



Updated 11/8/21 - Added WES Buildings to list

DATE: November 4, 2021

TO: Gary Schmidt, County Administrator  
Nancy Bush, County Operating Officer

FROM: Cindy Becker, Project Coordinator

SUBJ: Overview of Building Construction Projects

The purpose of this memorandum is to provide you and the BCC with an overview of construction projects either underway or planned by a variety of departments. The attached matrix provides the following information for each project:

- Building Name
- Status in the Approval Process
- Project Cost
- Funding Source(s)
- Projected Completion Date
- Relevant Comments

The list includes projects that are funded with County General Funds and those that are being built with other, non-County GF, funding sources.

A second attachment provides an overview of the HACC development pipeline and includes similar information for each project.

The intent of these lists is to provide you and the Board with a reference point as individual projects are brought before the Board for consideration.

## Building Projects Summary Draft

Building Name	Status: Where is this project in the Approval Process	Projected Cost	Funding Source(s)	Projected Completion	Comments
<b>Courthouse</b>	Approved for P3 procurement. Final P3 Project Agreement – including guaranteed maximum price (GMP) of the project - will be presented to BCC for approval in 2Q22	\$220 million (estimate) total capitalized costs	County general fund and State OCCCIF	Mid 2025	The state is funding 50% of eligible courthouse costs from the Oregon Courthouse Capital Construction and Improvement Fund (OCCCIF). County will match state OCCCIF fund plus cover 100% of the costs for the DA space in the courthouse and any other project costs required but not eligible for state match.
<b>Gladstone Library</b>	Going to BCC policy session 11/23/2021 to ask for approval to move forward	\$7.0 million	ARPA funds, Gladstone beginning fund balance, Revenue Bonds: County GF and Library	8/7/2023	\$200,000 budget shortfall; options to increase GF portion of revenue bond by \$200,000 (adds \$14,616/year) or lower contingency
<b>Oak Lodge Library</b>	Going to BCC policy session on 12/1/2021 to review options for proceeding.	\$14-16 million	Library District Reserve for Oak Lodge, Library Services Capital Reserve, Oak Lodge Beginning Fund Balance, ARPA funds, Revenue Bonds – County GF and Library	TBD	Approx. \$1.3 million budget shortfall. Evaluating options to address including reducing the size of the library or increasing the GF portion of the revenue bond. Given the connection with the NCPRD Project, other options are also being evaluated as the plans for the library.
<b>OSU Extension</b>	On hold	Estimated \$9-14 million	OSU has \$9m saved fbut will need additional \$	TBD	
<b>Juvenile modular</b>	Part of Courthouse project - waiting to hear from OC on moving modular	\$70-\$90k to move modular. <\$50 k to modify bldg	County GF	TBD	If approved, we'll move modular. Otherwise Juvenile Dept. is looking at adjustment to an existing building.
<b>Sheriff's shed</b>	Part of Courthouse project	\$5,000	N/A	TBD	Want to move contents to former Dog Services building
<b>WIC</b>	Exploring existing locations in OC, Canby and Sandy	Estimate: <\$1 million	Could be ARPA or County GF	TBD	No new building is anticipated. May need funds to move and
<b>BH Clinic Relocation</b>	Part of Courthouse project - Waiting for follow up Exec. Session	\$8-10 million	Country GF and Health Center Funds	October, 2022	Clinics need to be demolished.

