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Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними: **bcc@clackamas.us** | **503-655-8581**.

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Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **bcc@clackamas.us** | **503-655-8581.**

Clackamas County

www.clackamas.us

MEMORANDUM

TO: Board of County Commissioners
FROM: Cindy Becker, County Administration Project Coordinator
RE: Recovery Campus Update Issues Meeting
DATE: December 1, 2026

REQUEST: Informational Only. No Board action is requested.

BACKGROUND:

In April 2023 the Board approved an Executive Order to guide the County on issues related to individuals experiencing homelessness, drug addiction and mental illness.

The Recovery Campus was approved by the Board, starting with the purchase of 6+ acres from the North Clackamas Parks and Recreation District at its 10/17/24 Business Meeting, with an amendment at the 11/14/24 Meeting. The Board approved a subrecipient agreement with Fora Health on 4/10/25 for the pre-construction development work on the project.

The Campus received approval from the County Planning Commission to rezone the property from Open Space (~4 acres) and High Density Residential (~2.3 acres) to Open Space (~1.1 acres) and Commercial (~5.2 acres). The Board subsequently approved the application at a Land Use hearing at their 10/20/25 Business Meeting.

The Board approved the amended subrecipient agreement for the construction of the campus along with a 20-year lease with Fora Health at its July 23, 2026 Board meeting.

Attachment A summarizes activities (in gray) that have occurred since the October update.

Attachment B is an excerpt from the monthly progress report.

RECOMMENDATION: N/A

ATTACHMENT:
Attachment A: Recovery Campus Update
Attachment B: Monthly Progress report

Attachment A

Recovery Campus Progress Report **December 2026**

Project Summary

The Recovery Campus will be a multi-functional campus that provides wrap-around, person-centered services for individuals with substance use disorders to help them in their recovery journey and return to their communities.

Key Areas	Current Status	Next Steps
Property Development & Construction	• Property Purchase: Board approved property purchase at 10/17/24 BCC meeting (amended at 11/14/24 meeting). • Zoning application submitted 4/30/25 • Board approved subrecipient agreement with Fora Health on 4/10/25 • Zoning application resubmitted. • Planning Commission rescheduled to 9/22 • Board toured Cherry Blossoms on 7/17 • Board review of schematic design • Plan. Comm. hearing rescheduled to 9/29 • Board Zoning hearing scheduled for 10/14 • Held brainstorming session with BCC about unused property. • Zoning application approved by Planning Commission and BCC • Presented BCC with updated Designs • Submitted proposal to SHPO • Finalizing the Memorandum of Agreement with SHPO (attached) • Continuing work on MOA • Approved by Design Review Committee • Convened meeting with Fora & Facilities to identify maintenance/custodial tasks • Working with State DOJ re: conditions of grants • Reworking MOA with SHPO • Drafting contract with Fora • SHPO agreement signed by both parties • Amended Subrecipient agreement approved/signed • Lease approved/signed • Temporary easement for staging signed • School Demo Complete • Building One is Underway • Met with Architect to discuss Open Space designs and community process. (OSM is condition of rezoning approval)	• Board will convene a planning session for the unused part of the property over the summer. • Anticipate final zoning dec. in 9/25 • Kick off meeting with Fora Health occurred 4/15/25; weekly design meetings have begun. • Fora team provided sketch of footprint of buildings (see attached) • Continue discussion of unused property • Follow up with SHPO to complete process • Finalize SHPO agreement and bring to Business meeting for final approval in May • Draft lease agreement and Include maintenance & custodial responsibilities • Will bring MOA, Contract, and Lease terms back to the Board for discussion and approval. • County and Fora will develop SHPO implementation plan • Abatement of school began 7/24 • Demolition will occur in next 2-3 weeks (no ka-boom!) • Continuing Construction • Need to confirm OSM funding source, timing, and community engagement

