

**Program #78240 - Hansen Complex Deconstruction**

FY 2025 Adopted

**Department:** County Assets

**Program Contact:** Greg Hockert

**Program Offer Type:** Capital

**Program Offer Stage:** Adopted

**Related Programs:**
**Program Characteristics:** New Request, One-Time-Only Request

**Executive Summary**

The Hansen Building was built in 1956 as a County health clinic and was later used by the Multnomah County Sheriff's Office (MCSO). Due to infrastructural needs, seismic liability, inefficient layout, and security challenges, it is no longer in service and sits unoccupied. This program is for the efficient, economical and environmentally-friendly deconstruction and remediation of six building structures commonly referred to as the Hansen Complex, located on the corner of NE Glisan Street and NE 122nd Avenue.

**Program Description**

The Hansen Building and its surrounding property was declared surplus in November of 2004 by Resolution No. 04-169, approved by the Board of County Commissioners. This project would remediate and deconstruct the Hansen Building and five auxiliary buildings, and will prevent potential public safety issues. The deconstruction will create a safer environment and less of an eyesore in the community in alignment with the County's values of providing safe and welcoming environments. The project will use efficient, economical, and environmentally-friendly methods of demolition, as well as continue to assess future options for the site.

Initial abatement cost estimates were funded from Facilities & Property Management (FPM)'s operating fund. Continued funding for this project will be from one-time-only funds supplied to the Facilities Capital Improvement fund, as approved by the Board of County Commissioners, and will eliminate all ongoing maintenance costs for the complex, create potential redevelopment options for the County, or revenue as a high market value property for sale. Redevelopment opportunities for this property will be evaluated and discussed in the context of other major capital projects that the County could pursue, so that the prioritization direction is clear to understand financial tradeoffs of opportunities for other investments.

During FY 2025, a contracted design firm will design and plan the deconstruction and remediation of the buildings and property. Regulatory and permitting requirements will be factored into the design and subsequent project plan.

The full project is estimated to be two years in duration. The total estimated cost of this two year project is \$5.0 million. A funding request will be submitted in FY 2026 to complete the actual demolition of the buildings on the property.

**Performance Measures**

| Measure Type | Performance Measure                        | FY23 Actual | FY24 Budgeted | FY24 Estimate | FY25 Target |
|--------------|--------------------------------------------|-------------|---------------|---------------|-------------|
| Output       | Complete design estimate and obtain permit | N/A         | N/A           | N/A           | 100%        |
| Output       | Project plan for full property demolition  | N/A         | N/A           | N/A           | 100%        |

**Performance Measures Descriptions**

PM-1 Design estimate will inform the project requirements

PM-2 Defined project plan demonstrates commitment to improve the County's asset

Revenue/Expense Detail

|                        | Adopted<br>General Fund | Adopted<br>Other Funds | Adopted<br>General Fund | Adopted<br>Other Funds |
|------------------------|-------------------------|------------------------|-------------------------|------------------------|
| Program Expenses       | 2024                    | 2024                   | 2025                    | 2025                   |
| Contractual Services   | \$0                     | \$0                    | \$0                     | \$150,000              |
| <b>Total GF/non-GF</b> | <b>\$0</b>              | <b>\$0</b>             | <b>\$0</b>              | <b>\$150,000</b>       |
| <b>Program Total:</b>  | <b>\$0</b>              |                        | <b>\$150,000</b>        |                        |
| <b>Program FTE</b>     | 0.00                    | 0.00                   | 0.00                    | 0.00                   |

| Program Revenues     |            |            |            |                  |
|----------------------|------------|------------|------------|------------------|
| Financing Sources    | \$0        | \$0        | \$0        | \$150,000        |
| <b>Total Revenue</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$150,000</b> |

Explanation of Revenues

This funding is a one-time-only General Fund cash transfer to fund 2507 Capital Improvement Fund.

An additional \$550K is earmarked in General Fund contingency for this project.

Significant Program Changes

Last Year this program was: