

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** Oct. 17, 2017    **Approx. Start Time:** 2:00 PM    **Approx. Length:** 30 min

**Presentation Title:** Courthouse Replacement Project Planning

**Department:** County Administration, Finance, and Public & Government Affairs

**Presenters:** Laurel Butman, County Administration; Marc Gonzales, Finance; Chris Lyons, Public & Government Affairs

**Other Invitees:** Debbie Spradley, Trial Court Administrator and Becky Epstein, SERA Architects

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

This is an informational policy session to update the Board on the status of obtaining State funding and planning a new courthouse on the Red Soils Campus in Oregon City.

### EXECUTIVE SUMMARY:

In this briefing, staff will provide an update on progress to date and the project schedule for courthouse replacement. Please see Attachment A lists upcoming events Commissioners are invited to attend as well as the overall project schedule and milestones.

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

Is this item in your current budget?

- Costs are planned but not yet fully budgeted for this multi-year project. We do have \$255,000 remaining in the 2017-18 Budget on the SERA Architects contract for work underway.

What is the cost?

- Total project cost: Approximately \$184 million
  - Courthouse – \$154 million (estimate), 50% to be funded by the State of Oregon bonding program
  - On-campus parking additions, roadway changes and re-routing, Facilities Master Plan updates, District Attorney office portion of the building improvements, intersection signalization, and related soft costs associated with - \$30 million (estimate)

What is the funding source? There are several: State funds (50% match on Courthouse cost), internal debt, general obligation bond

### STRATEGIC PLAN ALIGNMENT:

These issues align with two of the Board's five Strategic Priorities:

- Ensure safe, healthy and secure communities – new courthouse will be large enough to accommodate the number of judges available and needed for this community and eliminate overcrowding that causes intermixing of jurors, the public, and offenders by providing adequate circulation.
- Build a strong infrastructure – project will replace the outdated county courthouse in downtown Oregon City, which is too small to accommodate the number of judges needed for the community and is not seismically sound.
- Build public trust through good government – project will improve access to justice for all residents of Clackamas County.

### LEGAL/POLICY REQUIREMENTS:

1. The State bonding program for courthouse replacements requires that the County spend at least an equal amount of matching funds for planning costs to those provided by the State.

2. The 1.5% for Green Energy Technology program applies to public entities in Oregon and requires that 1.5% of the total contract price of a public improvement contract for new construction of a public building must be spent on green energy technology, regardless of the funding source.
3. Oregon Revised Statutes require no less than 1% of funds for the acquisition of public-facing artwork in all state building construction plans with budgets over \$100,000 – *we are looking into whether this applies.*
4. This project will be subject to Oregon City planning and public works requirements for development.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

In July, 2017, the Oregon Legislature provided Clackamas County with \$1.2 million from the state general fund for planning costs associated with the Clackamas County Courthouse replacement project. In addition to the State Legislature’s continued involvement in this process, the project also includes participation of the Courts, Clackamas County Sheriff’s Office, the Clackamas County District Attorney’s Office, the Oregon Department of Human Services, the Association of Oregon Counties’ Court Facilities Task Force, the City of Oregon City, and additional key stakeholders throughout the community. Public & Government Affairs (PGA) will be working with all of the aforementioned entities on the implementation of a strategic communications plan as this project moves forward.

**OPTIONS & RECOMMENDATIONS:** N/A – informational only

**ATTACHMENTS:**

1. Attachment A: Schedule Overview & Milestones
2. Attachment B: Overview Presentation

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_  
Department Director/Head Approval MG  
County Administrator Approval LSB

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| For information on this issue or copies of attachments, please contact Laurel Butman @ 503-655-8893. |
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# Courthouse Planning & Red Soils Master Plan Update

## Schedule Overview & Milestones

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### Upcoming Events of Interest to Commissioners

|                     |   |
|---------------------|---|
| <b>Nov 2, 2017</b>  | <b>Thank you event celebrating legislative funding and recognizing key supporters</b><br><b>11:30 – 1:00, Red Soils Campus, BCC Hearing Room</b>                |
| <b>Dec 21, 2017</b> | <b>Design workshop: Multi-stakeholder event facilitated by SERA focused on architectural visioning for the building</b><br><b>1:30 – 4:00, location pending</b> |

