



# MULTNOMAH COUNTY Health Department Headquarters Project

**Board Briefing**  
July 26 2018

Multnomah County HDHQ  
Project Management Team

# PURPOSE OF BRIEFING

- Update the overall Project status, including:
  - Engagement
  - Participation Dashboard
  - Construction
  - Project Schedule
  - Project Budget
- Identify Next Steps



# PROJECT GOALS AND OBJECTIVES

- Replace the McCoy Building, one of the County's Low Performance properties per the Facilities Asset Strategic Plan II. McCoy has been identified for disposition for many years.
- Consolidate Health Department programs from McCoy and Lincoln buildings into a single modern facility to accommodate growth and increase operational efficiencies
- Provide an accessible, safe and welcoming facility to deliver critical services to the diverse community of Multnomah County residents
- Build using durable, sensible materials and systems focused on low maintenance, energy efficiency and flexibility
- Aspire to meet LEED Gold, the Architecture 2030 Challenge, the 2009 Climate Action Plan, and the 1.5% for Green Energy Technology Program
- Create a modest, yet flexible design – responsible use of funds with emphasis on performance and low maintenance



Gladys McCoy Building from 6<sup>th</sup> Ave.



# ENGAGEMENT

## RECENT BOARD ACTION:

- June 2017; Resolution 2017-051: Approved FAC-1 Project Construction and authorized the GMP Amendment

## COMMUNITY PARTNERS:

- Portland Housing Bureau; Prosper Portland
- Neighborhood Involvement Committee
- Bud Clark Commons
- Regional Arts and Cultural Council

## COMMUNITY ENGAGEMENT:

- Project website: <https://multco.us/gladys-mccoy-health-department-headquarters>
- Regular Communications with Neighbors and Key Stakeholders
- Good Neighbor Agreement signed by all parties on May 2018
- Labor Management Community Oversight Committee(LMCOC) monthly meetings



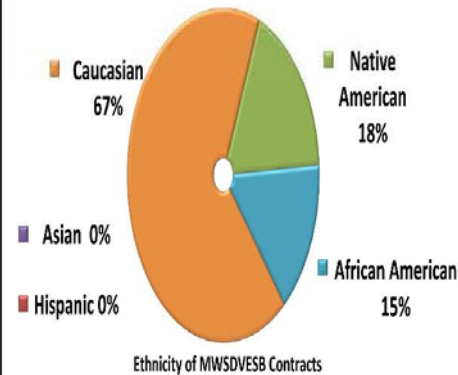


## May 2018 HDHQ Construction Small Business Dashboard

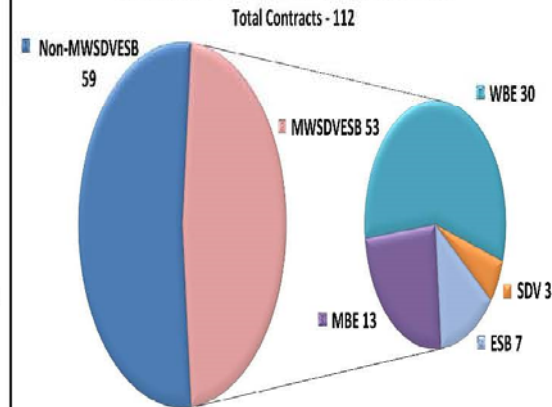
### Summary

- These charts are based on contracts awarded to date.
- The contractor's goal is to award 20% of total contract dollars to MWS-DVESB firms. Currently, the MWS-DVESB Contracted is 22.5%

