



Clackamas County Circuit Courthouse OREGON CITY, OR

Project Type:	Municipal Facility
Agency Owner Name:	Clackamas County, Oregon
Financial Close:	August 2022
Delivery Structure and Term:	30 year Availability-Based Design Build Finance Operate Maintain
Cost to Design and Construct:	\$295 million

THE CHALLENGE: For almost 60 years, the County has been examining options to replace the existing courthouse, which was built in 1937. The current location is too small for its intended purpose and has significant security and operational issues, such as a lack of separate circulation for the public, the judicial staff, and defendants. The building is nearing the end of its useful life and will require substantial investment to renovate and update to modern standards. Furthermore, there are significant seismic concerns.

CASE STUDY: CLACKAMAS COUNTY COURTHOUSE

THE SOLUTION: The location for the new courthouse on the Red Soils Campus, near the Clackamas County Adult Detention Facility and Juvenile Court building, was identified in the 1998 in the campus masterplan. The Oregon Courthouse Capital Construction and Improvement Fund ("OCCCIF") will provide up to half the capital costs for new courthouse buildings, and since the County was accepted into the program, the cost to replace the existing courthouse with a suitable alternative may never be lower.

Construction of the new 258,000 sf courthouse with 72,149 sf of courtroom and chamber space will boost the local economy without requiring new taxes, while providing hundreds of local jobs and opportunities for local labor and businesses with a commitment to hire local disadvantaged, minority-owned, women-owned and service-disabled-veteran-owned businesses. This project supports the county's goal to be carbon neutral in operations by 2050 and complies with the Oregon Green Energy Technology program.

THE OUTCOME:

Design to construction completion timeline: Under construction, est. 3 years (August 2022 - May 2025)

How was the project financed/paid for? Senior Secured Private Placement Debt

PROJECT TEAM:

Equity Provider:	Fengate Capital
Design-Build Contractor:	PCL Construction
Lead Design Firm:	DLR Group
O&M Contractor:	Honeywell International
Additional Key Team Member:	N/A

LEGISLATIVE CONTEXT:

Does the state have P3 enabling statute? Transportation only

Did the agency have certified P3 procurement staff? No

WHAT MAKES THIS A P3?



Risk Transfer



Performance Based



Long Term O&M



Public Ground Ownership



Private Financing



Public Purpose



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