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|                 |   |
|-----------------|---|
| December 2017   | Progress Update to AOC Public Safety Steering Committee <ul style="list-style-type: none"><li>➤ Team is doing early pre-design work</li></ul>   |
| February 2018   | Progress Update to OJD for their report to the Legislature <ul style="list-style-type: none"><li>➤ Team planning the relocation of H3S and design of parking lots, loop road</li><li>➤ Preparing material for the next request</li></ul>  |
| November 2018   | Submit next Legislative Request (2019 session) for \$28.8M 'Design and Pre-Construction' <ul style="list-style-type: none"><li>➤ Team is finalizing the H3S relocation &amp; site work</li><li>➤ Late summer 2019-Notification on request</li></ul>   |
| Q4 2019–Q4 2020 | Design & Construction Drawings <ul style="list-style-type: none"><li>➤ Team is providing regular updates to AOC, OJD &amp; DAS</li><li>➤ Q1 2020 Hire Contractor for pre-construction services (<i>assumes BCC approves to change to CM/GC delivery method over a hard bid</i>)</li><li>➤ Submit for Design Review and Building Permit Q4 2020</li><li>➤ Negotiate a GMP (Guaranteed Maximum Price) with the Contractor</li><li>➤ H3S moved to new location, site amenities completed</li><li>➤ Preparing material for the next request</li></ul> |
| November 2020   | Submit next Legislative Request (2021 session) for \$48.2M 'Construction, Furniture & Move' <ul style="list-style-type: none"><li>➤ Late summer 2019-Notification on request</li></ul>  |
| Q4 2021         | Start construction  |
| July 2022       | Mid-point construction  |
| Q4 2023         | Move In   |



# Clackamas County Courthouse Replacement Project

BCC Update

October 17, 2017

# The Clackamas County Courthouse

- Built in 1936 in downtown Oregon City
- Originally housed 1 courtroom and County offices
- Now contains 11 courtrooms
- Receives an average of 700 visitors daily



# Capacity/ADA/Electrical Challenges

- ADA compliance issues
- Wires run across benches and litigation wells
- Space shortfalls (below standards):
  - 11,563 sq. ft. in support space
  - 4,693 sq. ft. in courtroom space



Steps to witness stand



Stairs up to courtroom and non-functioning lift due to inadequate existing wall bearing capacity



