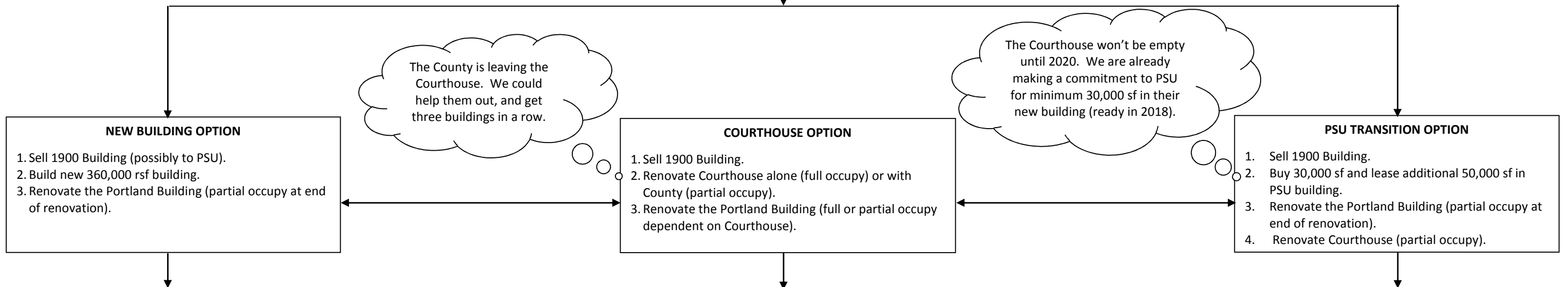
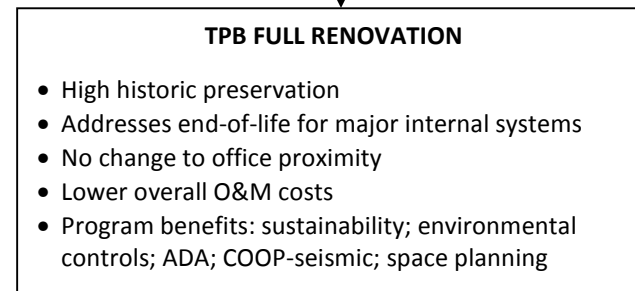


**DISCUSSION KEY POINTS**

1. Historic designation limits real options – neither demolition or sale are practical.
2. The inside needs to match the outside, in terms of longevity and benefits – a renovation of the Portland Building should include updating the interior systems and finishes to meet the intended additional 50-year lifespan of a renovated exterior envelope.
3. City offices should be located in close proximity to City Hall, for best coordination.
4. Any building that is the seat of so many City offices should be a high quality, durable building with civic presence.
5. Having a private developer renovate the Portland Building with federal tax credits puts historic regulatory oversight in the hands of National Park Services, and removes the political complications of local oversight.
6. A private development option has many potential configurations that could benefit the City if well-negotiated.



**TOTAL EMPLOYEES TO ACCOMMODATE: 2240 FTE (including TPB, 1900 Building, out-leases)**

**NEW BUILDING OPTION**

1. Sell 1900 Building (possibly to PSU).
2. Build new 360,000 rsf building.
3. Renovate the Portland Building (partial occupy at end of renovation).

**COURTHOUSE OPTION**

1. Sell 1900 Building.
2. Renovate Courthouse alone (full occupy) or with County (partial occupy).
3. Renovate the Portland Building (full or partial occupy dependent on Courthouse).

**PSU TRANSITION OPTION**

1. Sell 1900 Building.
2. Buy 30,000 sf and lease additional 50,000 sf in PSU building.
3. Renovate the Portland Building (partial occupy at end of renovation).
4. Renovate Courthouse (partial occupy).