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<b>Sandy Clinic</b>	Approved by BCC 4/19.	\$4.8 million construction; \$315,000 Architect. Fees No County GF	Health Center Funds	March, 2022	Currently under construction
<b>Milwaukie Bay</b>	Const. IGA to NCPRD Board in late November, along with Design contract to get final costs and begin VE work. Est.	Est. \$9.6 Million (NCPRD – No County GF)	Estimate: \$8-10 million if purchase	Potential mix of County GF, ARPA, and H3S Funds	Main Stoppage right now is the Construction IGA, Funding Agreement, design work stoppage, and completion of the SDC Methodology update.
<b>Transportation Maintenance Building</b>	Local entitlement/permitting completed. Construction underway.	\$34 million (includes \$1.6 Contingency)	State Road Fund, Land Sale Proceeds, ODOT COVID Lost Revenue reimbursement	December 2022 (Estimated)	Main building foundation expected to be completed by Friday (10/29)
<b>NCPRD Community Center (Concord)</b>	Going to BCC policy session with Oak Lodge on 12/1/21	\$1-\$15 million. No County GF	Could include Revenue Bond, SDC's, Property Sale Proceeds	TBD	Costs will depend on timing, available funding and extent of renovations of building.
<b>WES – Kellogg Creek Administration Building</b>	Conceptual Design is complete.	\$2.9 million	WES Capital Funds – no general fund dollars	Construction scheduled for 2023, dependent on variables	Staff locker rooms, lunch area and other facilities will need to be demolished and relocated to provide space for anticipated expansion of solids handling for Kellogg. Conceptual design level cost estimate is provided.
<b>WES – Tri-City Administration Building</b>	Conceptual Design is complete.	\$3.8 million	WES Capital Funds – no general fund dollars	Construction scheduled for 2023, dependent on variables	The TC Admin building was constructed in 1984. The TC Plant has been expanded significantly since that time and no longer has sufficient space to effectively house staff posted there. Proposed plan will convert space currently under-utilized as a field operations garage elsewhere and renovate the area to create staff space. Conceptual design level cost is provided.
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<b>WES – Tri-City Laboratory Building</b>	Conceptual Design is complete.	\$1.3 million	WES Capital Funds – no general fund dollars	Not currently scheduled.	The TC Lab building (which also supports the industrial pretreatment work group) requires significant HVAC upgrades and investment to modernize and maintain a safe and effective lab environment.
<b>WES – Relocation of Field Operations Garage</b>	Preliminary work to identify site for relocation.	\$1 million	WES Capital Funds – no general fund dollars	Required prior to remodel of TC Admin Bldg.	Relocation of the garage in the TC Admin Bldg where Field Operations vehicles are stored to another yet-to-be-identified location is the most cost-effective way to create needed space for operation/maintenance staff. WES is looking for a site to construct a garage. Property acquisition cost is not known or included. No design work has been done yet. Estimate shown is for pole barn / basic structure.
<b>WES – Relocation of WES Admin (OPTION)</b>	Preliminary concept based on possible ability, pending Remote Telework Policy, of reducing WES Admin office space needs and relocating nearer Operations staff	\$10 million	WES Capital Funds – no general fund dollars	No target completion date – exploratory concept	Exploratory option only. WES was able to effectively operate with 80%+ of its Admin staff working remotely at least part of the time during the pandemic. Leadership is reviewing space needs and telework options, and may be able to reduce the amount of office space needed. It is also an option to combine the WES Admin relocation with the Field Ops relocation if a suitable site could be found. No design work has been undertaken to date.
<b>Fairgrounds/Barn</b>	At very early stages: Conceptual; options identified for consideration	\$3 to \$9 million	State ARPA (so far)	TBD	Three options developed ranging from \$3 million for a building shell; \$4 million for an architecturally designed building and generator; \$ 7-9 million for an architecturally designed and all inclusive (i.e. including restrooms and showers) building.

