

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as (if applicable)

Policy Session Worksheet

Presentation Date: May 4, 2022 **Approx. Start Time:** 9:30 am **Approx. Length:** 30 min

Presentation Title: Board Prioritization Criteria for Capital Projects

Department: County Administration

Presenters: Emily Klepper, Senior Policy Advisor

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Requesting that the Board identify key criteria for capital projects that will inform a prioritized pipeline.

EXECUTIVE SUMMARY:

For the first time in recent history, the County is considering a number of major capital construction projects for the community. A **major County capital construction project** is defined as 1) the project is county led, county owned or on county-owned property, 2) requiring a county general fund investment, 3) a project value of \$5 million or more, and 4) will be shovel ready within 2-5 years.

Some of these projects are:

- County Courthouse
- Relocation of the Behavioral Health Clinics (*due to courthouse construction*)
- County Fair Multipurpose Facility
- Jail (Adult Detention Center)
- Gladstone Library
- Oak Lodge Library
- OSU Extension Center

Staff is planning and preparing for these projects and regularly brings updates to the BCC. In recent months many of these projects have come in with financial estimates much greater than anticipated, in some cases increases upwards of 40-50%. This is due to a number of factors including inflation, rising interest rates, an overly burdened supply chain and workforce challenges.

In order to thoughtfully respond and plan for these increased costs and limited availability of county general funds, the BCC directed staff to propose clear criteria for evaluating projects.

Below is proposed **Capital Construction Projects Criteria** for Board consideration:

- At least 25% of the project is matched with non-county funds
- Aligns with a mandated county service
- Aligns with a Board Performance Clackamas strategic plan
- Serves the residents of Clackamas County
- Completed readiness assessment – fiscally sound plan, property secured, community engagement underway or completed

Once the Board approves criteria, staff will evaluate existing county construction projects and will bring those projects ranked by criteria back to the Board for review and decisions. This list will be re-evaluated regularly.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? \$ N/A

What is the funding source?

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
- How does this item align with the County's Performance Clackamas goals?

Building Trust in Good Government is a core strategic goal. Prioritizing future capital projects and aligning financial investments is integral to good governance. It is essential to maintain the community's trust in the County's ability to deliver core services within the allocated and available budget.

LEGAL/POLICY REQUIREMENTS:

PUBLIC/GOVERNMENTAL PARTICIPATION:

OPTIONS:

1. Use the proposed criteria listed above
2. Modify the proposed criteria listed above
3. Take no action.

RECOMMENDATION:

Staff recommends option 1: use the proposed criteria listed above.

ATTACHMENTS:

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact _____ @ 503-_____