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Multnomah County set to take a long look at building a new courthouse



By [Dana Tims, The Oregonian](#)

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Multnomah County took an important, albeit symbolic step Tuesday in tabling the idea of renovating its aging downtown Portland courthouse in favor of exploring ways to build a new structure at a different location.

Following a slide-filled briefing, the Board of Commissioners unofficially endorsed a recommendation to let staff spend the coming year assessing how an entirely new courthouse project could come together.

In doing so, the commissioners essentially eliminated the renovation option, which has remained in the mix for decades as board after board wrestled with ways either to replace or refurbish a century-old courthouse that lacks seismic bracing and any semblance of modern mechanical and electrical systems.

"The biggest accomplishment to date is that we are moving forward," said [Commissioner Judy Shiprack](#), who along with colleague Deborah Kafoury, has led the effort. "I'm really excited."

Shiprack's comments came after a presentation from [Partnerships British Columbia](#), a B.C.-based company that uses public-private partnerships to finance large-scale infrastructure projects.

The board made no decisions about whether that type of arrangement might work to rebuild a new Multnomah County Courthouse, but board members listened intently to a plan based on the

idea that a private company would design, build, operate and maintain a new, 300,000-square-foot structure.

Using that model, the county would continue to own the building, while making payments to the private entity for a period of time — say, 30 years — to cover operating costs.

A huge advantage for the county is that the model would bring private-market investors into the mix. That's especially important in this case because cash-strapped Multnomah County, already tapped out by the Sellwood Bridge rebuild project and other demands, has no money to offer up on its own.

In fact, board Chairman Jeff Cogen said that unless the state of Oregon agrees to step in as a least a full partner in the project, it will remain as dead a decade from now as it has for years past.

"There is no way for the county to either build or renovate this on our own," Cogen said. "We're broke."

Projected costs of either option top out around \$200 million.

The idea of state involvement in the courthouse remains alive in Salem, where Partnerships B.C. executives made a presentation following their briefing to county commissioners.

If the Legislature were to endorse the idea and provide sufficient funds to make a real dent, the county, taking advantage of all-time-low interest rates, could use its bonding capacity to help provide its share of the total.

Since 1981, the state has agreed to take on all costs and responsibilities for running the state court system. Counties, in return, agree to provide and maintain courthouses and other court facilities.

Due to effects of various tax-limitation measures, however, counties have found themselves increasingly unable to keep up with even modest repairs and ongoing maintenance. As many as 32 of Oregon's 36 counties, according to a recent study, are in similar straits in lacking the financial ability to make needed seismic, maintenance and security upgrades to their courthouses.

An executive order signed late last year by Gov. John Kitzhaber may help some. It frees up to \$1.1 billion every two years over the coming decade for "capital improvements in infrastructure."