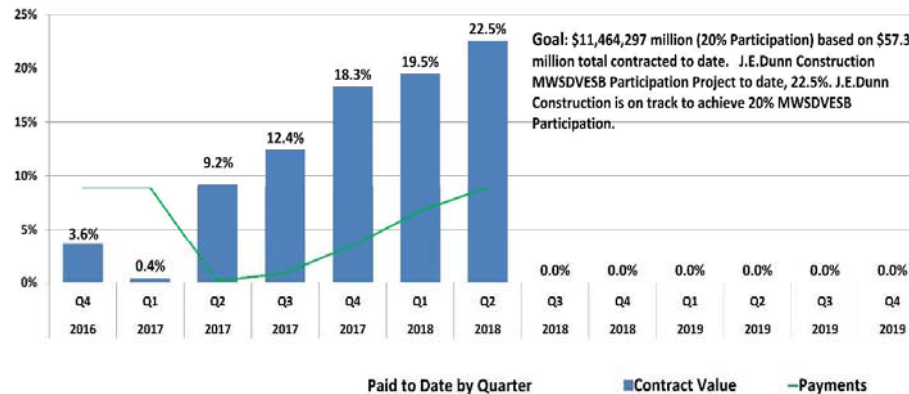
HDHQ MWS-DVESB Firms By Ethnicity



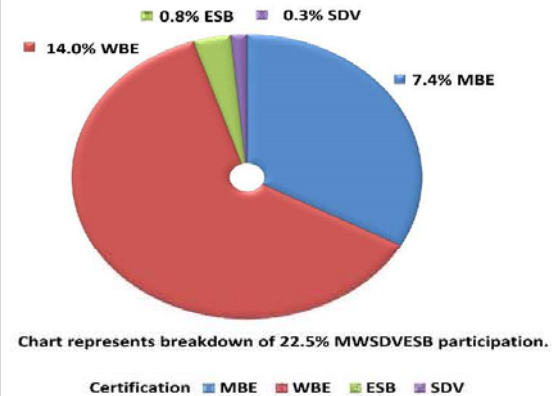
HDHQ Total Construction Contracts Awarded



Multnomah County Health Department Headquarters Construction MWS-DVESB Participation  
J. E. Dunn Construction Contracted and Paid to Date



HDHQ MWS-DVESB Participation By Dollars



Glossary: MBE—Minority-Owned Business, WBE—Women-Owned Business, ESB—Emerging Small Business, SDV - Service Disabled Veteran  
Cumulative Construction Data from 12/31/2016 to 5/31/2018. Produced by Group AGB, Ltd.

