

Tillamook County Courthouse Project

Structural deficiencies:

- Tillamook County Courthouse (built in 1932) ranked 45th out of 49 – the 4th worst.
- There are serious structural deficiencies and public safety issues:
 1. Concrete tests do not meet required strengths – crumbling unreinforced masonry.
 2. The concrete was mixed with salt sand instead of washed salt, which is deteriorating the concrete over time.

Replacing the courthouse is more cost effective than remodeling or repairing:

- A 2008 report concluded it would take \$17.4 million to mitigate deficiencies
 - In today's dollars this would be about \$19.5 million
 - The 2008 report only allocated \$879,000 for seismic upgrades
 - A 2015 report indicates \$7.2 to \$10.8 would be needed.
- Courthouse renovation today would cost between \$26.7 and \$29.5 million
- A new court facility will cost about \$18 million

Where we propose constructing the new facility:

- It would be a wing or annex to our existing Jail and Justice Facility located on Long Prairie Road – 3 miles south of the current courthouse.
- Provisions for this new facility were anticipated when the Jail and Justice Facility was built 20 years ago.

The new facility would:

- Contain three courtrooms. 2 circuit and 1 justice
- Office for state court staff
- Offices for the District Attorney and staff
- And State Police at no cost for purposes of a state office co-location.

State Bonds (Q11)	\$ 7,875,000
Crime Find Funds	\$ 2,475,000
Land Value	\$ 475,000
Local Cash Match	\$ 7,650,000
Total Project Cost	\$18,000,000

Our current facility will be a death trap when the Cascadia Earthquake occurs.

Tillamook County Courthouse Project

Requesting \$7,875,000 in State Bonds - Total Project \$18,000,000
Project Completion November 2017

Chief Justice Thomas Balmer's FY 15-17 budget request includes \$7.875 million in Bonds for the Tillamook County Courthouse Project.

In 2008 an OJD study found that the Tillamook County Courthouse ranked at 45th out of 48; the fourth worst court facility in the state. The building was constructed in 1932 or 83 years ago.

Over the past decade Tillamook County has been working closely with local judges and state court staff to address serious structural deficiencies and public safety issues in the existing courthouse. Over this approximately 10-year period we have explored a variety of repairs, remodels and annexes.

We have now concluded that it would be more cost effective to construct new court facilities to be located adjacent to the county's present jail and justice facilities on Brickyard Road, just south of the City of Tillamook. The land is zoned appropriately. Public utilities are available and present on the site. When the facility was constructed almost 20 years ago, additional court space was contemplated but not constructed.

The proposed new courthouse would contain three circuit courtrooms. In addition to state court staff, the new facility is also proposed to house the District Attorney's office and state police. Preliminary estimates contemplate a 35,000 square foot facility at a cost of \$18,000,000. A timeline is being developed for completing all phases of the project including programming, schematic design, design development, construction documents, permits and bidding; culminating in construction by November 2017.

The funding proposed for this project is as follows:

State Bonds (Q11)	\$ 7,875,000
Crime Fines Funds	2,475,000
Land Value	475,000
Local Cash Match	7,650,000
Total Project Costs	\$18,000,000

For the local cash match, a Full Faith and Credit obligation is estimated to provide about \$595,000 annually. The county is developing an option for securing its debt service on this obligation. The County is also donating the land valued at \$475,000.

If the project is not funded, conditions will continue to deteriorate and it is reasonable to conclude that the courthouse will drop in ranking from 45th to last when compared to other court facilities within the state. Functional challenges will remain until a replacement facility can either be acquired or developed. Given the political needs for such a project to be successful, together with the financial ones, the current availability for OCCIF funding is likely the best opportunity the County has to correctly and safely address its courthouse needs.