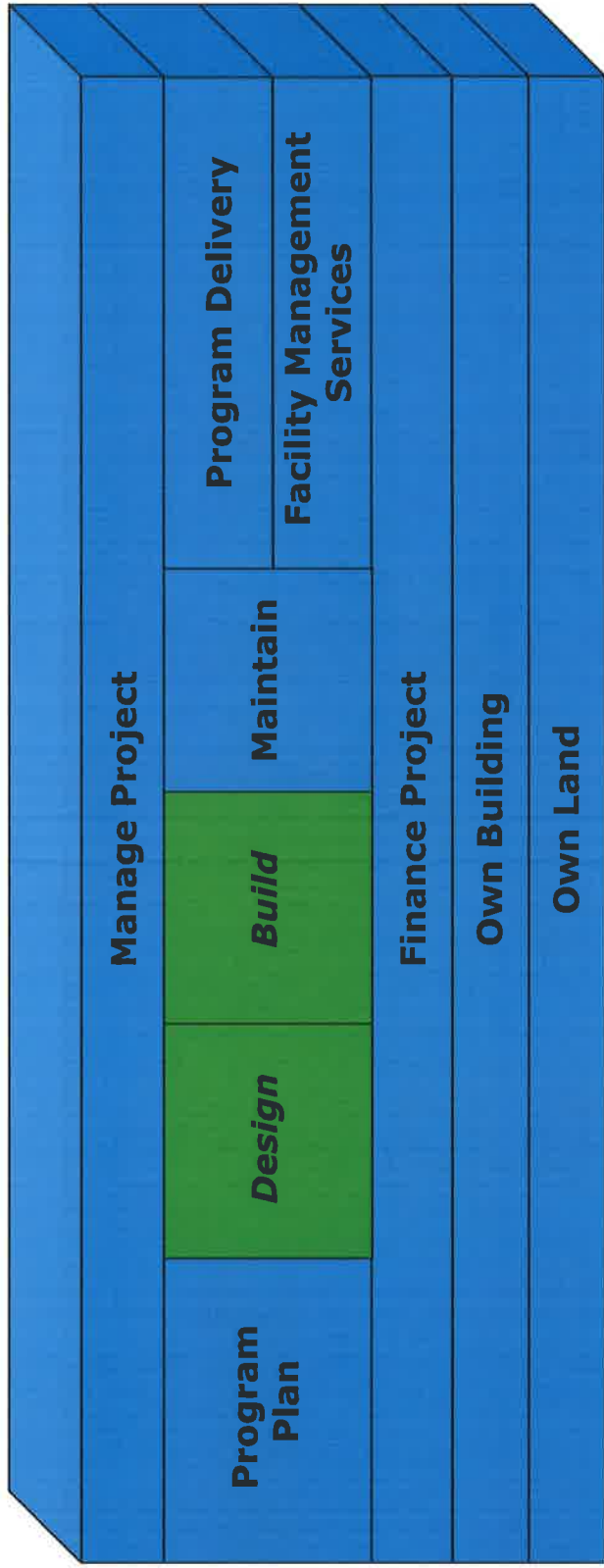
In the meantime, county facilities officials expect to spend about \$1 million over the next 12 months to determine the market feasibility of building a brand new courthouse.

"The good news is that we are out ahead of other Oregon institutions on this," Kafoury said. "But it's still a nerve-wracking time."

