



Multnomah County and Oregon Judicial Department Central Courthouse Project April 27, 2015

Multnomah County Chair
Deborah Kafoury
Presiding Judge
Multnomah County Circuit Court
Nan Waller
JD Deschamps
Professional Engineer
Multnomah County



The Multnomah County Courthouse

- Built between 1909 and 1914
- 7 stories; 256,000 SF
- More than 600,000 visits to the courthouse each year, including residents participating in jury duty
- No decisions have been made for its disposition. The county will work with the community and other stakeholders to determine the building's future.



Seismic Risk to Courthouse

- Courthouse not built to 21st century seismic standards
- Constructed from hollow core bricks
- Courthouse likely to collapse in a major earthquake and could have major damage in a minor earthquake

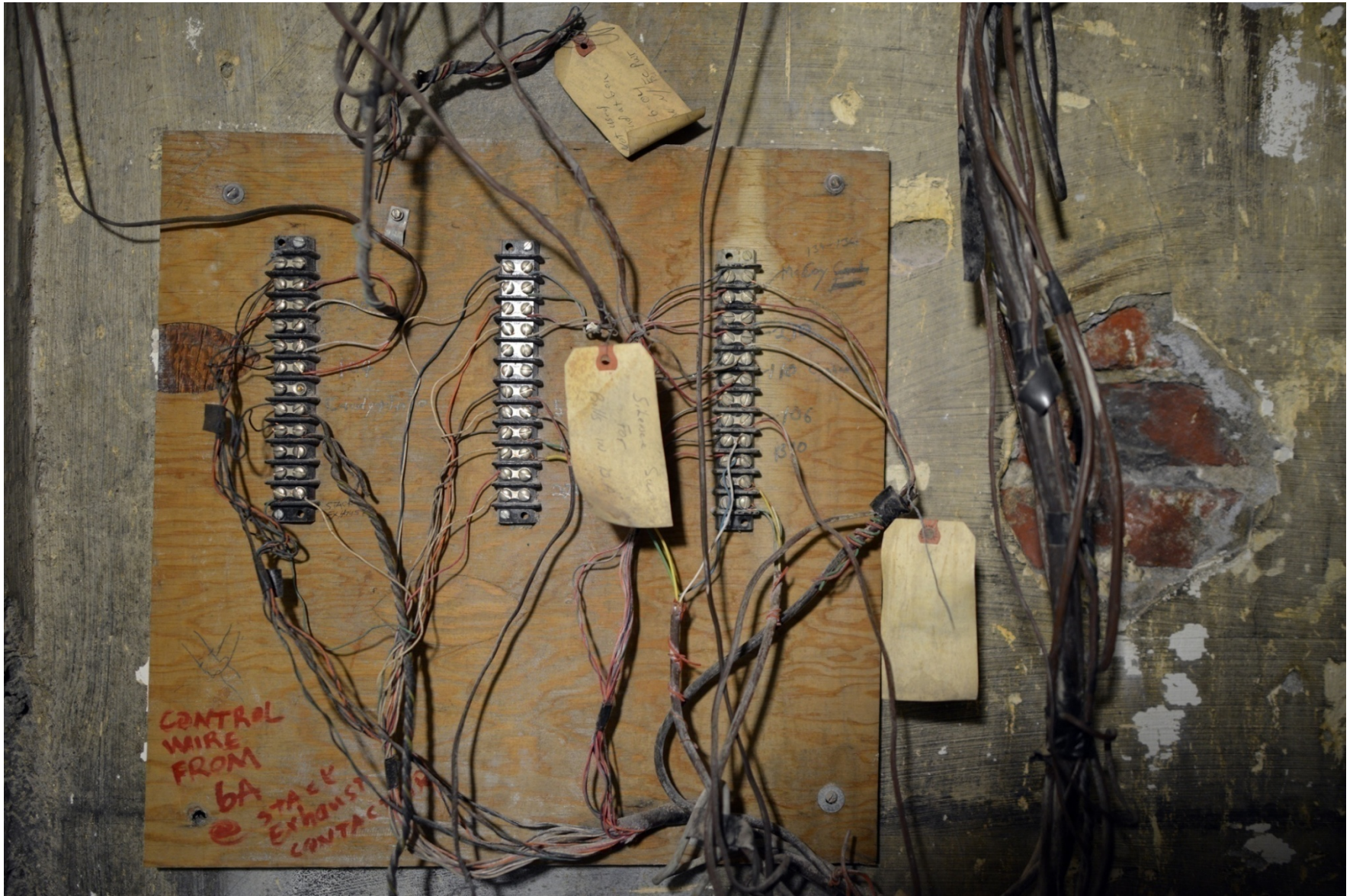


Napa Courthouse Earthquake Damage









Financial Impact

- In 2014 the Multnomah County Circuit Court had 189,000 regular case filings plus 242,000 parking violation filings.
- Multnomah County Circuit Court revenue collected contributes in excess of \$66M to the State General Fund every Biennium.

