

Department: County Assets **Program Contact:** Scott Churchill
Program Offer Type: Existing Operating Program **Program Offer Stage:** As Requested
Related Programs:
Program Characteristics: In Target

Executive Summary

The new Central Courthouse replaced the functionally obsolete 100 year old existing courthouse. The new courthouse incorporates the current standards in courthouse design and construction, energy efficiency as well as operational and maintenance efficiency. This program offer reflects the full completion of the multi-year project.

Program Summary

The old Multnomah County Downtown Courthouse was functionally obsolete and in need of replacement. DAY CPM is acting as the Owner's Representative and assisting the County in delivering the project.

The County procured the services of the SRG who partnered with CGL Ricci Greene as the project architect to perform the design, and Hoffman Construction to construct the courthouse using the CM/GC (Construction Manager/General Contractor) method. The architectural design team completed the design of the courthouse with input from various users and stakeholders. During the design phase the architect and CM/GC collaborated on the design to meet the project values and goals. The CM/GC prepared detailed cost estimates during the design phase and finalized a Guaranteed Maximum Price in September 2017. The Contractor was Substantially Complete on December 11, 2020. Operational workflow testing and Final Occupancy Certification took place following Substantial Completion. Occupancy by the Courts took place on October 6, 2020. The Project is now under it's warranty period.

The County is reviewing final Change Order Requests and working on the Project Closeout phase which will extend into FY 2022. The Courthouse and Health Department Headquarters projects set a new regional standard for Minority participation through an active Project Labor Agreement. The project met and in many cases exceeded the participation goals. The new Courthouse allows for better separation and security for the Adults in Custody, Witnesses, Jury members, the DA, staff and members of the public.

Performance Measures

Measure Type	Primary Measure	FY20 Actual	FY21 Budgeted	FY21 Estimate	FY22 Offer
Output	Completion of project closeout	N/A	N/A	N/A	100%
Outcome	Completion of project construction audit	N/A	N/A	N/A	100%

Performance Measures Descriptions

PM #1 Output: Completion of project closeout
 PM #2 Completion of project construction audit

Legal / Contractual Obligation

• ORS 1.185 County to provide courtrooms, offices and jury rooms. (1) The county in which a circuit court is located or holds court shall:

(a) Provide suitable and sufficient courtrooms, offices and jury rooms for the court, the judges, other officers and employees of the court and juries in attendance upon the court, and provide maintenance and utilities for those courtrooms, offices and jury rooms.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Requested General Fund	Requested Other Funds
Program Expenses	2021	2021	2022	2022
Contractual Services	\$0	\$9,000,000	\$0	\$6,078,931
Total GF/non-GF	\$0	\$9,000,000	\$0	\$6,078,931
Program Total:	\$9,000,000		\$6,078,931	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$9,000,000	\$0	\$6,078,931
Total Revenue	\$0	\$9,000,000	\$0	\$6,078,931

Explanation of Revenues

• \$6.1 million working capital carryover from FY 2021.

Significant Program Changes

Last Year this program was: FY 2021: 78212 Facilities Downtown Courthouse

Covid Impact: The construction schedule was extended by a number of weeks as CDC and OSHA requirements for infection control were implemented. Exact cost impact remains under review.