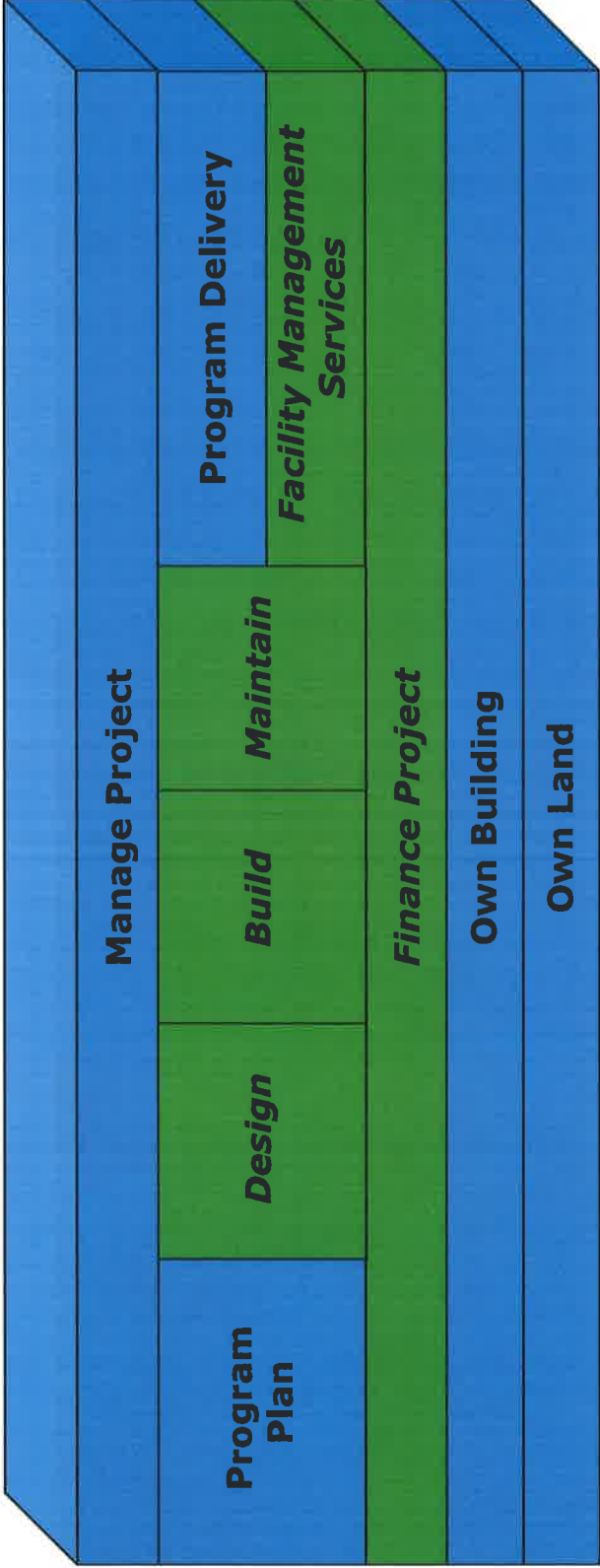
-- Dana Tims

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Traditional Delivery Model


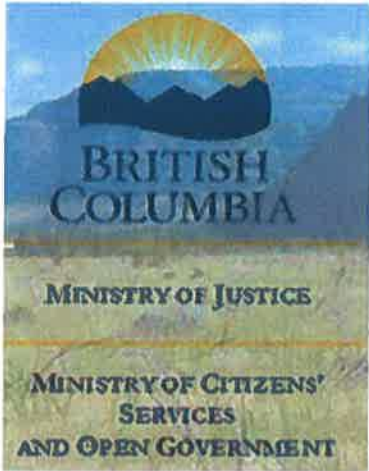


Partnership Delivery Model



Project Status Overview, February 2013


Partnerships BC serves British Columbians through the planning, delivery and oversight of major infrastructure projects. The company is committed to commercial viability, transparent operations and providing innovation, leadership and expertise in public procurement. The table below outlines projects with Partnerships BC's involvement to date. For more information, please visit www.partnershipsbc.ca.

In Procurement		
Project	Description	Status
 <p>Provincial Health Services Authority Province-wide solutions. Better health.</p>	<p>BC Children's and BC Women's Redevelopment Project</p> <p>Phase 2 of the BC Children's and BC Women's Redevelopment Project – the Acute Care Centre - will house patient care services from both BC Children's Hospital and BC Women's Hospital & Health Centre, to ensure that BC Children's and BC Women's have the facilities that they need to maintain the highest standards of care for the most complex obstetrical cases and for critically ill children from across the province.</p> <p>Client: Provincial Health Services Authority Partnerships BC's Role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFQ issued: January 2013 • Expected completion: 2017
 <p>BRITISH COLUMBIA MINISTRY OF JUSTICE MINISTRY OF CITIZENS' SERVICES AND OPEN GOVERNMENT</p>	<p>Okanagan Correctional Centre Project</p> <p>The Okanagan Correctional Centre will be a state-of-the-art correctional centre comprising of 378 high-security inmate cells. These cells will be organized within ten living units, each containing 36 cells, and an additional living unit containing 18 cells. The project site is a 36-acre site located seven kilometres north of Oliver, British Columbia, on Highway 97 in the southern end of the Senkulmen Business Park owned by the Osoyoos Indian Band.</p> <p>Client: The Ministry of Justice, the B.C. Corrections Branch and the Ministry of Citizens' Services and Open Government, and Shared Services B.C. Partnerships BC's Role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFQ issued: December 2013 • Expected completion: 2016




In Procurement

	<p>Queen Charlotte / Haida Gwaii Hospital Replacement Project</p> <p>The replacement hospital in the Village of Queen Charlotte/ Haida Gwaii will enable Northern Health clinicians and staff to continue to deliver client-focused, health care services in a modern environment that will ultimately improve outcomes for patients.</p> <p>Client: Northern Health Authority Partnerships BC's Role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFP released: December 2012 • Expected completion: 2015
	<p>North Island Hospitals Project</p> <p>The new hospitals in the Comox Valley and Campbell River will increase acute care capacity on North Vancouver Island, enhance safety and quality of care for all patients, and improve the region's ability to recruit and retain medical professionals.</p> <p>Client: Vancouver Island Health Authority Partnerships BC's Role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFQ shortlist announced: October 2012 • Expected completion: 2017
	<p>Lakes District Hospital and Health Centre Replacement Project</p> <p>The new hospital will enable Northern Health clinicians and staff to deliver client-focused, health-care services in a modernized environment that will ultimately improve outcomes for patients.</p> <p>Client: Northern Health Authority Partnerships BC's Role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFP Issued: October 2012 • Expected completion: 2015
	<p>Kitsilano Secondary School Renewal</p> <p>The approximately 18,000 square metres Kitsilano Secondary School Renewal project will be a neighbourhood learning centre that will provide specialty classrooms and fitness, arts and library facilities.</p> <p>Client: Vancouver School Board Partnerships BC's Role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFP released: January 2013 • Expected completion: 2017
	<p>Wood Innovation and Design Centre</p> <p>The Wood Innovation and Design Centre (WIDC) will be a multi-storey wood building in Prince George to showcase British Columbia's expertise and global reputation as a leader in wood construction and design, and engineered wood products.</p> <p>Client: Ministry of Jobs, Tourism and Innovation Partnerships BC's Role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFP issued: September 2012 • Expected completion: 2014





In Procurement

	<p>John Hart Generating Station Replacement Project</p> <p>The proposed John Hart Generating Station Replacement Project, located in Campbell River, involves the replacement of the existing six-unit, 126 MW generating station. Project benefits will include improved seismic safety, protecting fisheries resources, along with increased power capacity and reliability.</p> <p>Client: BC Hydro Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • RFP issued: June 27, 2012 • Expected completion: 2018
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Under Construction

Project	Description	Status
 	<p>Evergreen Line Rapid Transit Project</p> <p>The Evergreen Line is a new, 11-kilometre-long rapid transit line that will connect Coquitlam to Vancouver via Port Moody and Burnaby. The Evergreen Line will be a fast, frequent and convenient, connecting Coquitlam City Centre through Port Moody to Lougheed Town Centre in approximately 15 minutes.</p> <p>Client: Ministry of Transportation and Infrastructure Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Agreement announced: December 2012 • Expected completion: 2016
	<p>SRO Renewal Initiative</p> <p>Meeting the goal of providing the homeless with access to stable housing with integrated support services is a key priority for BC Housing. The single room occupancy (SRO) Renewal Initiative project will renew and restore 13 SRO hotels located in Vancouver's Downtown Eastside, currently home to more than 900 residents. The project is expected to deliver numerous benefits and improvements for residents, including the quality of maintenance, services and programs delivered. The project also requires the preservation of SRO hotels with historical significance that form part of the City of Vancouver's and Parks Canada's National Historic Site registries.</p> <p>Client: BC Housing Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Agreement announced: December 2012 • Expected completion: 2017

