

**Multnomah County
Central Courthouse
Site Solicitation**

**# FY15-01
Due by: 1:00 PM PDT
September 22, 2014**

For More Information Contact:
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**Multnomah County Facilities & Property Management Division
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1. Introduction

The Multnomah County Board of Commissioners passed a resolution on July 17, 2014 to issue this Multnomah County Central Courthouse Site Solicitation ("Site Solicitation") as part of the process to develop a new Central Courthouse. This Site Solicitation presents an opportunity for the private and public sectors to propose sites and/or facilities for the new Central Courthouse, which the County expects will be a catalyst for economic development in the immediate surrounding area. The County Facilities and Property Management Division is developing financing and procurement options with the goals to begin construction on a new facility by the end of 2016 and to have a new Courthouse by 2020.

Multnomah County presents this Site Solicitation for a new Central Courthouse because the current downtown courthouse is structurally and functionally obsolete. It does not meet current seismic building codes. In addition, the current century-old Courthouse design presents security concerns with its limitations on separating criminal defendants from judges and witnesses. These safety and security concerns have prompted the County to pursue a new facility rather than to renovate the existing building.

The existing Courthouse receives more than 3,000 visitors a week and more than 500 people work in the building resulting in an opportunity for surrounding businesses and parking facilities. The County fully expects that base to grow during the next 50 years with a new and modern Courthouse.

The County is requesting interested parties to provide information on development opportunities, within the specified geographic region, for available land area with a minimum FAR of 9:1 (permitting a minimum of 350,000 GSF of developable floor area). These opportunities could include, but are not limited to the following:

- land for sale;
- land with buildings for sale; and,
- any other development options.

Your assistance in providing information relating to properties meeting the County's requirements is greatly appreciated. Our preferred response is only for properties with current information as of July 18, 2014, and which may be available for acquisition within the next 18 months.

Once the submittals have been received, the County intends to evaluate each proposed site against the Central Courthouse specific site evaluation criteria, based on the requirements listed in Section 2. An experienced site selection team would then score the sites, with the intent to create a shortlist that allows the County to perform additional due diligence and to evaluate the suitability for the location of the new Central Courthouse.

The County reserves the right to reject all submissions for any reason. The County also reserves the right to continue its own, independent investigation of

Central Courthouse sites, possibly leading to negotiation of a purchase and sale agreement during or after this Site Solicitation.

2. Requirements

The County prefers the program requirements be located within a site and building(s) that provide for the necessary security, safety, and convenient access to the facility by the public. The operations housed at the site will be a mix of uses including: courtrooms, general offices, temporary holding/secure spaces, and public transaction counters that will require multiple zones of security and occupancy types within a single facility.

There are mandatory and additional functional requirements within each program element. Mandatory requirements are pass/fail criteria for a proposed site. Additional functional requirements are elements that are desired by the County to facilitate efficient operations and general community acceptance.

A. FUNCTION: Capacity to meet functional needs of the Project Scope

Mandatory Requirements:

- Site capacity - minimum 350,000 GSF initial phase (also see flexibility for future expansion requirements in Section E below);
- A single site is preferred but two immediately adjacent sites that satisfy the site capacity requirements would be acceptable;
- Parcel configuration that supports court planning modules (45 feet wide bay spacing) and inmate transport vehicle movement (passenger bus).

Additional Functional Requirements:

- Developable area allowing a preferred footprint of 40,000 GSF in the initial phase (also see flexibility for future expansion requirements in Section E below);
- Preferred minimum dimension of 200 feet on at least one side;
- Site contributes to meeting the County's aspirational goal of LEED Gold and obtain Architectural 2030 Challenge (e.g. solar orientation, solar energy collection, daylighting, etc.).

B. SITE ACCESS/ INFRASTRUCTURE

Mandatory Requirements:

- Infrastructure capacity to serve 420,000 GSF and 500 employees;
- Electrical Load capacity for the projected population;
- Storm Water accommodation for the projected development (office population of 500 people, 420,000 GSF):
 - Preferred: development is within existing system with excess capacity;
 - Acceptable: describe strategy to upgrade to meet projected need;

- Traffic Flow: Surrounding streets and intersections can handle proposed development;
- Access: Vehicular access permitted from at least two frontages and pedestrian access from all four frontages;
- Demonstrate the ability to provide data/telecommunications infrastructure to the site to support program requirements;
- Demonstrate existing sewerage capacities can support proposed program and building population, or, provide a plan and estimated costs for increasing capacity.

