



Clackamas County Courthouse Proposal

Presentation to the Joint Ways & Means Subcommittee on Public Safety

March 16, 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



ADA/Electrical/Capacity 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

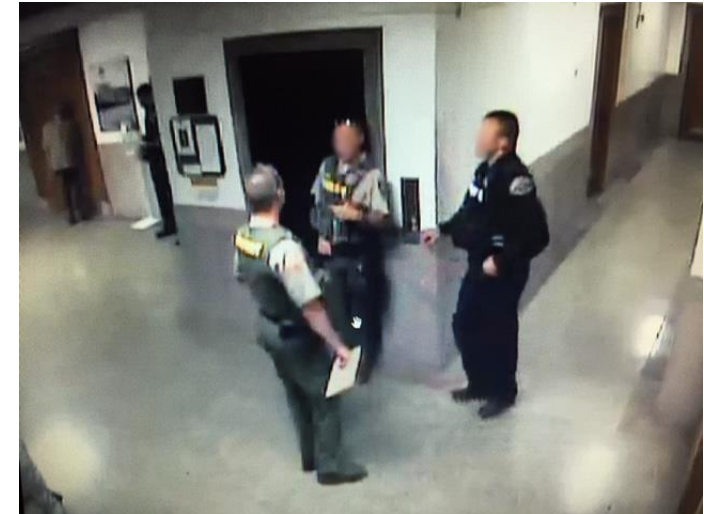
- Judicial, civil, & courts staff use same circulation routes as in-custody prisoners & public.
- Jurors assemble in neighboring building; path to courthouse leads jurors past sallyport & front courthouse entry where many opportunities exist to expose jurors to witnesses, defendants, attorneys, & officers.
- 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.



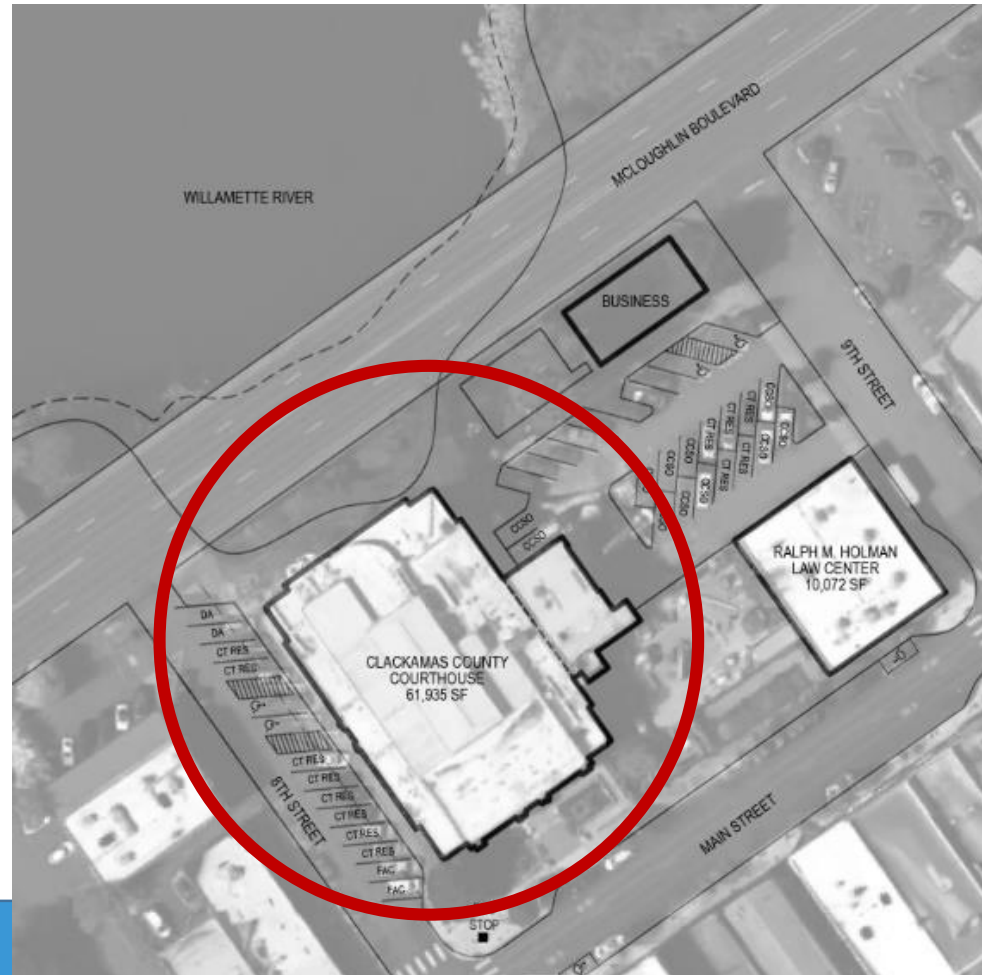
Cliff at Willamette River (looking south)



Eroding asphalt at Willamette River elevation



Cliff at Willamette River (looking north)



McLoughlin Boulevard left, courthouse right

Millions 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



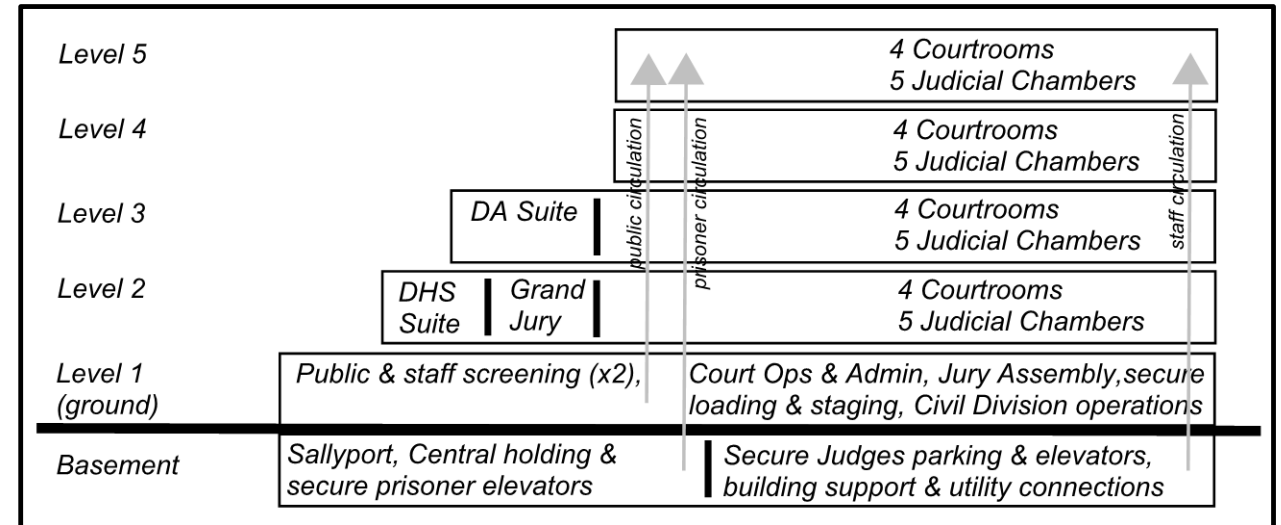
View east from new courthouse site
(photo prior to plaza build-out)

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
Total Department GSF	172,604
25% Grossing Factor	43,151
Total Courts Building GSF	215,755

Co-Located Services:

- Oregon Department of Human Services (DHS)
 - Secure 4,700 sq. ft. suite
 - Relief for current crowded office space close by
 - 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 \$1.25M for planning)
- Internally financed Full Faith & Credit bonds in two waves + bank line of credit to aid cash flow

QUESTIONS?



Clackamas County Courthouse 1884-1935



Clackamas County Courthouse 1936-Present