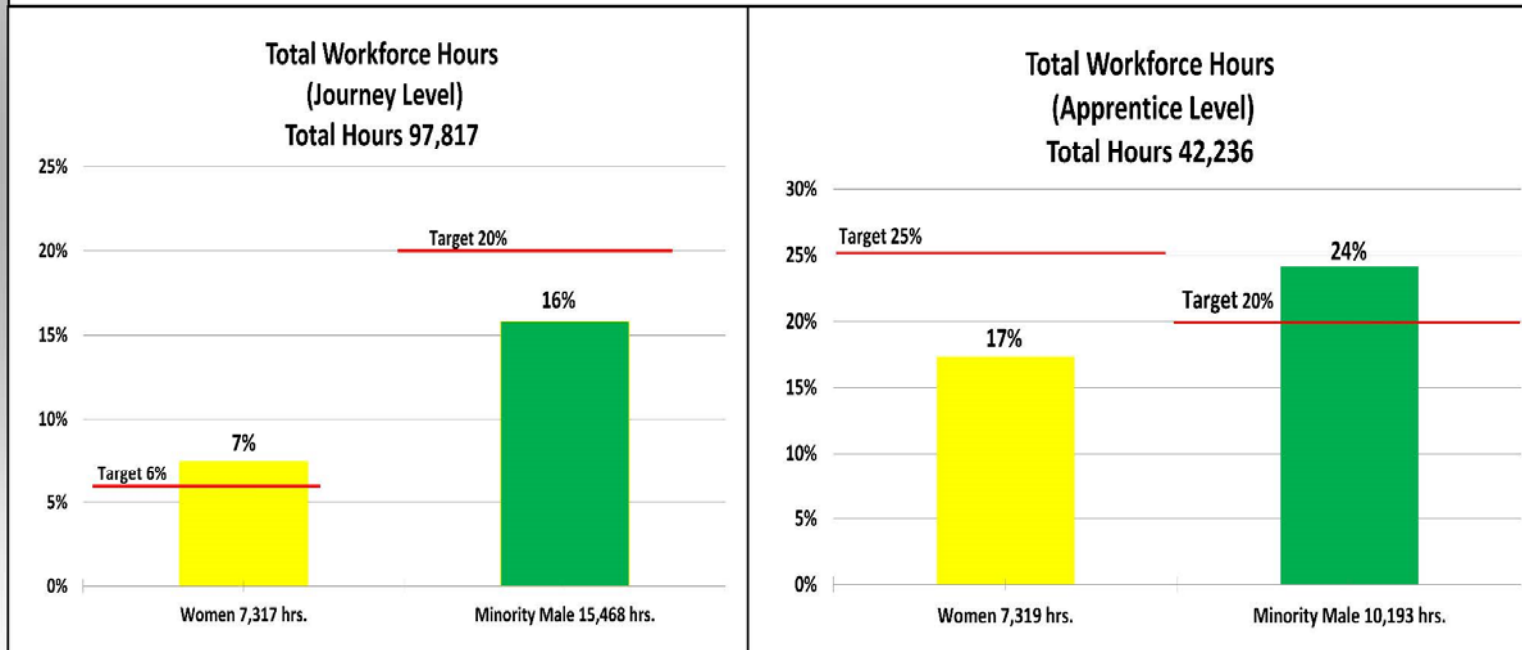




## May 2018 HDHQ Construction Workforce Dashboard

### Summary

- Total Project Apprenticeship to date is 30%
- Project Goal is 20% apprenticeship by trade
- Project minority males participation is 16.5% and total female participation is 9.4%