Additional Functional Requirements:

- Electrical redundancy capability (24-hour period);
- Local Improvement Districts: discuss any impact of all existing or proposed LIDs;
- Arterial Connections: Site is within one mile of an on-ramp to regional highway or equal or better arterial connections;
- Restaurants / Support Capacity of surrounding area: Identify the capacity of the surrounding area of the proposed site to accommodate a facility staff of 500 employees and a weekly visitor population of 3,000 people. Restaurants, convenience stores, office supply, other retail functions are of interest to the County.

C. REGIONAL TRANSIT ACCESS: staff and public

Mandatory Requirements:

- Light Rail or Streetcar: majority of site is within ¼ mile (5 minute walk);
- Bus Services: majority of site is within ¼ mile (5 minute walk);
- Bike paths: majority of site is within ¼ mile of bike commute route.

D. CONTROL OF RISK: Regulatory and Policy Overlay

Mandatory Requirements:

- Proposed Site Information to be provided:
 - Specify current uses on the site;
 - Provide any environmental studies;
 - Identify any known site constraints, e.g., easements, soil bearing capacity, offsite traffic improvement requirements, and site contamination/cleanup;
 - Any land use, CUPs, title issues, or related.
- Land assembly: demonstrate control of at least 25% of the proposed site, and submit a land assembly strategy, estimated timeframe and cost. (Preferred: Owned site, or include details of willing seller with estimated time for acquisition.)

Additional Functional Requirements:

- Preferred: Not within a Historic District;

- Preferred: No structures listed on the National Register of Historic Places, or eligible for such a designation; no structures designated by the City of Portland as Historic Landmarks or Conservation Landmarks;
- Use of site as a Courthouse is consistent with Portland Plan and Central City 2035 Plan.

E. EXPANSION POTENTIAL

Mandatory Requirements:

- Flexibility for Future Expansion: Show options for future floor area expansion of 70,000 GSF within the allowable FAR.

F. COST : Differentials among sites

Mandatory Requirements:

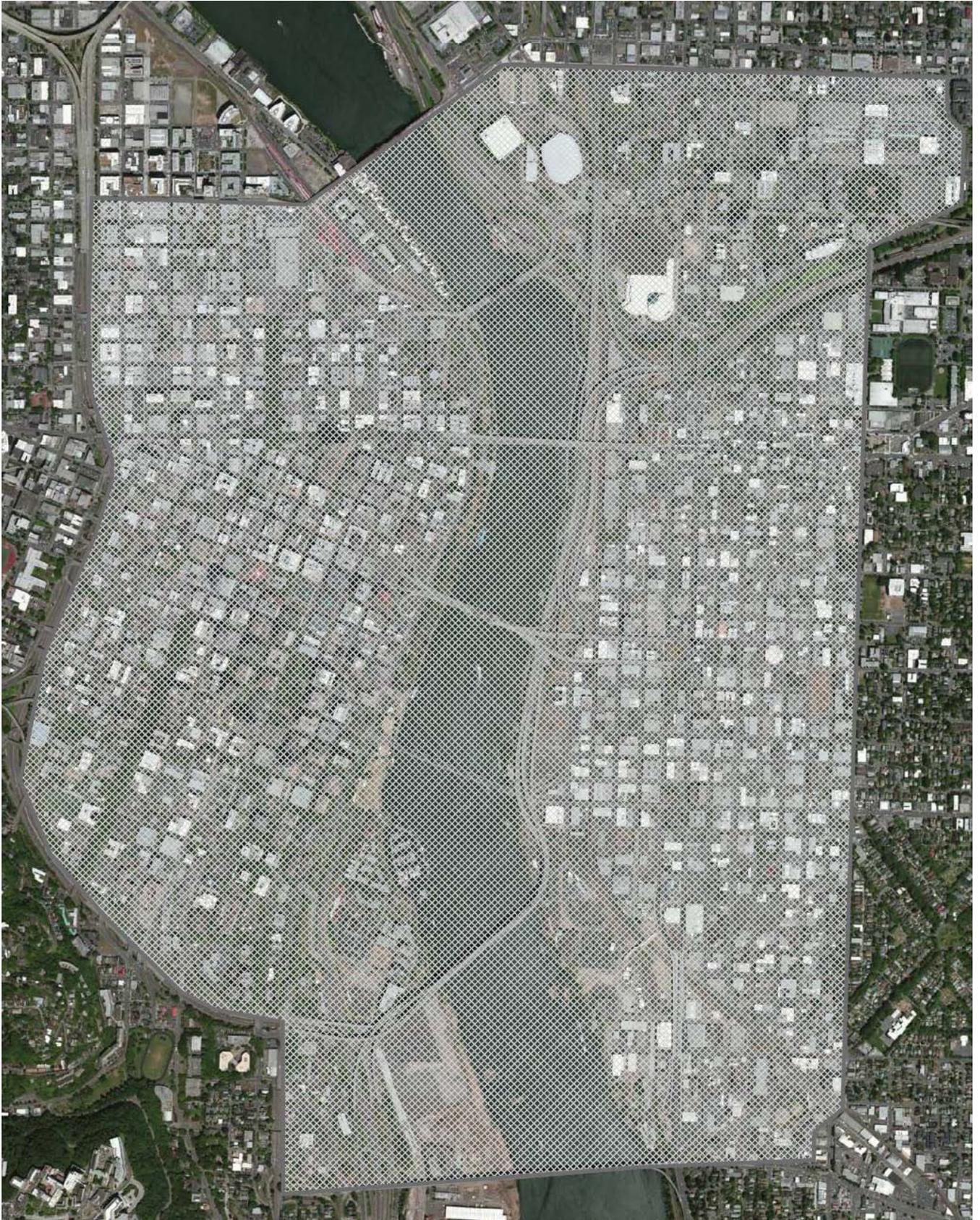
- Estimated Land assemblage / purchase cost must be stated in response to Site Solicitation.
- Cost Differentials (identify items that may exceed specified “typical” levels for Class A office space) :
 - Proposed sites will be compared by the cost differential. Therefore, provide any extraordinary costs or expenses associated with the site as well as any funding, financing or revenue opportunities uniquely associated with the site.
- The County would be interested in considering a property exchange for existing County property. This exchange could include the existing Courthouse, recognizing the Courthouse's historic designation.
- Discuss potential funding, financing and revenue opportunities of the site.

3. Location

The site must be within the area defined by Northeast 12th Avenue, Northeast Lloyd Blvd., Northeast 15th Avenue, NE Weidler St. continuing across the Broadway Bridge, Northwest Lovejoy Street, I-405, Southwest Naito Parkway, Ross Island Bridge to Powell Blvd, extending to Southeast 12th Avenue.

Properties within the boundary that do not meet the mandatory requirements stated above should not be submitted for consideration.

The highlighted area on the next page depicts generally the region described:



4. Process

This Site Solicitation is intended to assist Multnomah County in the site identification/selection process and real estate development strategy relating to a planned County facility. The County may request additional information or clarifications from any Proposer in regard to this submittal.

Any proposed offer or bid shall not be binding on the County. Any transaction will be subject to subsequent negotiations, which may include a best and final offer competition, and approval by the Board of County Commissioners.

This Site Solicitation document and any related updates, amendments, or additional information will be posted online at <https://multco.us/facilities-and-property-management/requests-real-property>

The Proposer has the responsibility to check this website regularly for information updates. Please direct any questions related to this Site Solicitation to the email address below.

Courthouse-Site-Solicitation-FY15@multco.us

5. Confidentiality

Multnomah County is required to disclose non-exempt public documents pursuant to Oregon Public Records Law. The County will attempt to maintain confidentiality, as allowed by law and contemplated by ORS 279C.405 et seq. ORS 192.501(2) conditionally exempts trade secrets, and ORS 192.502(4) exempts the County from disclosing information submitted in response to a solicitation where the information is such that it “should reasonably be considered confidential.” Additionally, ORS 192.501(6) conditionally exempts real estate appraisal information.

A Proposer who determines that information within a submittal meets the statutory requirement and desires that such information remain confidential shall mark the bottom of the pages containing such information with the word “CONFIDENTIAL.”

If a Proposer makes “blanket designations” by marking every page of a submittal as “CONFIDENTIAL”, the statutory requirement to exempt confidential information from disclosure is not met; any submittal so marked will not be deemed to have been submitted in confidence, and upon request, the entire submittal will be disclosed.

The County will keep properly marked information confidential as allowed by law. After selection of the site, the purchase contract executed by the County and the successful Proposer will be a public document subject to disclosure. No part of the purchase contract can be designated as confidential.

6. Responses

Submittals must be printed, computer generated or typewritten, single spaced, space-and-a-half or double-spaced, on 8.5" x 11" paper. All pages should be numbered. Margins should be at least ½ inch on all sides. Font size can be no smaller than 10. Submittals using smaller font sizes or smaller margins may be rejected.

In support of the County's sustainability goals regarding environmental impact and the disposal of paper, it is the County's preference that submittals be printed on both sides of the paper, rather than on one side only. Also, please include a CD or other electronic media with a PDF version of your submittal.

The total number of pages must not exceed fifteen **(15) pages, except for item D listed below which can be included in Appendix A.** Supporting materials submitted with the submittal, if any, will not be returned. Unless otherwise specified, pages exceeding the standard page size of 8.5" x 11" will be counted as two or more pages, depending on the actual size of the page.

Submittals should be stapled in the upper left-hand corner. Do not use spiral bindings, glue, or place in notebooks or use other methods of binding the submittal. If the document is too thick to be held with a single staple, secure the document with a metal clip that can be easily removed for copying purposes.

Submittals shall be submitted in a sealed envelope appropriately marked with the Submittal title and the solicitation number shown on the cover of this Solicitation, and the name and address of the Proposer. If the requested copies do not fit into an envelope, enclose all copies in a box, seal it and attach a sheet of paper with the following information to the top of the box: (1) Submittal title, (2) Solicitation number, and (3) the name and address of the Proposer. Please use the minimum amount of tape necessary to seal the box.

Please respond to the Site Solicitation with the following items organized in a clear, concise packet of information.

- A. Property address;
- B. Size of lot (area and dimensioned plan view) ;
- C. Property Owner(s) of Land assembly: Demonstrate by title, control of at least 25% of site, and a land assembly strategy, and estimated timeframe and cost;
- D. Specify current uses on the site; provide any environmental studies, identify any known site constraints, e.g., easements, soil bearing capacity, geotechnical reports, offsite traffic improvement requirements, site contamination/cleanup, flood zone (Appendix A);
- E. Covenants, Codes, and restrictions, if applicable,
 - a. Describe impact of all existing or proposed Local Improvement Districts;
- F. Available Utility Services:
 - a. Electrical capacity,
 - b. Water,

- c. Sanitary Sewer,
- d. Storm Water capacity meets described need or detail strategy to upgrade to meet projected need;
- G. Current Zoning and future zoning based on proposed Portland Comprehensive Plan and Central City 2035 Plan (FAR and height restrictions);
- H. Ingress and Egress Options and note direction of street traffic around the site;
- I. Proximity/Distance to public transit;
- J. Proximity/Distance to regional highways;
- K. Proximity/Distance to bike paths;
- L. Existing Building (if any) Square Footage
- M. Current Facility Use, if not vacant, & Expiration of any Existing Tenant Agreements,
- N. Parking/Property Amenities;
- O. Proximity to public parking;
- P. Discuss extraordinary costs or expenses associated with the proposed site as well as any potential funding, financing and revenue opportunities available to the proposed site including interest in land swaps for County land (including the current courthouse site);
- Q. Describe any options that the County could explore for future expansion of up to 70,000 GSF;
- R. Offered Sale Price (or Site Assembly Price);
- S. Describe any special features of the site that would make it attractive for the County to locate the Courthouse on the site.

To simplify review of the proposals please group the confidential information together, for example property address and price, and mark those sheets "CONFIDENTIAL" accordingly. Then group the non-confidential information together on separate pages.

*Proposers must submit **one (1) original complete hard copy** submittal together with **an electronic PDF version** to the address on the cover of this Solicitation.*