

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: November 27, 2012 **Approx Start Time:** 10:00 AM **Approx Length:** 45 min.

Presentation Title: Clackamas County Facilities Update

Department: Finance Department, Facilities Management Division

Presenters: Marc Gonzales and Jeff Jorgensen

Other Invitees: Cory Johnson

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

The primary purpose of this study session is to respond to the Board's request for an update on County facilities. Secondly, staff has identified the need for a more coordinated approach regarding facilities requests and facilities planning each fiscal year.

Facilities Management Division will compile and complete the 2013-2014 County Facilities Plan based on information provided by departments in preparation of the annual budget by January 1, 2013 and submit it with the FY 13-14 Budget.

EXECUTIVE SUMMARY:

Clackamas County Facilities are managed by the Facilities Management Division of the Finance Department. The primary location of County facilities and function sits at the Red Soils complex in the Hilltop area of Oregon City. This 65-plus acre campus is the result of progressive implementation of the County's adopted Red Soils Facilities Master Plan. Over time the County has consolidated many functions from dispersed locations into more efficiently located space, and planning continues for future consolidations in the near future. Examples for the future include relocation of the Clerk's Recording and Records Management functions, the Sheriff's evidence processing and traffic accident reconstruction team, and the siting of the County operated public clinic under Health Housing and Human Services in an appropriately located community location.

County Administration has ultimate responsibility for executing facility planning, development, acquisition and disposal through Finance. The County's stated policies for facilities include a preference for

- locating offices in County-owned rather than leased buildings
- having owned facilities, when built or improved, meet or exceed LEED Silver standards for energy and design efficient operation
- taking all opportunities to consolidate functions, with attention to logical adjacency for efficient operations

- committing to leases only when the properties meet habitability standards – no occupancy of substandard leased buildings.

Facilities Management coordinates office maintenance, remodeling, retrofitting for special purposes, and moves in and out of buildings for all general County departments, and upon request for the component unit offices such as North Clackamas Parks and Recreation District, Tri-City SD or SD #1.

Facilities Management continues to work with departments to make the best and most effective use of existing County space in our owned buildings, consolidating during times of reduced demand for services, such as in Building Services and County Surveyor activities. We also consider alternative uses of open space, taking into account short and longer term requirements.

In response to the Board's request for a facilities report, staff has provided the following:

1. Owned Facilities List – those building owned and occupied or operated by the County
2. Leased Facilities List – buildings leased for operating purpose from private landlords
3. Donated Facilities List – buildings in which the County has a presence as a cooperative effort for which no lease payments are required
4. County Facility Maps – depicting the County's local sites
5. Facility Consolidation Projects – these describe projects that have been completed
6. Current Facilities Projects Status Sheet – projects in process
7. Projected Facilities Projects – projects ready or nearly ready to commence

These documents show the County's current status in its facilities portfolio as well as anticipated facilities needs

FINANCIAL IMPLICATIONS (current year and ongoing):

Facilities Management has estimated costs for current and future projects which will be presented at this study session. Items to be requested by departments for the upcoming fiscal year are not yet known. Financial implications for those projects cannot be determined at this time. By consolidating requests for facility needs through Finance we expect to document for the BCC cost savings through:

- efficiencies in lease negotiations,
- regular maintenance scheduling and
- avoidance of leased facilities that require costly improvements.

LEGAL/POLICY REQUIREMENTS:

The legal requirement relevant to this study session is County Code 2.09.060 C(10) under "County Administrator Authority," "Direct the use, maintenance and custody of all County and district property, buildings, works and improvements according to any policies adopted by the Board."

Options:

1. The Board may review current and future facilities projects.
2. The Board may endorse the creation of a single County Facilities Plan.
3. The Board may suggest an alternative approach to facilities planning and/or reporting.
4. The Board may take no action at this time.

RECOMMENDATION:

Staff respectfully requests the following:

1. Review the projects completed, those in process, and those contemplated for the near future.

Endorse a single County Facilities Plan, under the oversight of the County Administrator to administer all County facilities.