Under Construction

 <p>Interior Health</p>	<p>Interior Heart and Surgical Centre (IHSC) Project</p> <p>A four-storey, 12,970-square-metre Interior Heart and Surgical Centre (IHSC), which will house the permanent cardiac program, and where the full suite of operating and inpatient support units will be located; a 7,850-square-metre Clinical Support Building (CSB) to house laboratory and support services; renovations to the existing Royal and Strathcona buildings for diagnostic cardiology, critical care inpatient units and further support services; and, fit-outs in the new Centennial Patient Care Tower to accommodate new inpatient units.</p> <p>Client: Interior Health Authority Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Agreement announced- IHSC: June 2012 • Expected completion- IHSC: 2016 • Agreement announced- CSB: December 2010 • CSB completed: May 2012
	<p>Surrey Pretrial Services Centre Expansion Project</p> <p>Construction of a maximum-security, state-of-the-art 180 - cell expansion to the existing Surrey Pretrial Services Centre, together with associated renovations to the existing facility.</p> <p>Client: Ministry of Public Safety and Solicitor General and the B.C. Corrections Branch; and the Ministry of Citizens' Services and Shared Services B.C. Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Agreement announced: July 2011 • Expected completion: 2013
	<p>Port Mann/Highway 1 Improvement Project (Gateway)</p> <p>Widening of Hwy 1, building a new bridge at the Port Mann crossing, upgrading interchanges and improving access and safety on Hwy 1 from the McGill Street interchange in Vancouver to 216th Street in Langley, a distance of approximately 37 kms.</p> <p>Client: Ministry of Transportation and Infrastructure Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Agreement announced: February 2009 • Port Mann Bridge Opened: December 2012 • Expected completion: 2013
	<p>South Fraser Perimeter Road Project (Gateway)</p> <p>The new 40-kilometre, four-lane SFPR will run along the south side of the Fraser River, improving the movement of people and goods through the region, providing better access to major trade gateways and reducing east-west travel times. It will extend from Deltaport Way in southwest Delta to 176th Street (Highway 15) in Surrey with connections to Highways 1, 91, 99 and TransLink's Golden Ears Bridge.</p> <p>Client: Ministry of Transportation and Infrastructure Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Agreement announced: July 2010 • Expected completion: 2013

Under Construction



Surrey Memorial Hospital Redevelopment Expansion: Emergency Department and Critical Care Tower (Fraser Health)

A new, state-of-the art critical care tower, complete with a new emergency department, perinatal centre, inpatient beds, intensive care unit and academic space to be built at Surrey Memorial Hospital.

Client: Fraser Health
Partnerships BC's role: Procurement Manager

- Agreement announced: December 2010
- Expected completion: 2014



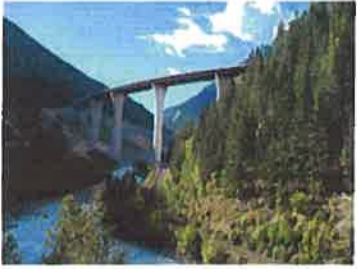


Operational

Project	Description	Status
	<p>Abbotsford Regional Hospital & Cancer Centre The 60,000-square-metre, 300-bed Abbotsford Regional Hospital provides enhanced and specialized health services to 330,000 Fraser Valley residents and the BC Cancer Agency Abbotsford Centre provides greater access to cancer care and treatment for people with cancer in the Fraser Valley.</p> <p>Client: Ministry of Health Partnerships BC's role: Project Manager</p>	<ul style="list-style-type: none"> • Completed: August 2008
	<p>BC Cancer Agency Centre for the North The new centre is part of the overall Northern Cancer Control Strategy, a joint initiative undertaken by PHSA, BCCA and Northern Health. The new 5,000-square-metre Centre for the North provides residents of northern B.C. with increased access to cancer treatment and diagnostic services closer to home.</p> <p>Client: Provincial Health Services Authority/BC Cancer Agency/Northern Health Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: November 2012
	<p>Britannia Mine Water Treatment Plant A new acid-water treatment plant at the former Britannia Mine site near Squamish, B.C.</p> <p>Client: Ministry of Sustainable Resource Management Partnerships BC's role: Project Manager</p>	<ul style="list-style-type: none"> • Completed: January 2006