Cables at litigation well in courtroom



Inaccessible witness stand

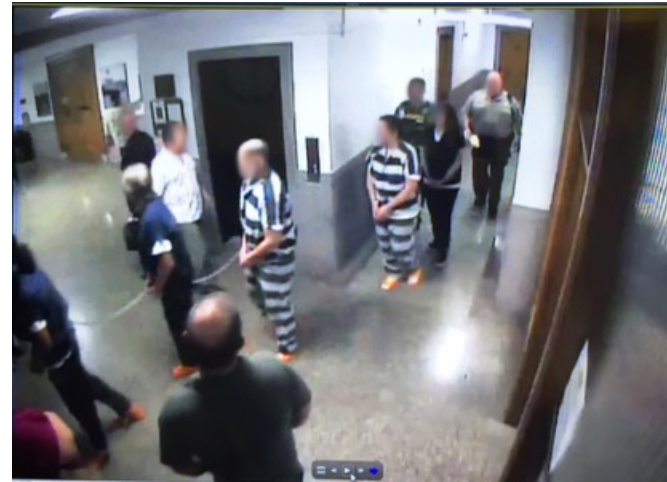


# Circulation and Safety Challenges

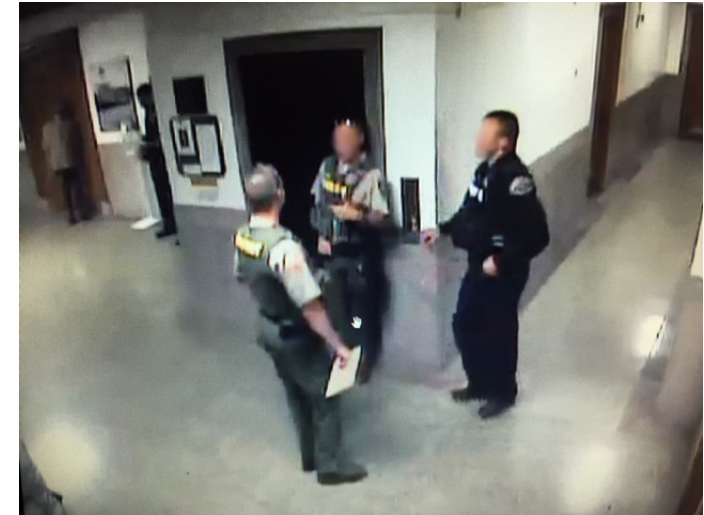
- Judicial, civil, & courts staff use same circulation routes as in-custody prisoners & public.
- Jurors assemble in neighboring building; path to courthouse leads jurors past sallyport & front courthouse entry where many opportunities exist to expose jurors to witnesses, defendants, attorneys, & officers.
- No room for testifying law enforcement to wait separately from public circulation & prisoner transfer.



*In-custody prisoner accessing public restrooms by public queuing*



*In-custody prisoners being moved through public hallway*



*Deputies and officers waiting for trial*

# Seismic Risk

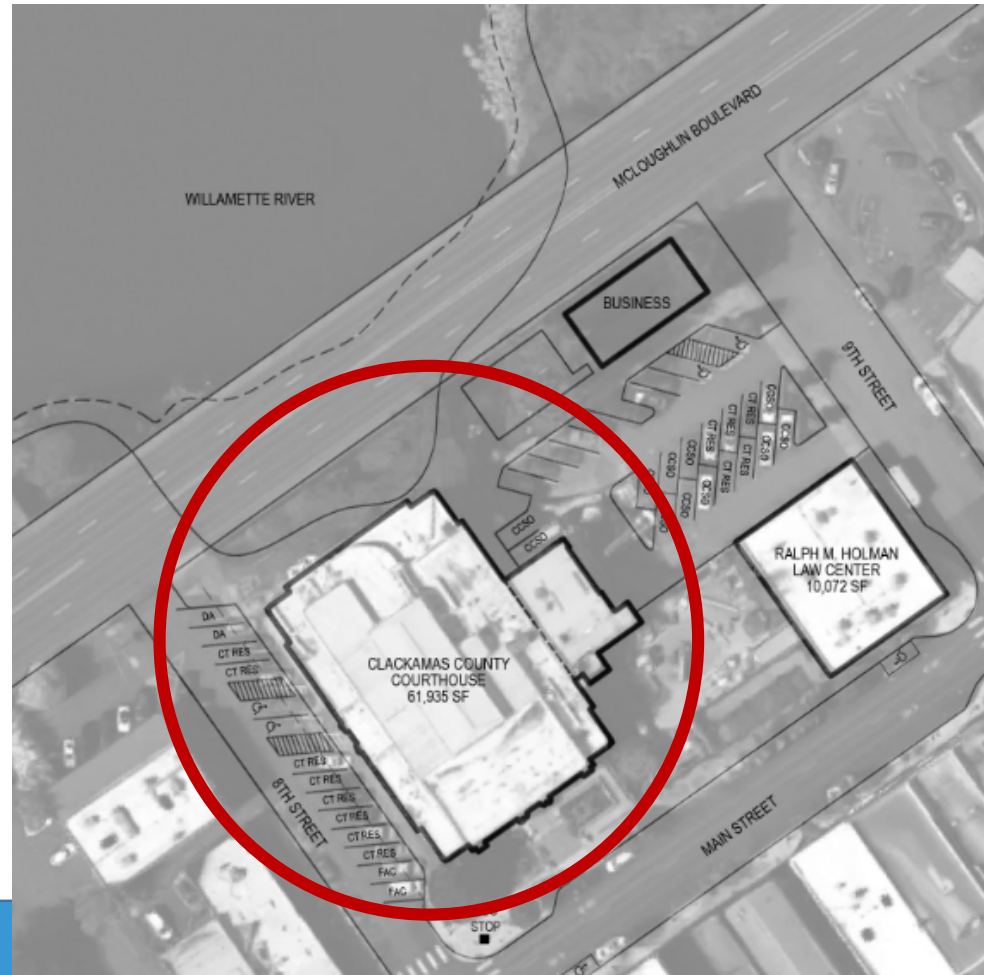
Numerous seismic deficiencies for both structural & nonstructural systems. Building would experience significant damage during an earthquake and pose a risk to the life safety of occupants.