ATTACHMENTS:

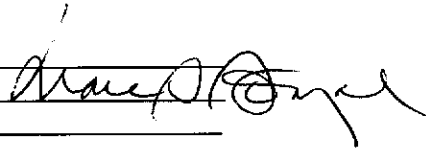
1. Owned Facilities List
2. Leased Facilities List
3. Donated Facilities List
4. County Facility Maps
5. Facility Consolidation Projects
6. Current Facilities Projects Status Sheet
7. Projected Facilities Projects

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____



For information on this issue or copies of attachments, please contact Jeff Jorgensen @ 503-734-6248

CLACKAMAS COUNTY FACILITIES MANAGEMENT

BUILDING LISTING

FM#	Description	Address	Grouping	Square Footage	Year Built	Year Acquired	Owned/Leased	Overall Service Level
5	Sheriff - Public Safety Training Center	12700 SE 82nd Ave, Clackamas 97015	Sheriff	21,620	2000	2004	Owned	FS
7	Sheriff - Modular 1	2106A Kaen Rd, Oregon City 97045	Sheriff	672	1993	1993	Owned	FS
10	County - Unassigned all County	Various	County	NA	NA	NA	Own	FS
12	BCS - Barton Park	19009 SE Barton Park Rd, Boring 97007	BCS - PPL	951	1960	Unknown	PPL - Owned	LS
13	BCS - Carver Boat Ramp	14890 S Springwater Rd, Oregon City 97045	BCS - PPL	2,395	1905	Unknown	PPL - Owned	LS
14	BCS - Metzler Park	24526 S Metzler Park Rd, Estacada 97023	BCS - PPL	2,784	1940	Unknown	PPL - Owned	LS
15	DTD - Canby Ferry	North Locust St., Canby 97002	DTD - PPL	Unknown	Unknown	Unknown	PPL - Owned	LS
16	BCS - Eagle Fern Park	21975 SE Eagle Fern Park Rd	BCS - PPL	Unknown	Unknown	Unknown	PPL - Owned	LS
17	BCS - Boones Ferry Landing	26177 NE Boones Ferry Rd, Aurora 97002	BCS - PPL	Unknown	Unknown	Unknown	PPL - Owned	LS
18	BCS - Hebb Park	500 SW Hebb Park Rd, West Linn 97068	BCS - PPL	Unknown	Unknown	Unknown	PPL - Owned	LS
19	BCS - Freyer Park	16185 S Feyrer Park Rd, Molalla 97038	BCS - PPL	Unknown	Unknown	Unknown	PPL - Owned	LS
20	BCS - Barlow Trail		BCS - PPL	NA	NA	NA	PPL - Owned	NS
20	BCS - Feidheimer Ramp		BCS - PPL	NA	NA	NA	PPL - Owned	NS
20	BCS - Latourette Wayside		BCS - PPL	NA	NA	NA	PPL - Owned	NS
20	BCS - Molalla River Area		BCS - PPL	NA	NA	NA	PPL - Owned	NS
20	BCS - Oak Grove Ramp		BCS - PPL	NA	NA	NA	PPL - Owned	NS
20	BCS - Wagon Wheel		BCS - PPL	NA	NA	NA	PPL - Owned	NS
20	BCS - Wilhoit		BCS - PPL	NA	NA	NA	PPL - Owned	NS
23	BCS - Stone Creek Golf Course	14603 S Stoneridge Dr, Oregon City 97045	BCS - PPL	7,187,400	2002	2002	PPL - Owned	NS
35	DTD - Phase 3 Engineering House	13600 SE Sunnyside Rd, Clackamas 97015	DTD	2,712	Unknown	2009	Owned	LS
40	BCS - Hoodview Park	14600 SE 162nd Ave, Happy Valley 97086	BCS - PPL	5,178	1978	2009	PPL - Owned	LS
44	Sheriff - Oregon City Boathouse	1701 Clackamette Dr. Slip #4, Oregon City 97045	Sheriff	Unknown	Unknown	2012	Owned	FS
100	County - FIDO (Archives)	2100 Kaen Rd, Oregon City 97045	County	1,439	Unknown	1963	Owned	FS

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190	Juvenile - Juvenile Skills Center (Modular)	2100 A Kaen Rd, Oregon City 97045	Juvenile	1,792	1996	1996	Owned	LS
200	TS - TS2 Building	168 Warner-Milne Rd, Oregon City 97045	TS	10,188	~1963	~1963	Owned	FS
290	OSU - OSU Annex (Modular)	168 Warner-Milne Rd, Oregon City 97045	OSU	1,792	1996	1996	Owned	LS
400	Entire Building - Homan Building	821 Main St, Oregon City 97045	Entire Building	9,659	1974	1986	Owned	FS
500	Entire Building - CCOM Building	2200 Kaen Rd, Oregon City 97045	Entire Building	11,535	1985	1985	Owned	FS
700	Sheriff - Corrections 34 Bed Facility	9200 SE McBrod, Milwaukie 97222	Sheriff	6,000	1980	1980	Owned	LS
805	Sheriff - Jail Intake Facility	2206 Kaen Rd, Oregon City 97045	Sheriff	46,546	2005	2005	Owned	LS
810	Sheriff - Jail	2206 Kaen Rd, Oregon City 97045	Sheriff	46,800	1959	1959	Owned	LS
895	Sheriff - Modular 2	2106B Kaen Rd, Oregon City 97045	Sheriff	840	2000	2000	Owned	FS
900	Entire Building - Courthouse Building	807 Main St, Oregon City 97045	Entire Building	58,997	1937	1937	Owned	FS
1100	TS - TS1 Data Center	121 Library Ct, Oregon City 97045	TS	5,963	1966	1966	Owned	FS
1400	County - Old Dog Shelter Bldg	2104 Kaen Rd, Oregon City 97045	County	7,224	1970	1970	Owned	FS
1500	DTD - Roads Dept Barton Storage	19009 SE Barton Park Rd, Boring 97007	DTD - Roads	2,100	Unknown	Unknown	Owned	LS
1600	DTD - Roads Dept Bridge Maintenance	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	5,092	1968	1968	Owned	FS
1700	Entire Building - McCoy Building	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	20,796	1978	1978	Owned	FS
1900	County - Old Abernethy Bldg / "Big Blue"	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	43,099	1964	1964	Owned	FS
1991	H3S - Community Health Modular 1	1431 Beaver Creek Rd, Oregon City 97045	H3S	1,792	1996	1996	Owned	FS
2000	DTD - Abernethy Parking & Landscape	902 Abernethy Rd, Oregon City 97045	DTD - PPL	175,066	1940	1940	PPL - Owned	FS
2100	DTD - Roads Abernethy Maint Yard	902 Abernethy Rd, Oregon City 97045	Abernethy Complex - PPL	344,297	1940	1940	PPL - Owned	FS

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2105	DTD - Roads Maint Yard Restroom	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	234	1996	1996	Owned	FS
2200	Sheriff - Fleet Office	1007 Abernethy Rd, Oregon City 97045	Sheriff	1,004	Unknown	1993	Owned	FS
2300	Entire Building - Abernethy Creek Building	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	3,657	1968	1968	Owned	FS
2400	Entire Building - Fleet Services Building	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	1,708	1985	1985	Owned	FS
2600	Entire Building - Traffic Maintenance Building	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	8,450	1970	1970	Owned	FS
2700	DTD - Roads Dept Truck Sheds	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	25,586	1970	1970	Owned	LS
2800	DTD - Wash Rack	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	2,760	1978	1978	Owned	LS
2900	DTD - Roads Welding Shop	902 Abernethy Rd, Oregon City 97045	Abernethy Complex	2,257	1979	1979	Owned	FS
3000	Entire Building - Development Services Building	150 Beavercreek Rd, Oregon City 97045	Entire Building	172,848	2008	2008	Owned	FS
3100	County - Old Elections Building	825 Portland Ave, Gladstone 97027	County	4,930	Unknown	Unknown	Owned	FS
3200	OSU - OSU Extension Svc	200 Warner-Milne Rd, Oregon City 97045	OSU	3,420	Unknown	1968	Owned	LS
3410	BCS - NCPRD - Milwaukie Center	5440 SE Kellogg Creek Dr., Milwaukie 97222	BCS - PPL	18,600	1980	1980	PPL - Owned	LS
3420	BCS - NCPRD - Aquatic Park	7300 SE Harmony Rd., Milwaukie 97222	BCS - PPL	45,400	1998	1998	PPL - Owned	LS
3800	Entire Building - Juvenile Building	2121 Kaen Rd, Oregon City 97045	Entire Building	15,829	1962	1962	Owned	FS
3890	Entire Building - Juvenile Modular Building	2125 Kaen Rd, Oregon City 97045	Entire Building	1,792	1998	1998	Owned	FS
3900	County - Parrot Creek Boys Ranch	22518 S Parrot Ck Rd., Oregon City 97045	County	Unknown	Unknown	Unknown	Owned	LS
4000	Tourism - Wilsonville Visitor Center	29600 SW Park Place, Wilsonville 97070	Tourism	Unknown	Unknown	Unknown	Owned	NS
4100	County - Liberty Plaza	815-817 Main St, Oregon City 97045	Courthouse / Holman - PPL	5,500	2004	2004	Owned	FS