What is the Ask? Total Project Cost: \$18,000,000

State

State Bonds: \$7,875,000
 Crime Finds Funds: \$2,475,000

County

County Cash Match: \$7,650,000
 County Land Value : \$ 475,000

Tillamook County Courthouse

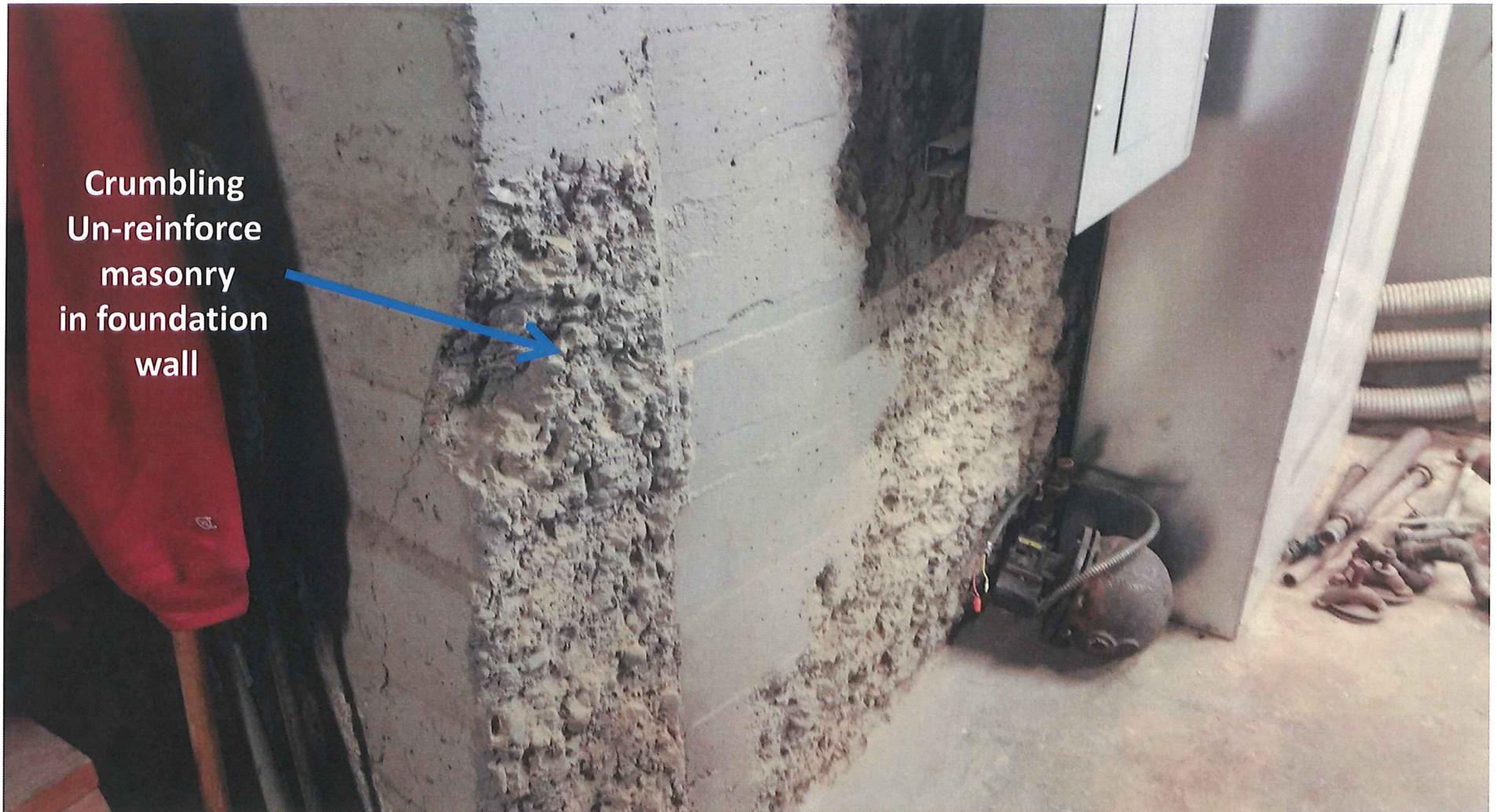


What's the Problem?