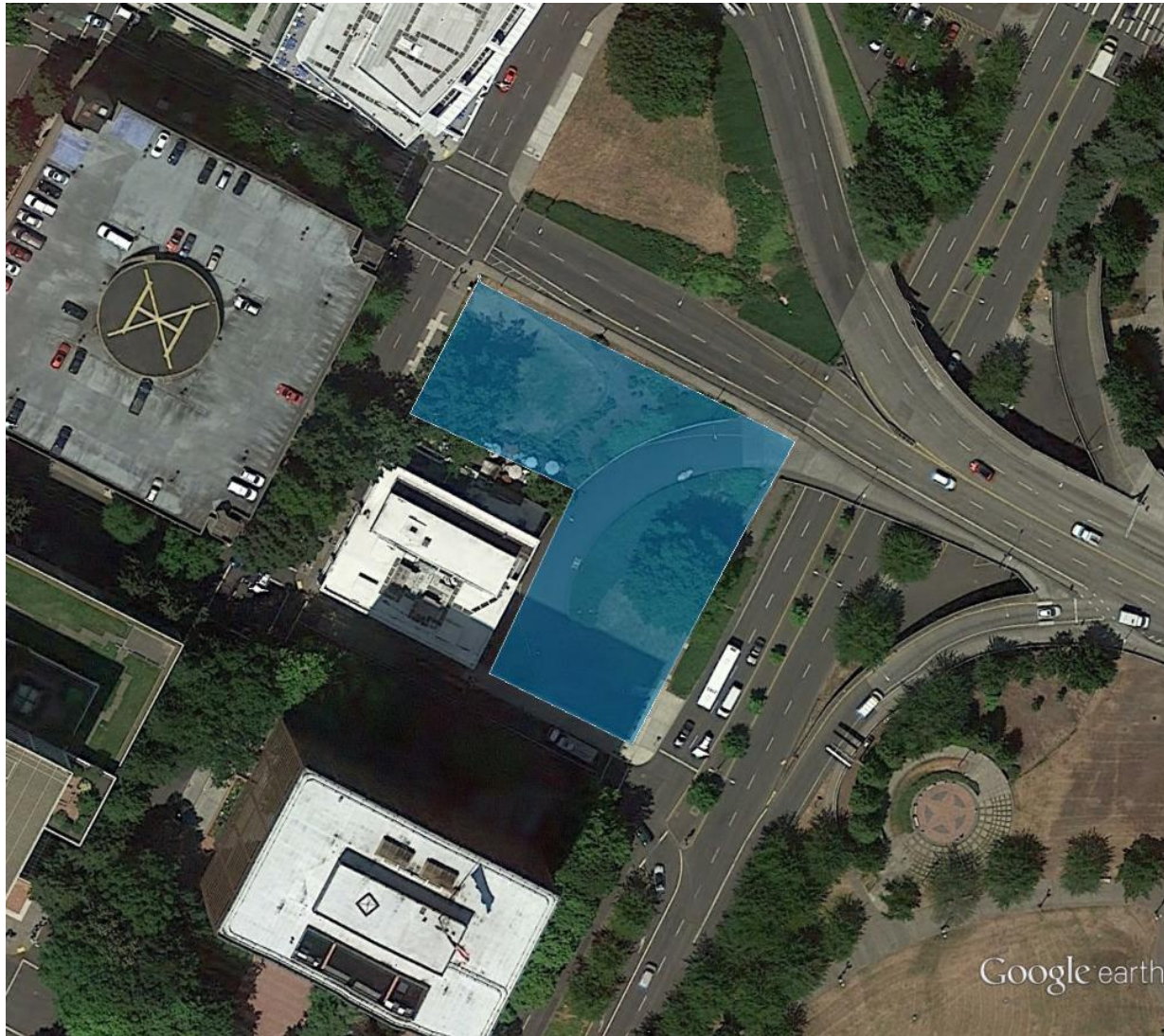


Project Goals

- Construct a new, safe Multnomah County Courthouse
- Build to current seismic standards
- Build to current courthouse best practices for security, technology, and meeting space
- Build to meet the needs of the Judiciary, defendants, litigants, and most importantly the public for the next 100 years

