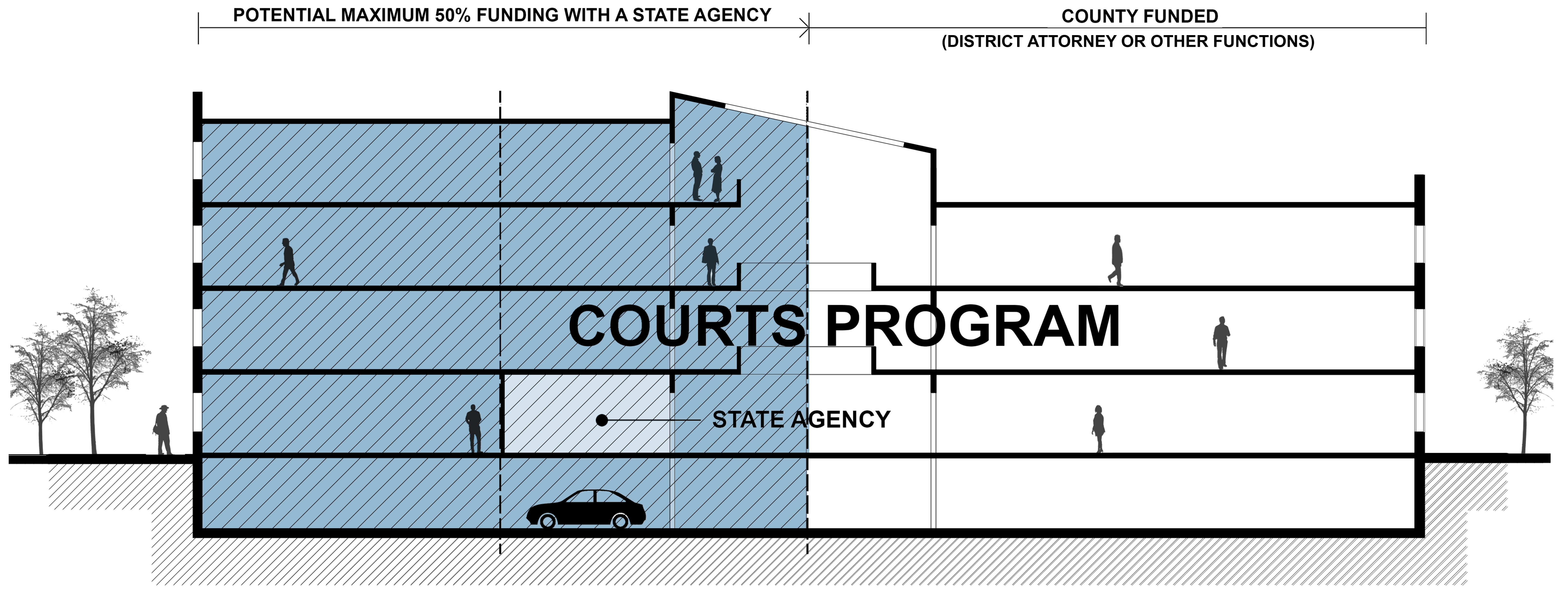
**ATTACHMENTS:**

- "Courts Program" graphic
- "Red Soils Master Plan Update, Court Functions Strategic Planning" chart

SUBMITTED BY: Nancy Newton, Deputy County Administrator  
Division Director/Head Approval \_\_\_\_\_  
Department Director/Head Approval \_\_\_\_\_  
County Administrator Approval \_\_\_\_\_

<p>For information on this issue or copies of attachments, please contact <u>Nancy Newton</u> at <u>(503) 742-5918</u></p>
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**RED SOILS MASTER PLAN UPDATE**  
**COURT FUNCTIONS STRATEGIC PLANNING**  
**POTENTIAL COURTHOUSE CAPITAL CONSTRUCTION & IMPROVEMENT FUNDING OPPORTUNITY**







**CLACKAMAS COUNTY  
RED SOILS MASTER PLAN UPDATE  
COURT FUNCTIONS STRATEGIC PLANNING  
APRIL 7, 2015**