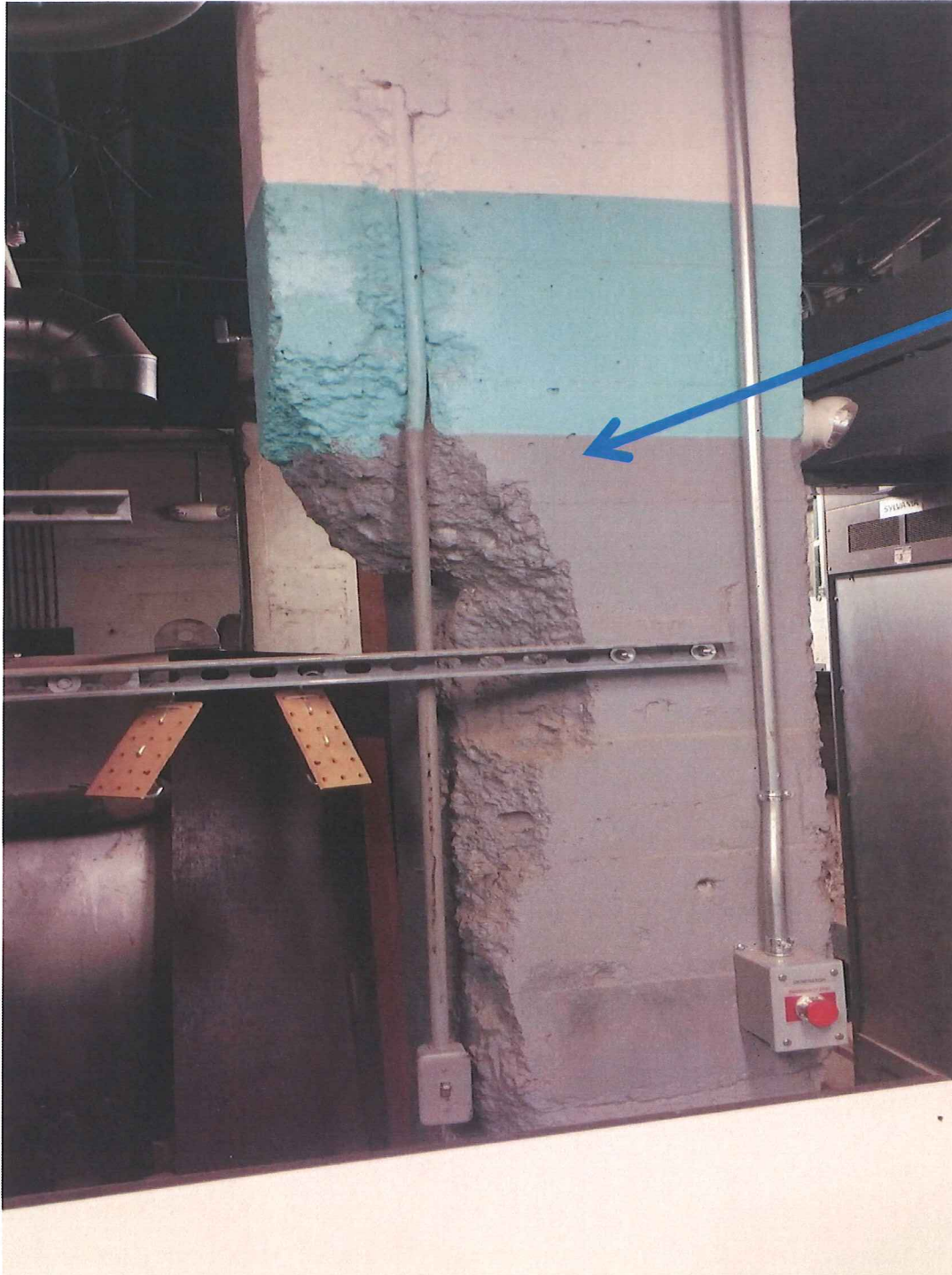
Tillamook County's Courthouse is 83 years old