Funding	• Resubmitted federal earmark request at request of Senators • PGA is actively working with Legislature to advocate for $20 million for the Campus • Governor's billed earmarked $65m for residential treatment. Plan to meet w/Gov • Also explore new $ for shelters from OHCS • Federal earmark was approved • Shelter funding not available for this project • Requested appr. to apply for Energy grant • Meeting w/Chair and HUD Director in Sept. • Met with Hospitals re: funding potential • Submitted Energy Grant proposal • Board reviewed financing options and approved funding streams (Opioid and SHS) and methodology to pay for Building 1 (Clinic) • Notified of $10 million award by Governor for construction of housing component • $2.5m federal earmark was included in budget that was just signed • Meeting with Kaiser staff to discuss potential collaboration (their initiation) • $5m is included in end of session bill. Waiting for results • Chair Roberts and Gary met with 3 counties – to discuss buying RC beds • Drafting construction contract • Reviewing OHA and Lottery Agreements with County Counsel • Yamhill County has expressed interest • Potential funding from DTD Energy Grant • Working with congressional staff on earmark. Concern about requirements that may be imposed after construction begins. • Submitted application for fed. earmark • Met with bond/finance team to analyze best funding vehicle for loan • Loan solicitation went to 10+ banks. Loan with Commerce Bank completed • Continuing to work on Earmark application • See attached budget status	Continue seeking funding including • Health Share of Oregon. Care Oregon, and Private Investors • Need to discuss future Opioid revenue use with H3S and Board • Waiting for responses from hospitals/corresponding foundations to meet with Chair and Commissioner West. • Providence declined and haven't heard final from Kaiser. • Working to identify funds/strategies to reduce loan amount (~$14 million) to be repaid by Opioid $ • Meet with external finance team to firm up the loan amount and timing • Bring final funding plan to BCC • More detailed info sent to counties; waiting for responses. • Convene external finance team to determine final loan amount and next steps in procuring loan • Bring contract and Agreements to Board for approval in May • Following up with Yamhill – no further response yet • Confirm funding from DTD • If unable to meet federal requirements, we would need to increase the loan which we could still pay back with Opioid funds. • Goal is to close on loan funding no later than October 2026 • Yamhill not interested in beds • Waiting for response on earmark app. - distribution will occur in Sept. • Setting up internal processes to ensure tasks, invoices and payments are done per various funding source requirements • Working on Earmark • Will apply for early release of Lottery Funds

Communication & Outreach	• Since the contract with Fora Health has been approved, re-engaged the Good Neighbor Group – they met May 6 • Changed multi-stakeholder Task Group meeting to every other month • PGA developed a communication packet about the ROSC for various stakeholders and the public • A few members of the GNG toured Cherry Blossoms. Next meeting scheduled 7.22 • Discussions with CCSO about using building before it's demolished. Will review with GNG. • BCC toured Cherry Blossom in July. • Design team hosted peer focus group for input on interior and exterior features. • Meeting with Task Group to present schematics • CCSO using building for Human and Dog SWAT exercises • Met with GNG on 2/17 • Working with RC project team to schedule Community meeting in May/June before demolishing building • Working with Fora Health and PGA to schedule groundbreaking in June • Community meeting scheduled for 6/3/26 • Groundbreaking scheduled for 7/29/26 • Community meeting held 6/3/26 • Sending out regular construction updates to neighbors • Groundbreaking held 7/23/26 • Board adopted name of campus: Clackamas County Recovery Campus • Met with GNG to discuss agreement • Will begin engaging broader community in development of Good Neighbor Agree.	• Scheduling tours (BCC, GNG, Task Force) of Fora Health site on SE Cherry Blossom Drive • Develop Good Neighbor Agreement between Fora Health and GNG. • Will invite BCC to meet with the GNG and larger community to discuss open space and Good Neighbor Agreement in late spring/early summer • Finalize dates for community meeting and groundbreaking • Send invites, run-of-show and logistics for both events • Working on invite list for Groundbreaking in July • Follow up with community attendees who expressed interest in developing the Good Neighbor agreement. • Work with Fora and neighbors to develop draft of Good Neighbor Group • Set time for a discussion with additional residents/business beyond the GNG

ATTACHMENT B

EDLEN & CO.