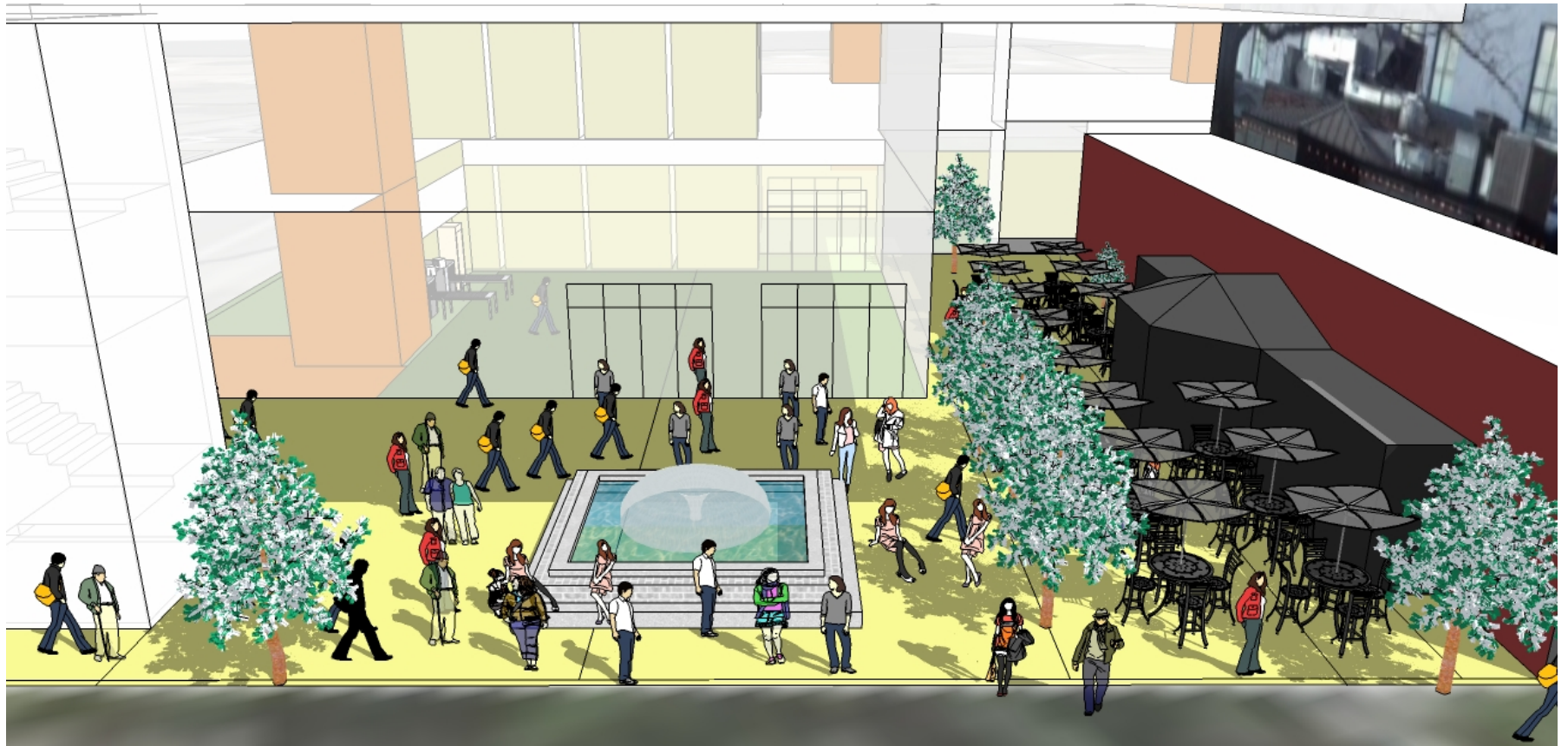


Courthouse Site









LEGAL RESOURCE CENTER

DAYCARE

PUBLIC ESCALATORS

PUBLIC ELEVATORS

PUBLIC LOBBY

SECURITY

QUEUING

VESTIBULE

SALLY PORT

IN CUSTODY ELEVATORS

BUILDING SERVICES

LOADING DOCK

JUDGES' RESTRICTED ELEVATORS

BUILDING SUPPORT

IN CUSTODY / SECURITY

RESTRICTED CIRCULATION & JUDGES OFFICES

PUBLIC

COURT FUNCTIONS



Main Level (Test Fit)



Typical Court Floor (Test Fit)

Judges and Employees in New Central Courthouse in 2020

Group	Number	Employer
Circuit Court Judges & Referees	39	State
Judicial Support Staff	85	State
Court Administration	176	State
Court Services and Interpreters	13	State
Office of Public Defense Services	15	State
DA's Grand Jury and Victim Support in Courthouse	4	County
Family Court Services	6	County
Probation Initial Assessment	3	County
Courthouse Security and secure holding for court operations	54	County



Multnomah County Matching Funding

- Multnomah County Funding
 - FY 2014 \$0.97M
 - FY 2015 \$2.3M
 - FY 2016 estimated at \$28.5M
- Additional County Funding
 - \$9.2M PDC funds
 - \$10.4M from the sale of the Morrison Bridgehead



State Bond Funding 2013-15 Biennium – \$15M

- Site Selection and acquisition
- Architectural Reference Design
- Geotechnical and Environmental investigations
- Schematic Architectural design
- Pre-construction services
- Utility relocation
- Shoring design and installation
- Project Management



State Bond Funding Request 2015-17 Biennium – \$17.4M

- Geotechnical analysis and design