Operational

	<p>Canada Line A rail rapid transit line connecting central Richmond, the Airport and Sea Island, Cambie Corridor, central Broadway and downtown Vancouver.</p> <p>Client: The Province of British Columbia Partnerships BC's role: Advisor to the Province</p>	<ul style="list-style-type: none"> • Completed: August 2009
	<p>Charles Jago Northern Sport Centre The Sport Centre will provide more indoor sport and recreation space in Prince George while enhancing opportunities for high-performance training and sport development.</p> <p>Client: Northern Sport Centre Ltd. Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: September 2007
	<p>Fort St. John Hospital and Residential Care Project (Northern Health) A 55-bed hospital linked to a 123-bed residential care facility, with an integrated services centre for centralized food and laundry services. The residential care facility will share services with the hospital to increase operational efficiency.</p> <p>Client: Northern Health Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: June 2012
	<p>Golden Ears Bridge A new six-lane toll bridge across the Fraser River to improve the movement of people and goods in greater Vancouver.</p> <p>Client: TransLink Partnerships BC's role: Advisor</p>	<ul style="list-style-type: none"> • Completed: June 2009
	<p>Gordon & Leslie Diamond Health Care Centre A new facility that will support several hundred medical students, more than 580 medical and allied professionals, and an estimated 600,000 patient visits annually.</p> <p>Client: Vancouver Coastal Health Partnerships BC's role: Advisor</p>	<ul style="list-style-type: none"> • Completed: August 2006

Operational

	<p>Jim Pattison Outpatient Care and Surgery Centre (Fraser Health) A four-storey, 17,500-square-metre outpatient facility located at Green Timbers Urban Forest, less than one kilometre away from Surrey Memorial Hospital.</p> <p>Client: Fraser Health Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: May 2011
	<p>Kelowna and Vernon Hospitals Project (Interior Health) A new ambulatory care centre and redeveloped emergency department at Kelowna General Hospital (KGH) and a new diagnostic and treatment building at Vernon Jubilee Hospital (VJH).</p> <p>Client: Interior Health Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed-KGH Patient Care Tower: May 2012 • Completed-VJH Polson Tower: September 2011
	<p>Kicking Horse Canyon (Phase 2) Improvements involving the replacement of Park Bridge (10 Mile) and the upgrade of highway approaches.</p> <p>Client: Ministry of Transportation and Infrastructure Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: August 2007
	<p>Modular Classroom Project A centralized procurement for 133 newly designed modular classrooms to support the Province's commitment to provide full day kindergarten in September 2011.</p> <p>Client: Ministry of Education Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: September 2011
	<p>Pitt River Bridge and Mary Hill Interchange (Gateway) The Ministry of Transportation's Gateway Program issued a Request for Qualifications to identify companies capable of undertaking a Design-Build contract for the Pitt River Bridge & Mary Hill Interchange Project.</p> <p>Client: Ministry of Transportation and Infrastructure Partnerships BC's role: Advisor</p>	<ul style="list-style-type: none"> • Completed: October 2009

Operational

	<p>Residential Care and Assisted Living Capacity (VIHA) Development and operation of 930 new residential care beds and assisted living units in 'community of care' settings. Flexibility for an additional 300 replacement beds in future.</p> <p>Client: Vancouver Island Health Authority Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: September 2008
	<p>Royal Jubilee Hospital Patient Care Centre (VIHA) A new, 37,000-square-metre, 500-bed Patient Care Centre at the Royal Jubilee Hospital campus to replace existing inpatient accommodation.</p> <p>Client: Vancouver Island Health Authority Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: December 2010
	<p>Sea-to-Sky Highway Major improvements of the Sea-to-Sky highway between Horseshoe Bay and Whistler to improve its safety, reliability and capacity.</p> <p>Client: Ministry of Transportation and Infrastructure Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: October 2009
	<p>Sierra Yoyo Desan Resource Road A 188-kilometre-long major upgrade of the Sierra Yoyo Desan (SYD) Road through a Design-Build-Finance-Operate- Maintain arrangement.</p> <p>Client: Ministry of Energy & Mines Partnerships BC's role: Procurement Manager</p>	<ul style="list-style-type: none"> • Completed: 2005
	<p>Smart Metering Program</p> <p>Replacement of 1.8 million electromechanical customer meters with new, digital smart electricity meters that enable two-way communication between the customer and the utility, giving customers more information about their consumption.</p> <p>Client: BC Hydro Partnerships BC's role: Procurement Advisor/Manager</p>	<ul style="list-style-type: none"> • Completed: 2012

Operational



William R. Bennett Bridge

A new 5-lane replacement for the existing floating bridge crossing Lake Okanagan.

Client: Ministry of Transportation and Infrastructure

Partnerships BC's role: Procurement Manager

• Completed: May 2008

