



# Clackamas County Courthouse Replacement Project

Presentation on SB 5505 to the Joint Ways & Means Subcommittee on Capital Construction

May 12, 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

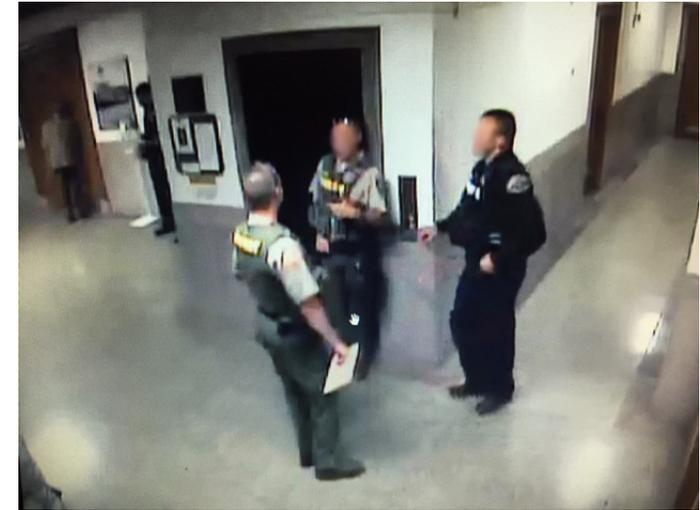
- Judicial, civil, & courts staff use same circulation routes as in-custody prisoners & public.
- Jurors assemble in neighboring building; path to courthouse leads jurors past sallyport & front courthouse entry where many opportunities exist to expose jurors to witnesses, defendants, attorneys, & officers.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

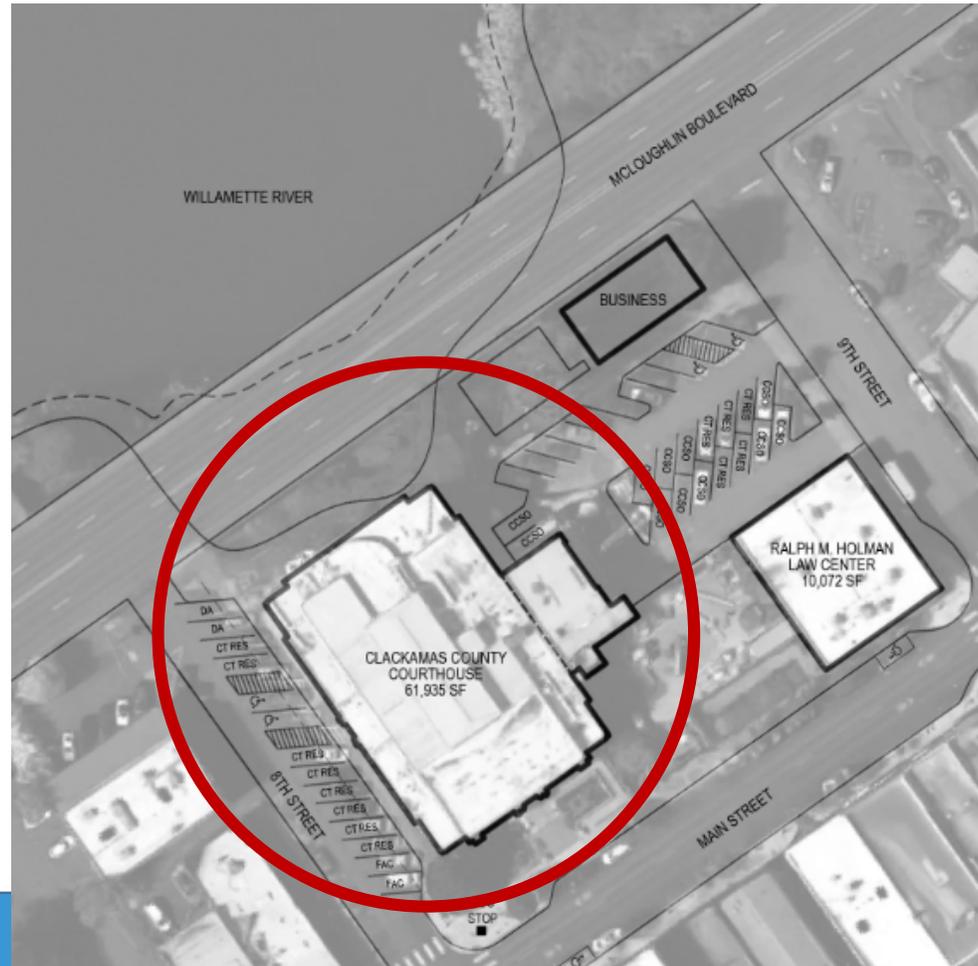
Numerous seismic deficiencies for both structural & nonstructural systems. Building would experience significant damage during an earthquake and pose a risk to the life safety of occupants.



Cliff at Willamette River (looking south)



Eroding asphalt at Willamette River elevation



Cliff at Willamette River (looking north)



McLoughlin Boulevard left, courthouse right

# Millions Already 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)

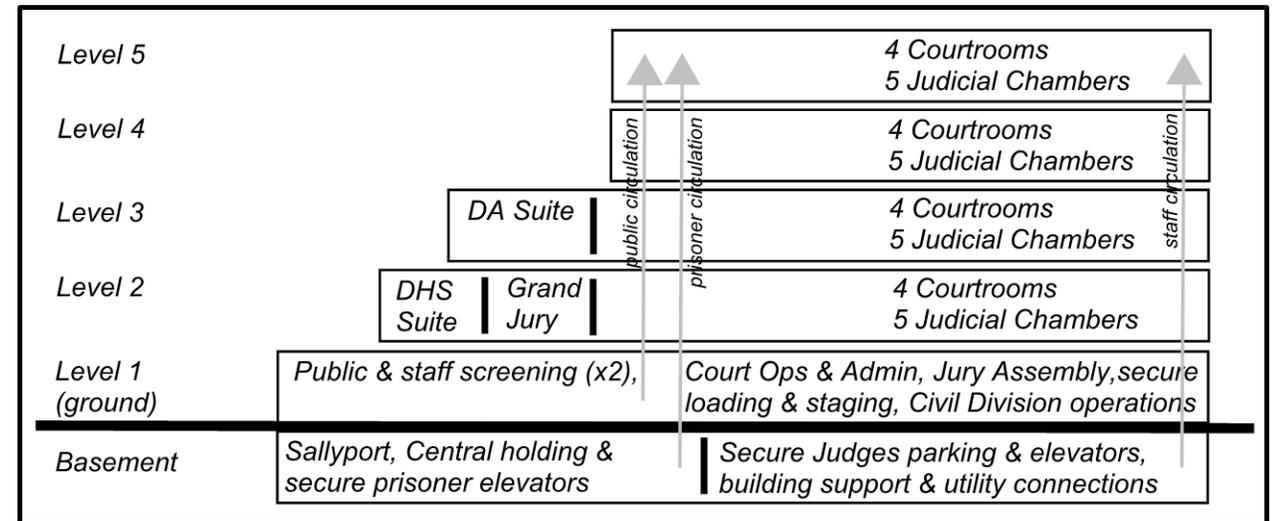


# The New Courthouse

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

## Co-Located Services:

- Oregon Department of Human Services (DHS)
  - Secure 4,700 sq. ft. suite
  - Relief for nearby crowded office space
  - 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