Cumulative Construction Data from 12/31/2016 to 5/31/2018  
WTHP Participation for minority men and all women for apprentice and journey levels in accordance with the PLA.  
Produced by Group AGB, Ltd.

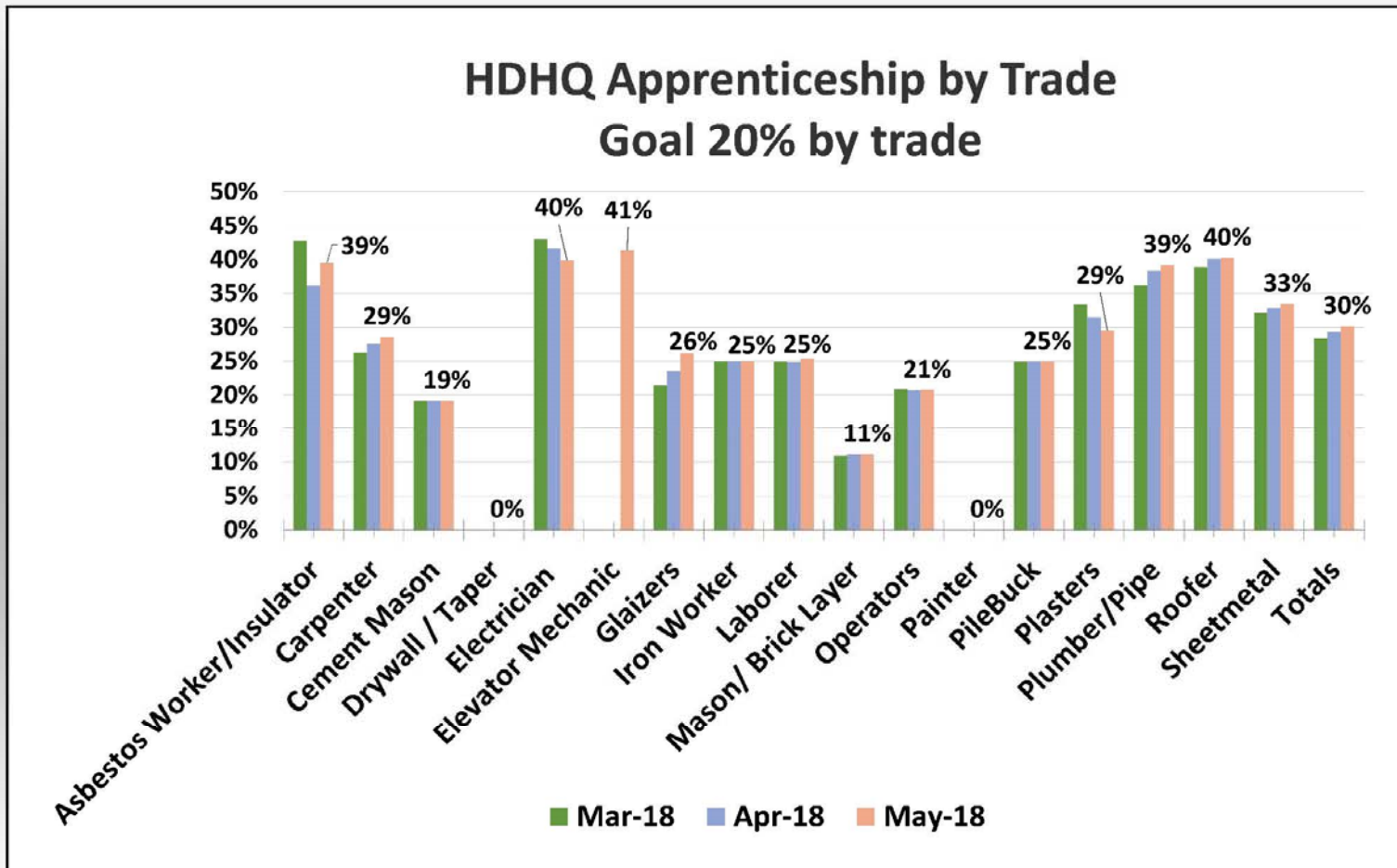
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## MAY 2018 HDHQ Construction Workforce Dashboard



