



April 4, 2019

Ladies and Gentleman:

On behalf of the Clackamas County Board of Commissioners, thank you for your consideration of the \$31.5 million bond request for Phase II, design and engineering, of the Clackamas County Courthouse replacement project.

The Clackamas County courthouse is not safe; not from fire, not from earthquake. ADA accessibility meets the legal minimum. The number of people in the Records Room must be limited because there isn't enough air.

Due to erosion, the courthouse is literally three feet from a 100 foot drop into the Willamette River. In recent years, a patrol car parking spot was lost over the edge. Further, the building sits on liquefiable soil. The Courthouse simply cannot be refurbished due to these concerns, and, as a result seismic funding opportunities do not apply.

Clackamas County has been planning for the relocation and replacement of the building for decades. The new home will be located on the county's existing Red Soils campus. The site is owned by the County, the courthouse is on Oregon City's approved master plan, and much of the utility infrastructure is already in place. Attached to this testimony is a map of the master plan.

Clackamas County is significantly invested in this effort. The monetary value of the 6.93 acre courthouse site is currently appraised at \$2.67 million. In addition, the campus includes a Central Utility Plant and a Utilidor – both of which will serve the courthouse. The County's investment in these two facilities specifically for purposes of supporting a courthouse totals more than \$3.5 million. So combined, the County has already invested more than \$6 million in land and infrastructure toward this project.

Clackamas County also has a planning design team hard at work. Current building plans allocate a total of 6,000 square feet for state co-location space, to be equally split between the Department of Human Services and the Office of Public Defense Services. Working in consultation with the National Center for State Courts on best practices, there is intended to be child care space located in an appropriate place in the building. Plans also include constructing the building out of local cross-laminated timber, or CLT, as a way to help support the state's local timber industry and rural economies.

This past February, in a signal to you, the Oregon Legislature, the Board unanimously passed a resolution detailing our steadfast commitment to courthouse replacement.

In it, we made clear that it is our intention to ask our voters to help fund the building, and that if they don't, other funding options will be pursued to ensure that there is a local match. Alternatives could include a traditional 20 year full faith and credit bond or utilizing Public-Private partnership as a financing method. OJD and DAS Finance staff will be consulted as these options are evaluated.

The total estimated price tag for the building is \$191.4 million, which represents all costs including moving expenses and furniture, fixtures, and equipment. All expenses have been factored in to avoid surprises as the project progresses.

This is an immense project for Clackamas County, but you have our full-fledged commitment in recognition of the clear safety concerns presented by the building and current delays in justice that Judge Steele will speak to next.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Humberston", with a long horizontal flourish extending to the right.

Ken Humberston, Commissioner  
Clackamas County Board of Commissioners



1. Development Services
2. Public Services
3. Central Utility Plant
4. Adult Detention Facility
5. Central Communications
6. Juvenile Building
7. Parking Garage
8. Courthouse
9. County Office Building
10. County Office Building
11. Retail and Office
12. Retail and Office
13. Shaver Building
14. Silver Oak