**2008 OJD study ranked our courthouse 45th of 48
Fourth worst court facility in the state**



Foundation Wall of un-reinforced masonry of courthouse

You can see partly why we were ranked 4th worst in the state here



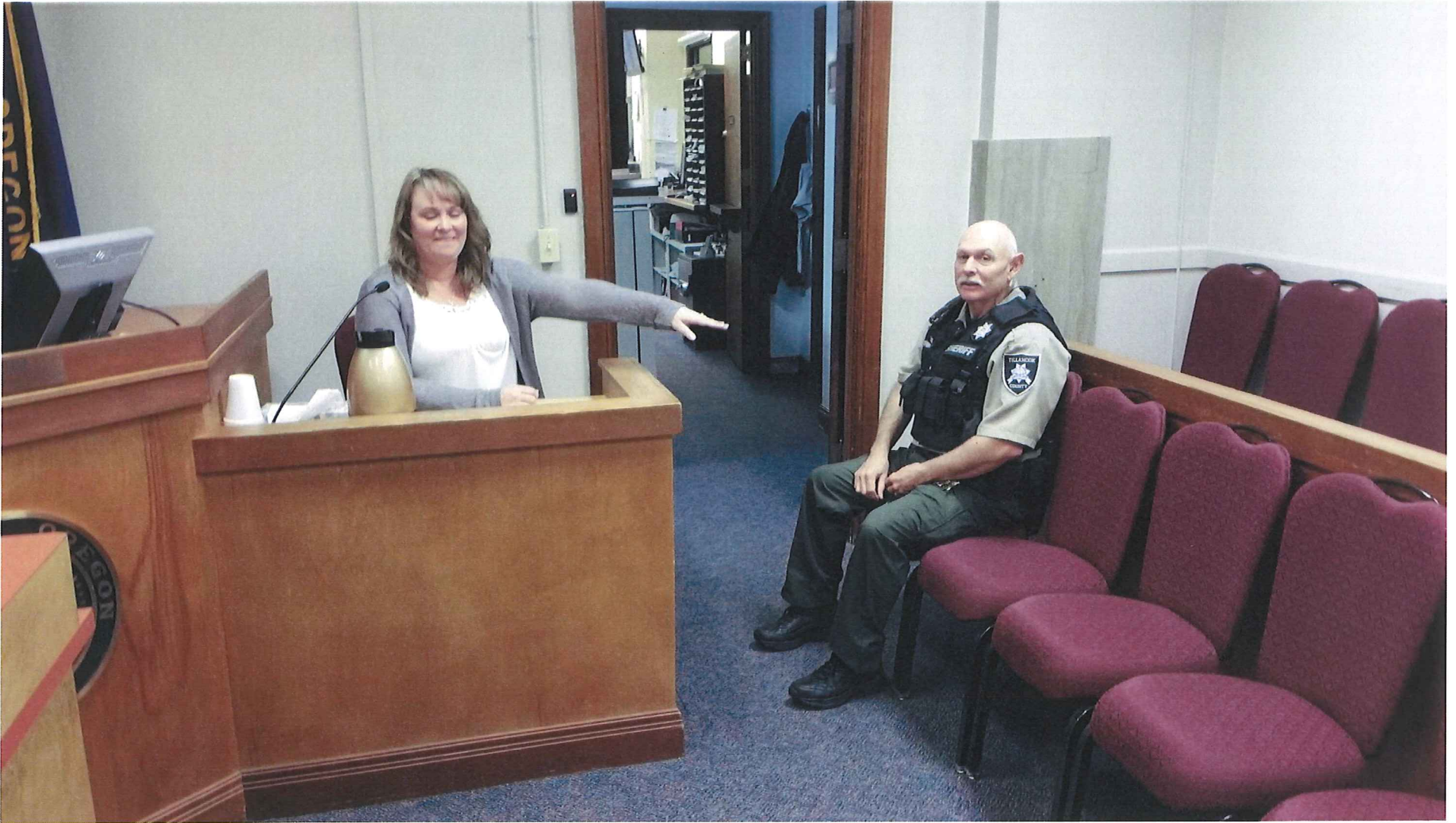
Just one of the bearing walls in the Courthouse

This building like many will not be standing after a subduction zone earthquake



Circuit Room 108

How'd you like to be a juror and have to sit like this the whole trial just to see the two attorneys?



How'd you like to be juror and sit this close to a witness or an inmate?