- Final Architectural, structural, mechanical and electrical design
- Pre-construction services and Contractor mobilization
- Permitting and system development charges for the City of Portland
- Early release construction packages - foundations and order structural steel
- Owner's Representative Services and Management



Construction Cost Model Summary

- Courthouse Historic costs – Market Data

National - Courthouse Construction Costs - Averages	2014 PDX index Cost per Square Foot
Average SF Cost (survey of 26 Courthouses indexed to Portland 2014)	\$ 417
Ave. SF Cost - w/out Highs/lows	\$ 404
Multnomah County Central Courthouse Target Construction Budget	\$ 403



Project Budget Cost Model Summary

- Project Budget Summary

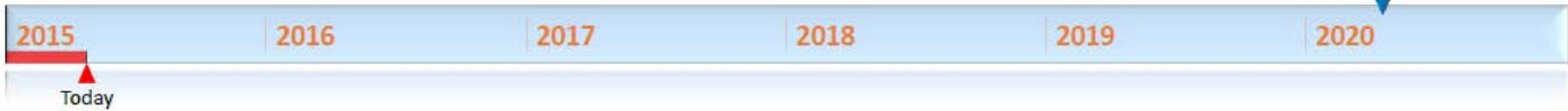
Project Estimate: Metric Summary: Program	345k Building GSF	%
Conceptual Cost Estimate: Direct Construction:	\$ 139,000,000	59%
Soft Costs w/out Land acquisition:	\$ 46,000,000	20%
Total: Construction / Soft Costs: \$ 2014	\$ 185,000,000	
Escalation / Design & Estimating Contingency	\$ 28,000,000	12%
Project Risk Contingency:	\$ 22,000,000	9%
Total Project Estimate w/ Contingency / Escalation	\$ 235,000,000	100%
Land / Site Acquisition	\$ 15,000,000.00	
Total Project Budget Estimate; including Land Acquisition	\$ 250,000,000	



2015 to 2020 Schedule



Completion
Apr 17



Design / Preconstruction/Early Work Packages

Construction



Master Schedule - Timeline

- June 2015 – Select Architect and Contractor
- Late 2016 - Begin Construction
- 2016 to 2019 - Construction
- 2020 - Open new Courthouse



Questions