Cumulative Construction Data from 12/31/2016 to 5/31/2018  
WTHP Participation for minority men and all women for apprentice and journey levels in accordance with the PLA.

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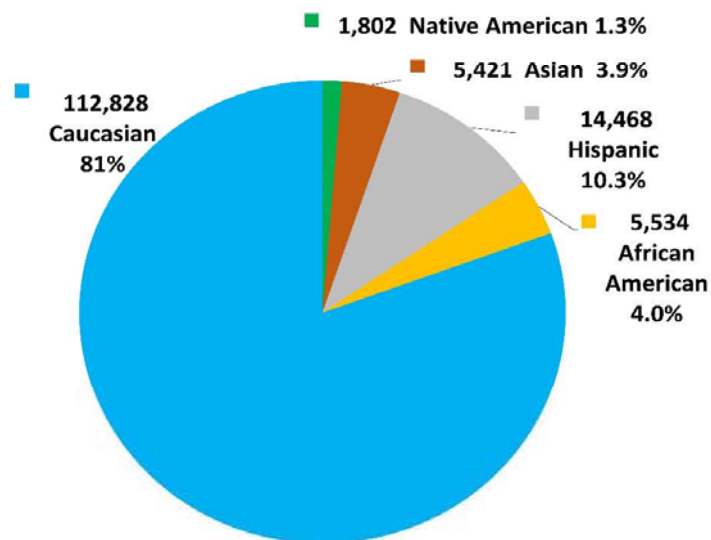


## MAY 2018 HDHQ Construction Workforce Dashboard

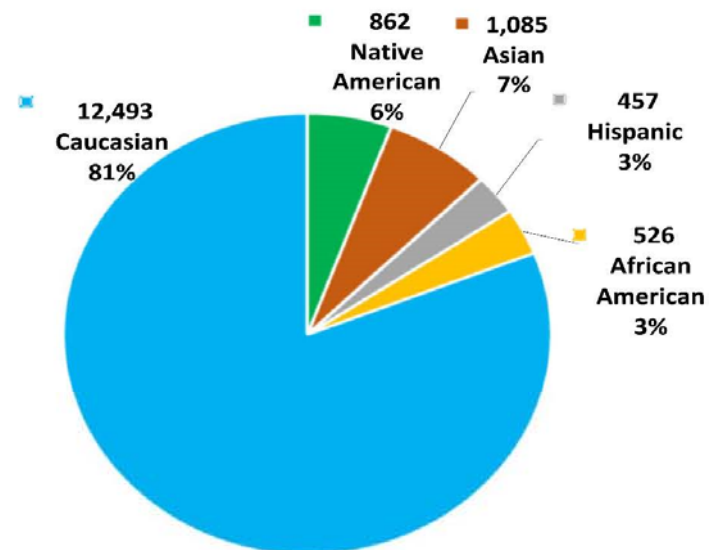
### Summary

- HDHQ GMP of \$65,929,995 approved in June 2017
- J.E. Dunn Construction MWSDVESB participation exceeded 20% goal, currently at 22.5%
- MWSDVESB contracted excludes yet to be released civil site work, landscaping, and final clean packages

### Total Male Workforce By Ethnicity



### Total Female Workforce By Ethnicity



Cumulative Construction Data from 12/31/2016 to 5/31/2018  
 Legend — Ethnicity Hours, Ethnicity, Ethnicity Percentage  
 Produced by Group AGB, Ltd.

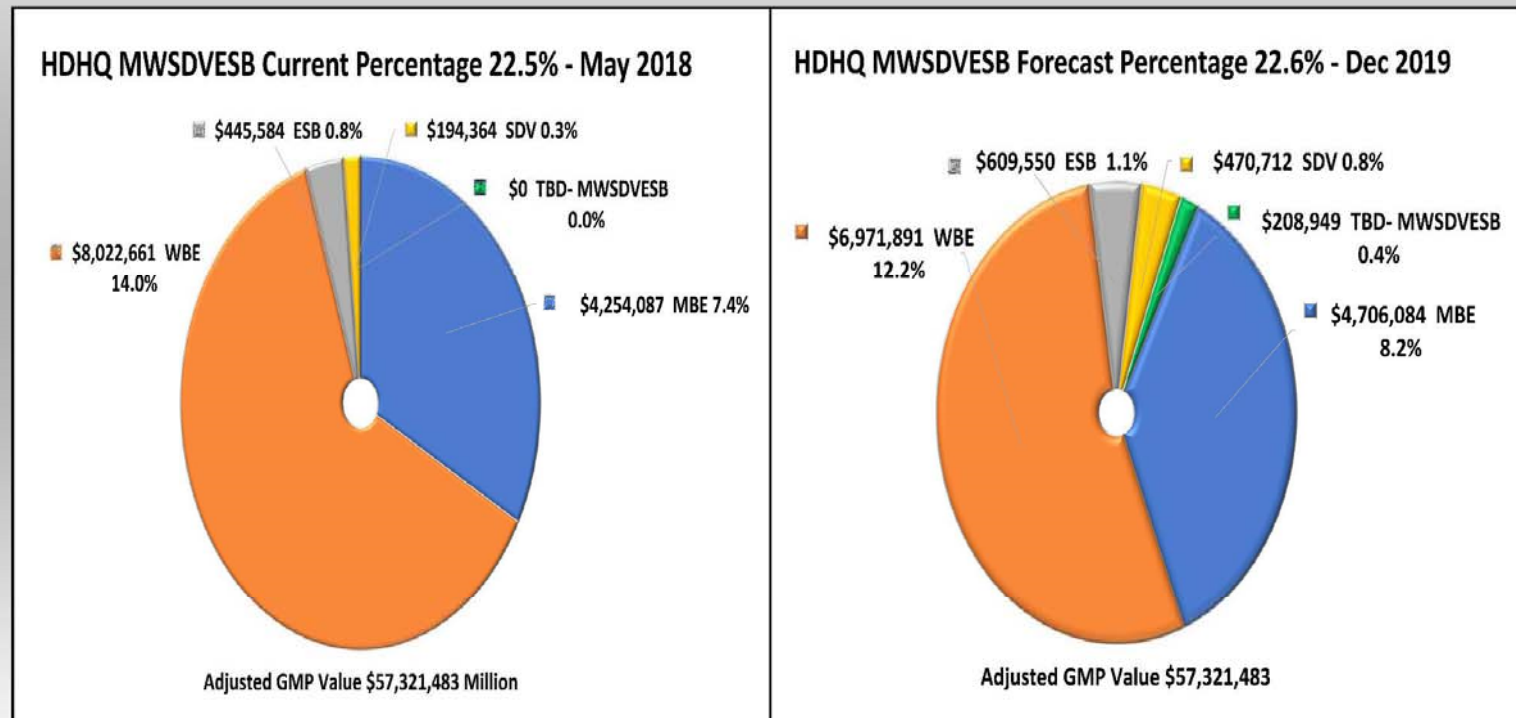
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## May 2018 HDHQ Construction MWSDVESB Current vs. Forecast Percentage



