

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2021-032

Approving the Multnomah County Behavioral Health Resource Center FAC-1 Design and Construction Plan and Authorizing the County Chair to Execute a Guaranteed Maximum Price Amendment.

The Multnomah County Board of Commissioners Finds:

- a. A housing emergency exists. Thousands of people in Multnomah County and the Metro region are facing housing instability and, increasingly, experiencing homelessness. These community members spend days and nights either without shelter or within our growing network of emergency shelters and supportive and transitional housing.
- b. The population experiencing homelessness are among the most vulnerable residents of the County. Experiencing homelessness causes tremendous human suffering. The substantial threats posed by homelessness to personal and public health, welfare, safety, and property are undisputed, well-documented, and recognized nationally.
- c. Moreover, the number of people experiencing homelessness in the County who also report disabling conditions, including behavioral health issues such as mental illness and substance use disorders, has continued to grow faster than the number of people experiencing homelessness overall
- d. There is a pressing need in Multnomah County for facilities and services to serve this population. Currently, services and facilities specifically serving this population are limited, which leaves these individuals to seek assistance through hospitals and crisis services, and increases their contact with law enforcement and jail. Serving this population through these systems is not the most effective or efficient approach and inappropriately strains the capacity of those systems.
- e. This resource gap has been identified by numerous reports and studies calling for improved community-based mental health infrastructure and specifically by: a 2012 United States Department of Justice Settlement agreement with the City of Portland requiring the establishment of one or more resource centers for individuals with behavioral health needs to avoid unnecessary hospitalizations; a 2015 Multnomah County Mental Health Jail Diversion Feasibility Study, which identified a 24-hour resource center as a crucial system gap that contributes to unnecessary incarceration of people in mental health crisis; and a 2018 Multnomah County Mental Health System Analysis recommending enhanced peer-led, walk-in services to address unmet need
- f. The Multnomah County Health Department, Behavioral Health Division and the Joint Office for Homeless Services, in collaboration with our community partners have identified the need in our community for a centrally located, dedicated behavioral health resource center ("Center").

- g. In 2018 Multnomah County engaged in an analysis of a facility in downtown Portland to determine the viability of the property to meet the requirements of the Center.
- h. In January 2019, through Resolutions 2019-007 and 2019-011, the Multnomah County Board of Commissioners (“Board”) approved the purchase of the building and land located at 333 SW Park Avenue, Portland, Oregon, and the adjacent surface parking lot located at 810 SW Oak, Portland Oregon, to be used for the Center (together, the “Property”). The Property is now owned by Multnomah County, Oregon.
- i. The Property presents an excellent opportunity for establishment of the Center, potentially including peer support services, a shelter, and transitional housing (the “Project”).
- j. Further analysis in 2019 informed that renovation of these properties would provide the most efficient path forward to delivering these critical services to the community.
- k. In September 2019, through Resolution 2019-083, the Board approved the Multnomah County Behavioral Health Resource Center FAC-1 Preliminary Planning Proposal authorizing the Project Team to, among other things, commence and complete Project design and obtain City of Portland, Oregon, design review approval.
- l. Carleton Hart Architecture P.C. was selected to perform design services. Project design is now complete and in alignment with programmatic and regulatory requirements.
- m. M.A. Mortenson Company (“Mortenson”) was selected as CM/GC to perform pre-construction services and to negotiate a guaranteed maximum price for construction services and, if approved by the Board, execute an amendment to the CM/GC Contract authorizing Mortenson to proceed with construction of the Project at that price (“GMP Amendment”).
- n. In December 2020, the Project received approval from the Portland Design Commission as Case Number File LU-20-134841 DZM. This Land Use Decision was recorded against the Property under filing 2021-012187.
- o. The Project budget totals \$26M. The negotiated guaranteed maximum price for construction services is \$17.7M.
- p. The efforts and results for the design phase along with the construction phase plans are described in the Multnomah County Behavioral Health Center FAC-1 Design and Construction Plan (the “Plan”) enclosed herewith.
- q. The Project Team recommends Board approval of the Plan and the GMP Amendment.
- r. Approval of the Plan and a GMP Amendment is in the best interests of Multnomah County.

Multnomah County Board of Commissioners Resolves:

1. The Plan is approved and the Project Team is authorized to proceed with the next steps in the development of the Behavioral Health Resource Center.

2. The County Chair is authorized to execute a GMP Amendment for the Behavioral Health Resource Center, together with any amendments or any other ancillary instruments, provided that further Board approval shall be obtained with respect to any modification or amendment that results in a material increase in the obligations of the County or a material decrease in the benefits to the County under the Guaranteed Maximum Price Amendment.

ADOPTED this 13TH day of May, 2021.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Jed Tomkins, Sr. Asst. County Attorney

SUBMITTED BY: Tracey Massey, Interim Director, Department of County Assets