

# Replacement Clackamas County Courthouse Project

February 2023



Clackamas County residents will soon have a safe and secure place to seek justice. Construction of a much-needed replacement county courthouse is underway on the county's Red Soils campus in Oregon City. It will open in 2025.

Built in 1936, the current courthouse is functionally obsolete, poses significant safety risks and contributes to delays in justice.

The state-of-the-art replacement courthouse will mark the first time in Oregon history that a courthouse is delivered through a public-private partnership (P3). A P3 involves collaboration between a government agency and a private-sector company to build large infrastructure projects such as a courthouse.

After a highly-competitive and transparent bidding process, Clackamas County selected Fengate PCL Progress Partners (FP3) to design, build, finance, operate, and maintain the replacement courthouse over a 30-year period.

The FP3 consortium, now renamed the "Clackamas Progress Partners (CPP)," is comprised of:

- Developer: Fengate Asset Management
- PCL Investments Inc.
- Design-Build Contractor: PCL Construction Services Inc.
- Services Provider: Honeywell
- Design Services: DLR Group

The county's comprehensive analyses of



alternatives revealed the P3 approach to be the most cost-effective, lowest-risk plan. The project will generate hundreds of new jobs and business opportunities and not require any new taxes.

The county will make fixed payments over 30 years. CPP is required to reinvest in the replacement courthouse to ensure that it has many remaining decades of life after the contract expires.

The county, which owns the courthouse during all phases of the project, will not make any payments until the building is ready for occupancy.

## A Community of Support

Local/statewide stakeholders support the project and are involved in planning efforts, including:



# The Current Courthouse is No Longer Adequate to Meet our Needs



## Earthquake Risks

A 2015 seismic evaluation found the existing courthouse has numerous structural deficiencies. Soil tests indicate the ground under the building could liquefy during an earthquake. The courthouse is currently three feet from the Willamette River and cannot be seismically retrofitted or modified to modern standards.



## Safety Concerns

There are significant safety concerns due to failing building systems. Mechanical, electrical and plumbing systems are functionally obsolete and in some cases beyond repair.



## Security Challenges

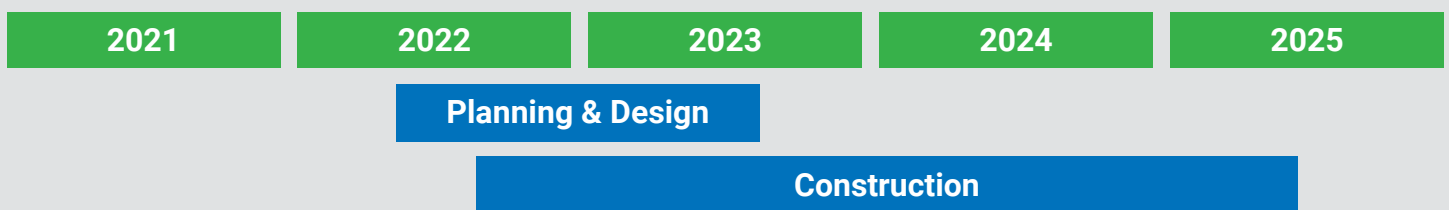
A capacity shortage in the current courthouse highlights the need for separate building 'circulation zones.' The current courthouse lacks separate paths for victims, witnesses, and prisoners/defendants. Jurors have no sequestration room on site, increasing the risk of improper communications.



## Delays in Justice

With the current courthouse, the gap between space availability and judicial needs leads to delays in justice. The existing courthouse cannot handle the demands of our population, which has led to delays in trials and incarcerations, and affected child support hearings and civil litigation trials.

## Current Timeline



Learn more and sign up for updates at [www.clackamas.us/courthouse](http://www.clackamas.us/courthouse)