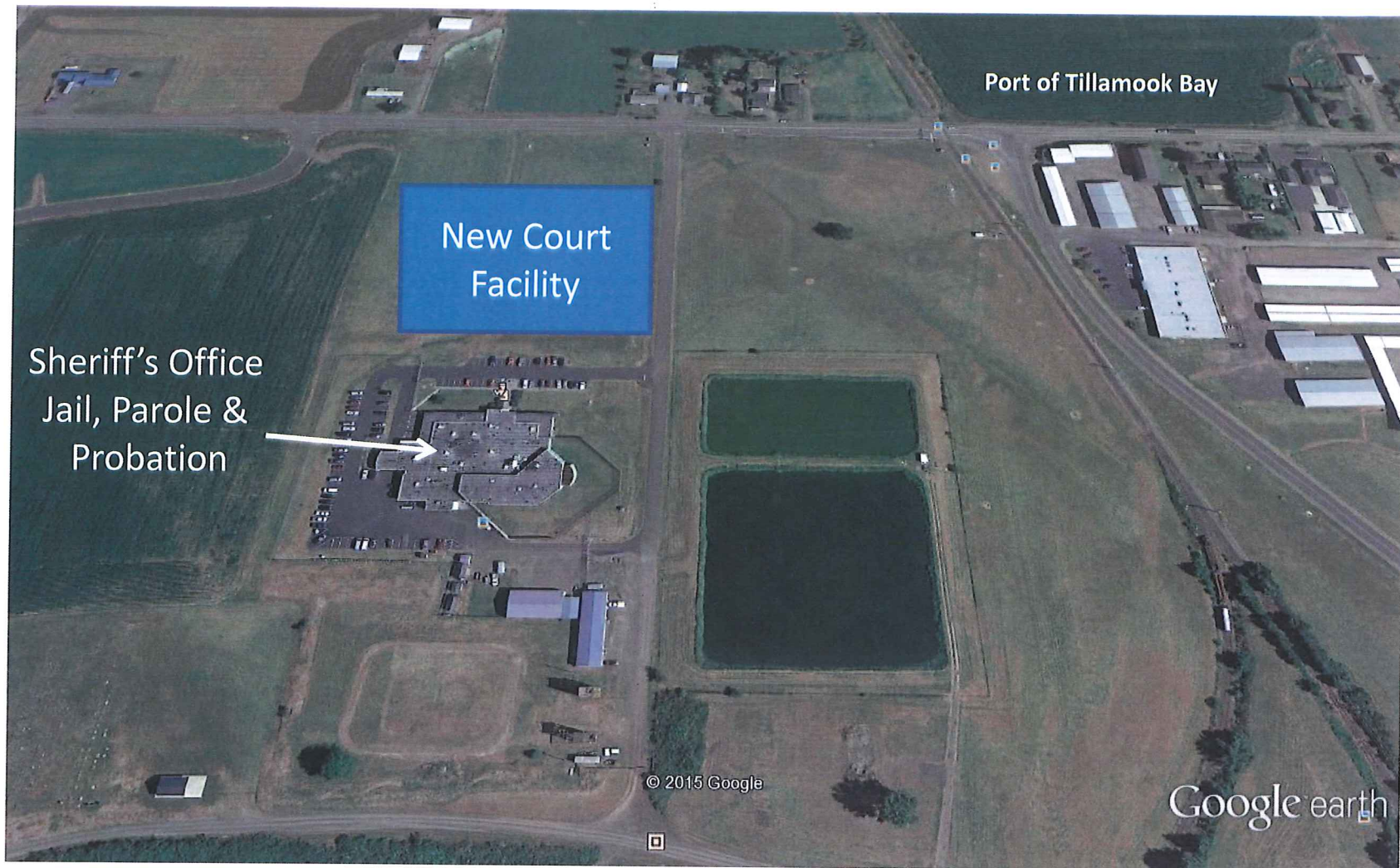
Notice the cramped facilities for the clerk, judge and how close attorneys sit next to each other



We have for the last ten years explored with consultants a variety of repairs, remodels and annexes but found the most cost effective option would be to construct new court facilities adjacent to our present jail and justice facilities.



**New State Court facility would include three circuit courtrooms,
District Attorney's office and State Police**



What's in it for the State? Most all legal services in one location

- Courtrooms would be of adequate size now
- No more transporting inmates 5 miles to go to court
- Courtrooms would be safer for judges, Jurors and public
- Would house State Police and DA
- Building would not collapse in an earthquake