No County GF involved

### HACC DEVELOPMENT PIPELINE (11/21)

Building Name & Location	Total Units	Development Status	BCC Approval Status	Projected Cost	Funding Source(s)	Projected Construction Completion	Comments
<i>Regional Affordable Housing Bond Projects</i>							
Hillside Manor, Milwaukie	100	Perm Conversion	Approved	\$27.8MM	4% Low Income Housing Tax Credits (LIHTC), OATHC, Seller Financing, Tax-Exempt Bonds, Perm Debt, HUD RAD & PBV rental subsidy	Sep-21	Permanent conversion expected in Q1 2022
Webster Road, Gladstone	48	In Construction	Approved	\$19.4MM	4% Low Income Housing Tax Credits (LIHTC), Regional Affordable Housing Bonds, State PSH funds, HOME, Tax-Exempt Bonds, Perm Debt	Jun-22	
Fuller Road Station, Unincorporated	100	In Construction	Approved	\$46.3MM	4% LIHTC, Regional Affordable Housing Bonds, Metro TOD, HOME, Tax-Exempt Bonds, Perm Debt	Sep-22	
Good Shepard Village, Happy Valley	143	Final Approval	Concept Approved in July 2022 Final Approval Requested in Dec 2022	\$60MM	4% LIHTC, Regional Affordable Housing Bonds, State PSH funds, OHCS Energy Program, HOME, Tax-exempt bonds, Perm debt, 35 Section 8 Vouchers	Jul-23	HACC needs authorizing resolution approved by HACC Board in December to maintain OHCS closing schedule
Maple Apartments, Oregon City	171	Final Approval	Concept Approved in July 2022 Final Approval Requested in Dec 2022	\$62.6MM	4% LIHTC, Regional Affordable Housing Bonds, Argiculture Workforce Housing Tax Credit, Tax-Exempt Bonds, Perm Debt	Nov-23	HACC needs authorizing resolution approved by HACC Board in December to maintain OHCS closing schedule
Boones Ferry Road, Lake Oswego	~50	Rezone Approved Community Engagement Planning	MOU with Metro & City of Lake Oswego Approved	TBD	Anticipated: 4% LIHTC, Regional Affordable Housing Bonds, Tax-Exempt Bonds, Perm Debt, TBD	Q2 2025	

Building Name & Location	Total Units	Development Status	BCC Approval Status	Projected Cost	Funding Source(s)	Projected Construction Completion	Comments
HACC Regional Affordable Housing Bond NOFA - Round 2	~200	Anticipated release of Bond Solicitation - June 2022	Present draft NOFA to BCC for review in Spring 2022	--	Regional Affordable Housing Bonds, 4% LIHTC, Tax-Exempt Bonds, Perm Debt, TBD	--	
<i>Public Housing Repositioning Projects</i>							
Hillside Park Redevelopment, Milwaukie	500	Pre-development	Master Plan & Rezone Approved Dispo Approval & Dev Selection Pending	~\$200MM	Anticipated: Regional Affordable Housing Bonds, Disposition Proceeds, Section 8 Vouchers, HOME, Tax-Exempt Bonds, Perm Debt	2028	
Scattered Site Repositioning, Countywide	145	Public Housing	Present repositioning plan to BCC for review in Q1 2022	TBD	Regional Affordable Housing Bonds, TBD	--	HACC seeks Housing Authority Board approval of repositioning plan to move forward
Clackmas Heights Redevelopment, Oregon City	~250	Public Housing	Present repositioning plan to BCC for review in Q1 2022	TBD	Disposition funds	2027	HACC seeks Housing Authority Board approval of repositioning plan to move forward
Oregon City View Manor Disposition, Oregon City	0	Public Housing	Present repositioning plan to BCC for review in Q1 2022	TBD	NA	--	HACC seeks Housing Authority Board approval of repositioning plan to move forward

Building Name & Location	Total Units	Development Status	BCC Approval Status	Projected Cost	Funding Source(s)	Projected Construction Completion	Comments
<i>Voucher-Assisted Projects</i>							
Molalla Apartments, Mollala	60	Pre-development, LIFT funds awarded, VASH conditional award	Present HAP contract to BCC for approval in Q2 2022	~\$18MM	4% LIHTC, Local Innovation Fast Track (LIFT) funds, Tax-exempt bonds, OHCS Multifamily Energy Program funds (OR-MEP), Perm debt, 8 VASH vouchers	Q3 2023	Sponsor requesting property tax exemption (via HACC partnership) to close funding gap due to construction costs escalation - HACC staff drafting PTE policy for rural developments (outside UGB) for BCC consideration
Marylhurst Commons, Lake Oswego	100	Rezone Approved, Community Engagement underway, LIFT funds awarded	TBD	~\$34MM	4% LIHTC, LIFT funds, Tax-exempt bonds, OR-MEP, Perm debt, SHS Rental and Services Subsidy - TBD	Q4 2023	

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