

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: November 4, 2025 **Approx. Start Time:** 1:30 PM **Approx. Length:** 60 min.

Presentation Title: Recovery Campus Design Updates & Financial Plan

Department: County Administration and Health, Housing & Human Services (H3S)

Presenters: Cindy Becker, Project Coordinator and Mary Rumbaugh, H3S Director

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Board direction on which financing sources and site options (Attachment B) to pursue to fund the Recovery Campus.

EXECUTIVE SUMMARY:

In April 2023, the Board approved a resolution to guide the County on issues related to individuals experiencing homelessness, drug addiction and mental illness. The County hosted the Clackamas Addictions Recovery Summit in September 2023, including experts from Oregon, Canada, California and Texas. A key recommendation from the summit was to create a Recovery-Oriented Campus that includes a continuum of services for people living with substance use disorders.

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 recently 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). This allows development of the services in the Recovery Campus with approximately an acre of land for public use. The Board subsequently approved the application at a 10/14/25 Land Use Hearing.

Currently, there are not sufficient resources to fund the Recovery Campus as envisioned. Attachment B displays the costs associated with the Campus including the purchase of the property, demolition of the existing structure, pre-construction and construction. It also provides funding options along with site options for Board consideration.

This session includes two components:

- Review of Design Development changes, budget, and kitchen comparison (Attachment A)
- Project financing

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? ☐ YES (partial) ☐ NO

What is the cost? \$44 million

What is the funding source? Multiple funding sources

Supportive Housing Services(SHS)

American Rescue Plan Act

Behavioral Health Settlement Funds

Other sources yet to be identified

STRATEGIC PLAN ALIGNMENT:

How does this item align with the County's Performance Clackamas goals?

Safe, Secure and Livable Communities and Healthy People

How does this item align with your Department's Strategic Business Plan goals?

Assist individuals and families in need; Increase community safety & health

LEGAL/POLICY REQUIREMENTS:

Staff are working closely with County Counsel on all legal requirements.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Staff established Good Neighbor Group with neighboring residents and businesses.

Presentations have also been made to several jurisdictions.

OPTIONS:

There are numerous financial and site options that the Board could consider.

RECOMMENDATION: N/A

ATTACHMENTS:

Attachment A: Design Development drawings

Attachment B: Project Cost and Financing Options

SUBMITTED BY:

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Cindy Becker @ 503-930-6894
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Attachment A

RECOVERY CAMPUS

PROJECT SCHEDULE

Spring 2025	Start of Schematic Design
Fall 2025	Start of Design Development
Winter 2025	Start of Construction Documents
Late Winter 2026	Submit building permit
Summer 2026	Start of construction
Summer 2027	End of construction