<b>2016</b>	<ul style="list-style-type: none"> <li>• Sell 1900 Building for seed money. Rent back until new building completed. 600 FTEs in 1900 Building currently.</li> </ul>	<ul style="list-style-type: none"> <li>• Sell 1900 Building for seed money. Rent back until renovations completed. 600 FTEs in 1900 Building currently.</li> </ul>	<ul style="list-style-type: none"> <li>• Sell 1900 Building for seed money. Rent back until renovations completed. 600 FTEs in 1900 Building currently.</li> </ul>
<b>2017</b>	<ul style="list-style-type: none"> <li>• Build new 360,000 rsf building, to hold 1500 FTE.</li> <li>• Based on programmatic evaluation, move 1500 FTE from other locations (TPB, 1900 Building, out-leases) to new building. Some programs may stay at 1900 Building under lease back until final location is ready.</li> </ul>		
<b>2018</b>	<ul style="list-style-type: none"> <li>• TPB to be approximately 1/2 emptied (approx. 530 FTE remain), ground floor up to potentially floor 9.</li> </ul>		
<b>2019</b>	<ul style="list-style-type: none"> <li>• Complete in 2019.</li> </ul>		
<b>2020</b>	<ul style="list-style-type: none"> <li>• Renovate TPB, lower floors first.</li> <li>• Move remaining TPB upper floor FTEs to renovated lower floors.</li> </ul>	<ul style="list-style-type: none"> <li>• Renovate Courthouse (currently 324,000 gsf, renovate to min 300,000 rsf), to hold 1250 FTE. Courthouse not available for renovation until <b>2020</b>.</li> <li>• Based on programmatic evaluation, move 1250 FTE from other locations (TPB, 1900 Building, out-leases) to Courthouse. Move 128 FTE to 30,000 sf PSU commitment.</li> </ul>	<ul style="list-style-type: none"> <li>• Build new building with PSU; committed to 30,000 sf condo.</li> <li>• Lease additional 50,000 sf in new PSU building.</li> <li>• Move 340 FTE from TPB lower floors to PSU building.</li> <li>• TPB to be approximately 1/3 emptied (approx. 1050 FTE remain), ground floor up to potentially floor 6.</li> <li>• Complete in 2018.</li> </ul>
<b>2021</b>	<ul style="list-style-type: none"> <li>• Complete renovation of TPB at upper floors.</li> <li>• Move any remaining 1900 Building or out-leases into completed Portland Building (approximately 612 FTE in completed building). Move 128 FTE to 30,000 sf PSU commitment.</li> </ul>	<ul style="list-style-type: none"> <li>• Complete in 2022 (assumes design work occurs while County still occupying).</li> <li>• Renovate TPB, lower floors first. Move remaining TPB upper floor FTEs to renovated lower floors.</li> </ul>	<ul style="list-style-type: none"> <li>• Beginning in 2018, renovate TPB, lower floors first.</li> <li>• Shift remaining TPB upper floor FTEs to renovated lower floors and renovate in sequence.</li> <li>• Complete renovation of TPB at final upper floors.</li> <li>• Beginning in 2020, renovate Courthouse (TPB still under construction).</li> </ul>
<b>2022</b>	<ul style="list-style-type: none"> <li>• Complete in <b>2022</b>.</li> </ul>	<ul style="list-style-type: none"> <li>• Complete renovation of TPB at upper floors.</li> <li>• Move any remaining 1900 Building or out-leases into completed Portland Building (approximately 862 FTE in completed building).</li> </ul>	<ul style="list-style-type: none"> <li>• Move 1900 Building, out-lease and leased PSU Building FTEs (1062 FTEs) into completed Portland Building or completed Courthouse, based on programmatic evaluation.</li> </ul>
<b>2023</b>		<ul style="list-style-type: none"> <li>• Complete in <b>2025</b>.</li> </ul>	<ul style="list-style-type: none"> <li>• TPB and Courthouse complete in <b>2023</b>.</li> </ul>

**BENEFITS**

- Historic preservation of TPB.
- Proceeds from 1900 Building help pay cost of new building and/or TPB.
- No change to office proximity at TPB; new building to be located as close as possible.
- Lower overall O&M costs for two buildings; no increase in number of facilities in City's portfolio.
- Program benefits: sustainability; environmental controls; ADA; COOP-seismic; space planning.

**DRAWBACKS/RISKS**

- Cost to build new building, as well as cost to renovate TPB.
- Still committed to PSU for 30,000sf.
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**BENEFITS**

- Historic preservation of two significant buildings.
- Partnership with County.
- Proceeds from 1900 Building help pay cost of TPB and/or Courthouse.
- No change to office proximity at TPB; improved proximity with addition of Courthouse.
- Lower overall O&M costs for TPB.
- Program benefits: sustainability; environmental controls; ADA; COOP-seismic; space planning.

**DRAWBACKS/RISKS**

- Cost to renovate Courthouse, as well as cost to renovate TPB.
- Dependent on County for timeline to renovate Courthouse and move City employees in.
- Still committed to PSU for 30,000sf.
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**BENEFITS**

- Historic preservation of two significant buildings.
- Partnership with PSU and with County.
- Proceeds from 1900 Building help pay cost of TPB and/or Courthouse.
- No change to office proximity at TPB; improved proximity with addition of Courthouse.
- Lower overall O&M costs for TPB.
- Program benefits: sustainability; environmental controls; ADA; COOP-seismic; space planning.

**DRAWBACKS/RISKS**

- Dependent on PSU for timeline to build new building and move City employees in.
- PSU may not be willing to lease out additional 50,000sf.
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