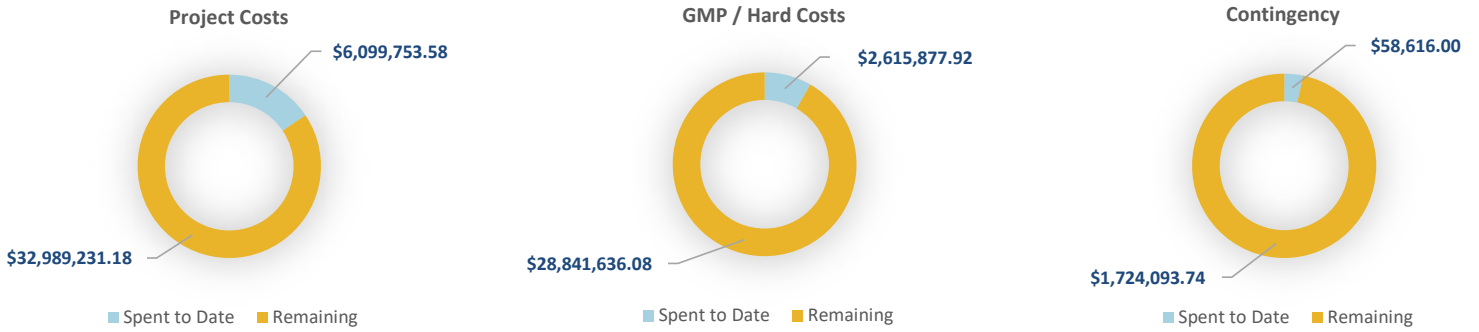
Clackamas County Recovery Center (CCRC)

Monthly Progress Report - October 2026

PROJECT INFORMATION

Project Owner	Clackamas County	**Reporting Period**	Sep-26
Current Draw	Draw 18	**Date Issued**	Oct 29, 2026

PROJECT SNAPSHOT



STATUS UPDATE - BUDGET AND SCHEDULE

Category	Current Value	Notes
Construction % Complete by $	8%	Site clearing complete, street trees removed along 92nd avenue, drywells and wood for framing onsite. Right of way work for water taps in progress. Building 1 perimeter footing and slab pour complete, underground MEP/F in, elevator pit pour and waterproofing complete. Building 2 demolition and abatement in progress, slab backfilled with structural fill complete, slab compaction complete, cutting for foundation and footing walls in progress.
Construction % by Schedule	14%	Tracking to Oct 2027 TCO date per contract, no extensions granted or delays currently anticipated.
Owner Contingency Spent	$58,616	Approved additional architectural services (ASRs).
Future Exposure	$279,804	Includes cost for additional abatement needed, revisions for coordination and better long term function and durability of the buildings.
Contractor Contingency Spent	$62,164	Projected savings from landscape fill is $70k and is projected to balance out contractor contingency items to date.

PROJECT DASHBOARD

Category	Risk	Status	Notes
Budget	●	On target	Owner team is working through change orders driven primarily by A/E coordination items and review of submittals.
Schedule	●	On schedule	Schedule is on track with substantial completion anticipated at 10/29/27

Permitting			Notes	Next steps	Responsible party
Building Permit	●	Issued	No further action needed		
Deferred Submittals	●	In process	Truss shops in review, HVAC seismic, Plumbing seismic, storefront and fiber cement siding attachment upcoming.		WCC
Procurement	●	In process	90% complete		WCC
Compliance	●	In process	BOLI wages		WCC
Quality/ 3rd party review	●	In process	No issues to date		WCC Columbia West Holst
Overall Risk	●	In review	Project is on budget and on schedule		WCC

30 / 60 / 90 DAY LOOKAHEAD

Timeframe	Projected Date	Planned Work / Milestone	County Visits
Next 30 Days	Ongoing	1. Demolition & abatement complete, drywells installed 2. Building 1, Level 1 framing and roof trusses in progress 3. Building 2 perimeter footings, elevator pit, slab poured	TBD

Clackamas County Recovery Center (CCRC)

Monthly Progress Report - October 2026

Construction
Progress Photos



Site overview from SE 92nd Ave





Site trees removed, wood and drywells on site





Demolition in progress





ROW work, water taps at SE 92nd Ave





Building 1 perimeter stem wall and footing pour complete, radon rock infill at slab in progress, perimeter drain mat and insulation in place







Building 1: MEP/F undeground complete