CAMPUS DESIGN

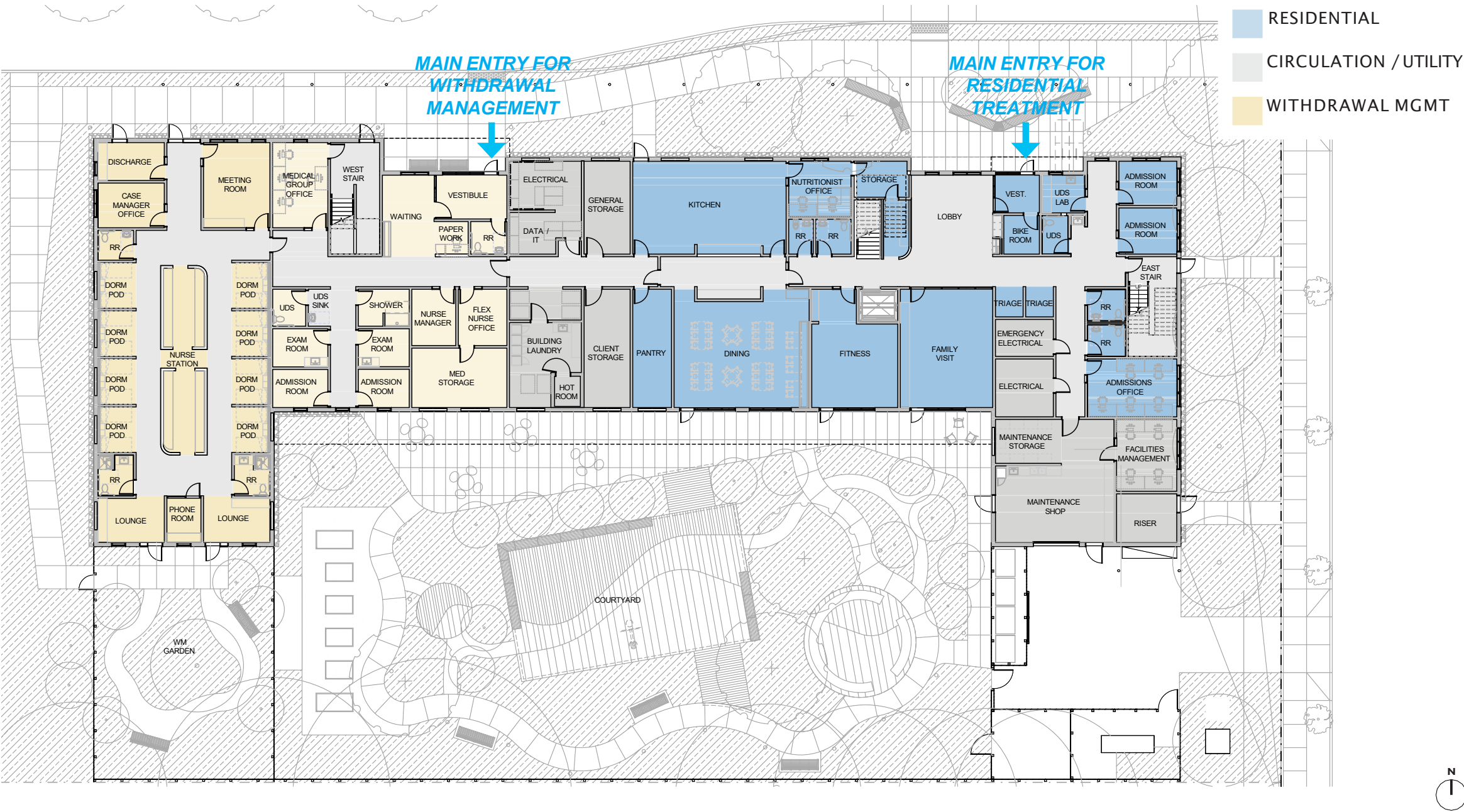


EXTERIOR RENDERINGS

Building 1- Main entry



BUILDING 1- LEVEL 1



BUILDING 1- LEVEL 2

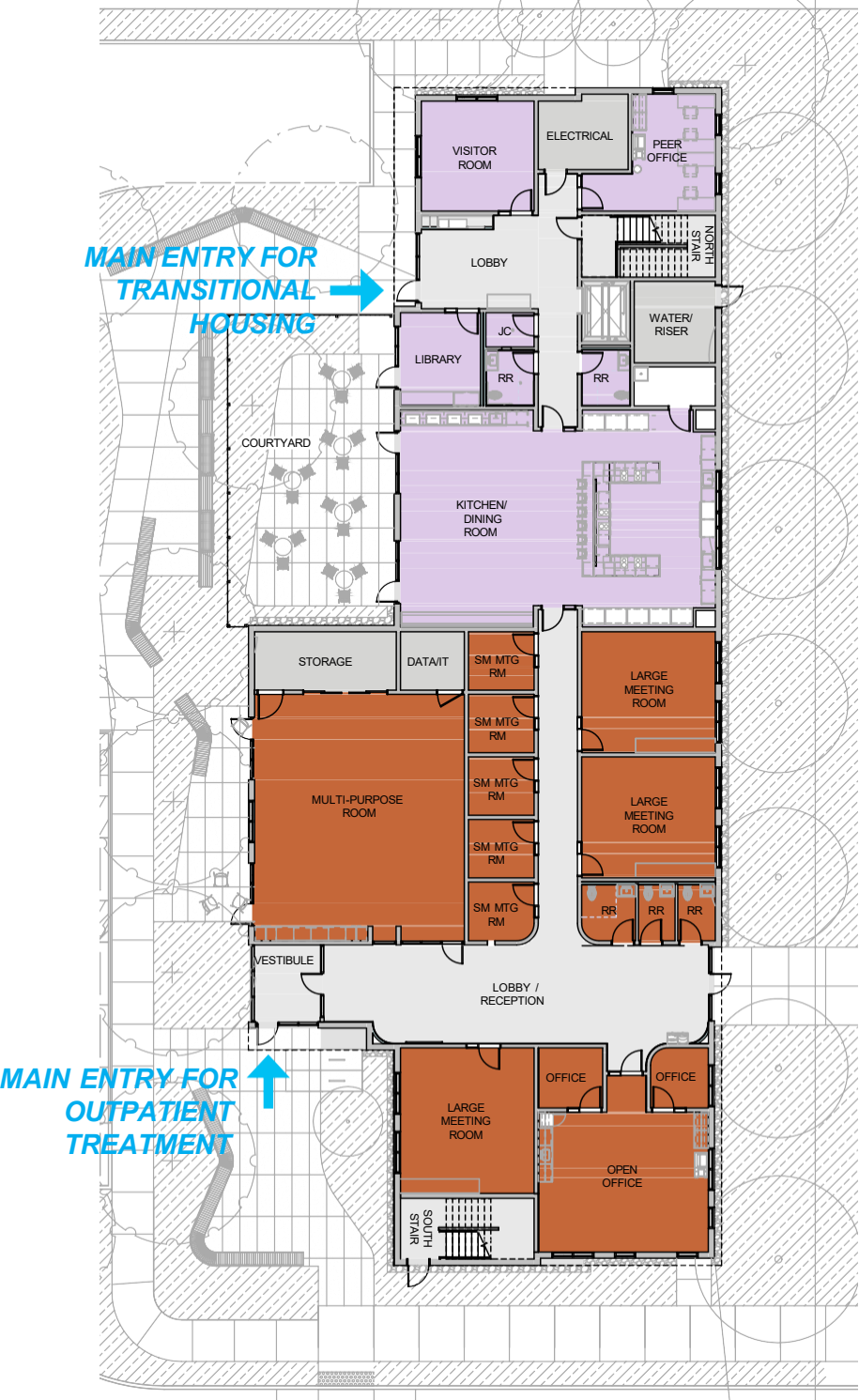
- ADMINISTRATIVE
- RESIDENTIAL
- CIRCULATION / UTILITY
- WITHDRAWAL MGMT



LEVEL 2



BUILDING 2 - LEVEL 1



- TRANSITIONAL HOUSING
- OUTPATIENT

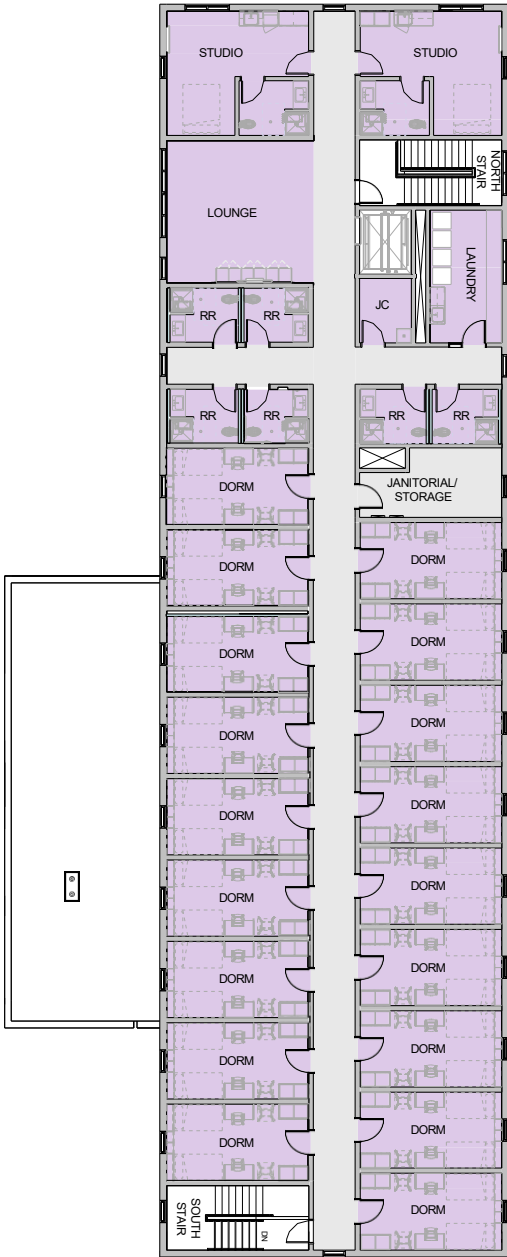
LEVEL 1



BUILDING 2 - LEVEL 2

- TRANSITIONAL HOUSING
- OUTPATIENT

LEVEL 2



DESIGN UPDATES

- Reduced Building 1 area by 2,500 SF: simplified sleeping rooms and floor layout
- Reduced Building 2 area by 3,000 SF: reduced administrative and back-of-house spaces
- Reviewed material choices and made color selections
- Revised building entry design for constructibility
- Shifted buildings to align driveway entry with Church St
- Added benches and rain cover at withdrawal management entry