Cliff at Willamette River (looking south)



Eroding asphalt at Willamette River elevation



Cliff at Willamette River (looking north)



McLoughlin Boulevard left, courthouse right



# Millions Already Invested In Site Preparation

- Clackamas Co. owns the land
- Master Plan approved
- Building will meet LEED Silver
- Pre-installed utilities:
  - Chillers & boilers
  - Fiber & copper for connectivity
  - Closed loop hot and cold water from Central Plant
  - Traffic circulation improvements in place to accommodate courthouse



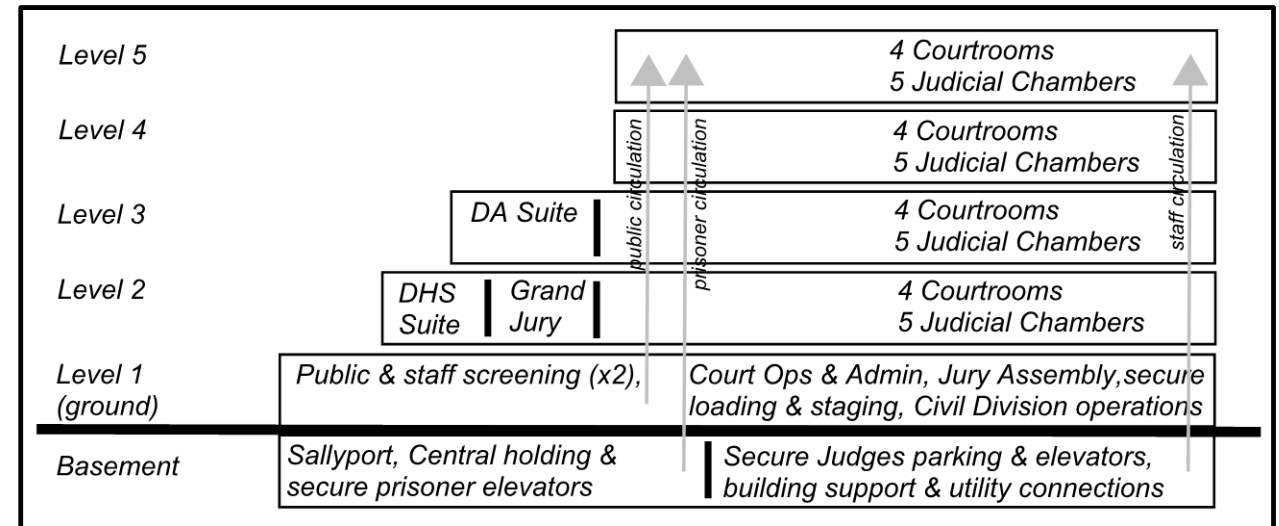
View east from new courthouse site  
(photo prior to plaza build-out)

# The New Courthouse

| Program  | Area (DGSF)    |
|--|----------------|
| 1.0 Public Facilities & Building Support Spaces        | 30,758         |
| 2.0 Courtrooms & Judicial Staff                        | 84,717         |
| 3.0 Court Operations & Administration                  | 34,333         |
| 4.0 Sheriff Civil Division & Sallyport/Central Holding | 13,634         |
| 5.0 Law Library  | 4,439          |
| 6.0 State Agency - DHS                                 | 4,724          |
| <b>Total Department GSF</b>                            | <b>172,604</b> |
| 25% Grossing Factor                                    | 43,151         |
| <b>Total Courts Building GSF</b>                       | <b>215,755</b> |

## Co-Located Services:

- Oregon Department of Human Services (DHS)
  - Secure 4,700 sq. ft. suite
  - Relief for nearby crowded office space
  - Family support services close to courtrooms
  - Daytime safe space for children involved in justice system to receive staff support



Stacking Diagram Jan 2017

# Staging: Planning through Construction Financing

## State Funding Request Timeline



## Clackamas County Match Financing

Total Design & Construct Cost (est.) = \$154 million

Clackamas County Match = \$77 million

Match Financing:

- Expenditures to date and ongoing from General Fund (includes additional \$1.2M for planning)
- Internally financed Full Faith & Credit bonds in two waves + bank line of credit to aid cash flow