Cumulative Construction Data from 12/31/2016 to 5/31/2018  
Produced by Group AGB, Ltd.

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# CONSTRUCTION STATUS

- Mechanical, Electrical and Plumbing is largely complete
- Windows complete, building is “dried in”
- Interior walls are largely complete
- Finish painting, ceilings and cabinetry are under way
- Exterior metal, brick and pre-cast concrete is under way
- Tower Crane to be removed in October
- Access to Bud Clark Commons has been well-maintained



# CONSTRUCTION

## South Elevation





# CONSTRUCTION

## Southeast Corner





# CONSTRUCTION

## First Floor



# CONSTRUCTION

## Open Office Area





# CONSTRUCTION

## Open Office Area



# CONSTRUCTION

## Central Lab Area





# CONSTRUCTION

## Mechanical Room



# CONSTRUCTION

## Rooftop Mechanical





# CONSTRUCTION

## Pre-Cast Concrete





# CONSTRUCTION

## Brickwork at East Elevation





# CONSTRUCTION

## NE Corner





# CONSTRUCTION

## HDHQ and Bud Clark Commons

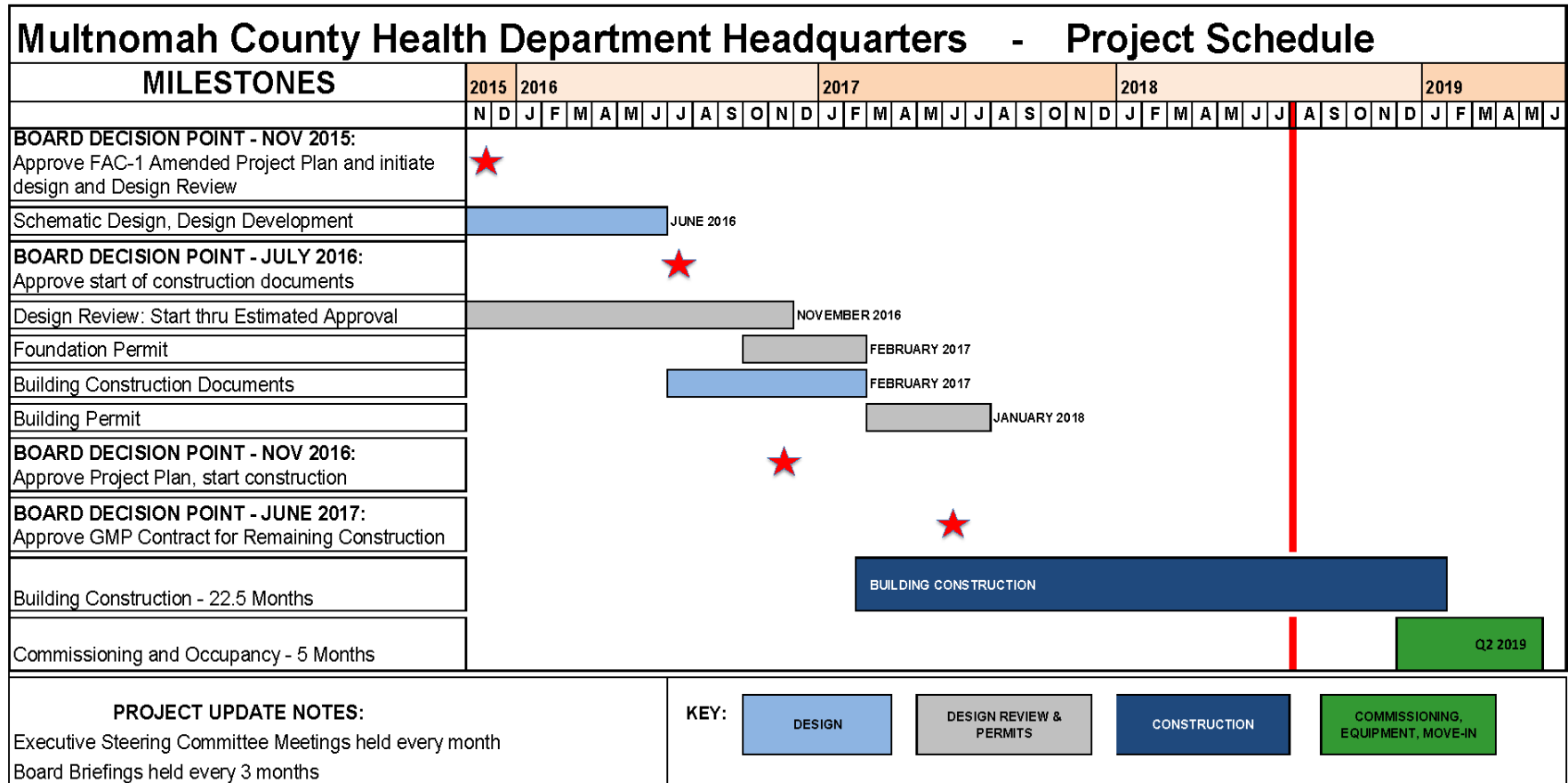


# SCHEDULE STATUS

- The overall project is approximately 60% complete
- The building exterior construction is behind schedule
- The project has been challenged with weather, delayed start, construction sequencing, design and construction issues
- Analysis is under way to determine the full impact
- At this time, we are forecasting full occupancy of the new Gladys McCoy Building to shift from 1<sup>st</sup> Quarter 2019 to 2<sup>nd</sup> Quarter 2019
- In the next 2 to 3 months, a detailed schedule and occupancy date will be identified



# PROJECT SCHEDULE



# BUDGET STATUS

- At this stage of the construction invoices are at their highest anticipated monthly amounts
- The amount of change order requests typically follow a similar course, and the project has experienced an increase in change order requests in recent months
- Contractor change orders and time delay claims are being evaluated to determine if appropriate
- These factors have increased the risk to the project budget



# PROJECT BUDGET

<b>CURRENT PROJECT BUDGET</b>		<b>COMMITTED THROUGH JUNE 2018</b>
Original GMP for Construction	\$64,840,000	\$42,000,000
MULTCO Contingencies and Construction (FFE, IT, Med Equip, Environmental, etc.)	\$12,710,000	\$2,760,000
Soft Costs (Permits, Fees, Consultants, County Management RACC, etc.)	\$16,550,000	\$13,400,000
<b>Total:</b>	<b>\$94,100,000</b>	<b>\$58,160,000</b>
Construction Contingencies included in Total above	\$6,100,000	\$2,760,000
Contingency Percentage in Total above	6.48%	

<b>FUNDING SOURCES &amp; USES</b>	
<b>Project Budget</b>	<b>\$94,100,000</b>
<b>Project Revenues:</b>	
Prosper Portland - River District Revenue Sharing:	\$36,400,000
General Fund - One Time Only Contributions:	\$13,400,000
Series 2017 Bond Proceeds (1):	\$44,300,000
<b>Total Sources:</b>	<b>\$94,100,000</b>
(1) Anticipated proceeds from sale of McCoy Building will be used to reduce debt service obligations	





# NEXT STEPS

- Team focus to minimize impacts to project schedule and budget
- Work closely with Health Department on move planning and coordination
- Continue Labor Management Community Oversight Committee involvement and reporting on MWSDVESB/WFTH Dashboard
- Continue regular Board Briefings on project development
- Complete construction of the new Gladys McCoy Health Department Headquarters





Questions?