OVERALL BUDGET

PROJECT COMPONENT	Cost
Property Purchase	\$3,500,000
Construction	
Demolition (includes abatement)	\$767,000
Building 1 (Clinical):	\$24,900,000
Building 2: (Housing/Outpatient):	\$15,600.000
TOTAL Construction*	\$41,267,000
TOTAL PROJECT COST*	\$44,767,000
Annual Maintenance	\$493,350

*Includes items that were not included in the original scope and budget = \$1,348,315

\$1.5% for Green building	\$600,000
Right of Way	\$548,315
Fully Built out Kitchen	\$200,000

KITCHEN BUDGET

Operational Cost Comparison

	Production Kitchen FTE's	Redundant Kitchen FTE's	Difference
FTE			
Cook	3.00	5.50	2.50
Facilities Support	0.50	1.00	0.50
Dietary Assistant- Lead	0.50	1.50	1.00
Food Service Manager		1.00	1.00
TOTAL FTE	4.00	9.00	5.00
Operating Expense			
Salaries & Benefits	221,755	586,416	364,661
Operating Expenses (minor equipment, utilities etc.)	11,987	47,948	35,961
Food Expenses, materials	403,094	503,867	100,773
Total Operating Expenses Estimate	636,836	1,138,232	501,396

ATTACHMENT B

Project Costs and Financing Options: Capital Construction

COSTS

PROJECT COMPONENT	Cost	Comments
Property Purchase	3,500,000	
Construction		
Demolition	767,000	Includes abatement
Building 1 (Clinical):	24,900,000	Includes pre-construction costs
Building 2: (Housing/Outpatient):	15,600,000	Includes pre-construction costs
TOTAL Construction*	41,267,000	
TOTAL PROJECT COST*	44,767,000	
FUNDING		
Funded : Property (\$3.5m) & Pre-Construct. (\$2.8m)	6,300,000	Sources: ARPA, BH Settlement, Supported Housing \$, Opioid Settlement
Supported Housing \$ Remaining	9,200,000	Have not yet been allocated to a specific building
Total Funding to Date	\$15,500,000	
Net Remaining Gap	29,267,000	
Annual Maintenance** H3S	\$493,350	H3S/Direct Charge

*Includes items that were not included in the original scope and budget = \$1,348,315

- 1.5% for Green building \$600,000
- Right of Way \$548,315
- Fully Built out Kitchen \$200,000

** Meeting with For and Facilities to reduce costs

Menu of Options to Fund Remaining Construction Gap of \$29.3 million

OPTION	POTENTIAL AMOUNT	COMMENTS/ACTIONS
Federal Earmark	\$2,500,000	Applied, approved, but not received
Opioid Settlement	\$12,000,000 (est.)	BCC would need to dedicate remaining funds to RC. Since funds will come to County over several years, will need a loan or bond to use funds immediately and repay as Opioid funds are received.
Energy Grant	\$300,000	Applied but won't know outcome until early 2026
Additional SHS	\$5,000,000	BCC would need to prioritize RC over other services
County Gen. Funds	\$3,000,000	Need to reduce GF in other departments and/or reduce GF increase subsequent year(s)
CDBG Loan: General Fund Repayment	\$10,000,000 ~\$1.4m/yr	Requires repayment source (Gen Funds) but could repay over time.
State Funding	\$10,000,000	Request funds during 2026 Legislative session
Private Fundraising		Difficult, as donors don't typically give funds to government

Site Options

- Complete Design Development
- Demolish existing structure (School) only in Spring 2026 (still have to go cultural resource process)
- Pause project until obtain full funding
- Construct Building 1 (Clinic) and continue to identify funding for Building 2.
 - NOTE: Additional costs of separate building construction is approximately \$825,000.