



MULTNOMAH COUNTY
Health Department
Headquarters

Project Design & Construction Update
GMP Amendment

Board Briefing
June 8 2017

Multnomah County HDHQ
Project Management Team

PURPOSE OF BRIEFING

- Request approval of Project Budget and authorization of GMP Amendment
- Update the overall Project status, including:
 - Design
 - Construction
 - Project Estimate
 - Project Schedule
- 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 6th Ave.



ENGAGEMENT

RECENT BOARD ACTION:

- November 2015; Resolution 2015-118: Approved FAC-1 Amended Project Plan and authorized the Schematic and Design Development Phases of development
- February 2016; Resolution 2016-011: Retain the Name of the Multnomah County Health Department Headquarters in Honor of Chair Gladys McCoy
- July 2016; Resolution 2016-070: Approved FAC-1 Project Design and Construction Plan and authorized Development of the Construction Documents
- November 2016; Resolution 2016-115: Approved FAC-1 Project Design and Construction and authorized Early Work Package and begin Early Work Construction

COMMUNITY PARTNERS:

- Portland Housing Bureau
- Prosper Portland
- Neighborhood Involvement Committee
- Regional Arts and Culture Council

COMMUNITY ENGAGEMENT:

- Project website: <https://multco.us/gladys-mccoy-health-department-headquarters>
- Regular Communications with Neighbors and Key Stakeholders



PARTICIPATION

Design:

- Achieved 8.4% participation
 - 30% Minority Owned Business
 - 45% Women Owned Business
 - 25% Emerging Small Business
- Influences
 - Loss of first tier certified consultant
 - Removal of scopes of work from contract that were targeted for participation
 - Remaining work is focused on construction administration

Construction:

- On-Track to meet the goal of 20% participation
- Focused on meeting Workforce Hiring and Training goals per Project Labor Agreement



DESIGN

DESIGN STATUS:

- Design completed in January 2017
- Foundation Permit received February 2017
- ZGF is working to secure the Building Permit



CONSTRUCTION

CONSTRUCTION STATUS:

- Construction commenced February 17th 2017
- Auger-driven piles complete
- Mass excavation and foundation work is in progress
- No significant hidden conditions or environmental issues encountered
- Tower crane is in place and operating
- Construction activities are on schedule
- Impacts to local residents have been minimal, and access to Bud Clark Commons has been well-maintained



CONSTRUCTION



CONSTRUCTION



CONSTRUCTION



CONSTRUCTION



CONSTRUCTION



PROJECT ESTIMATE

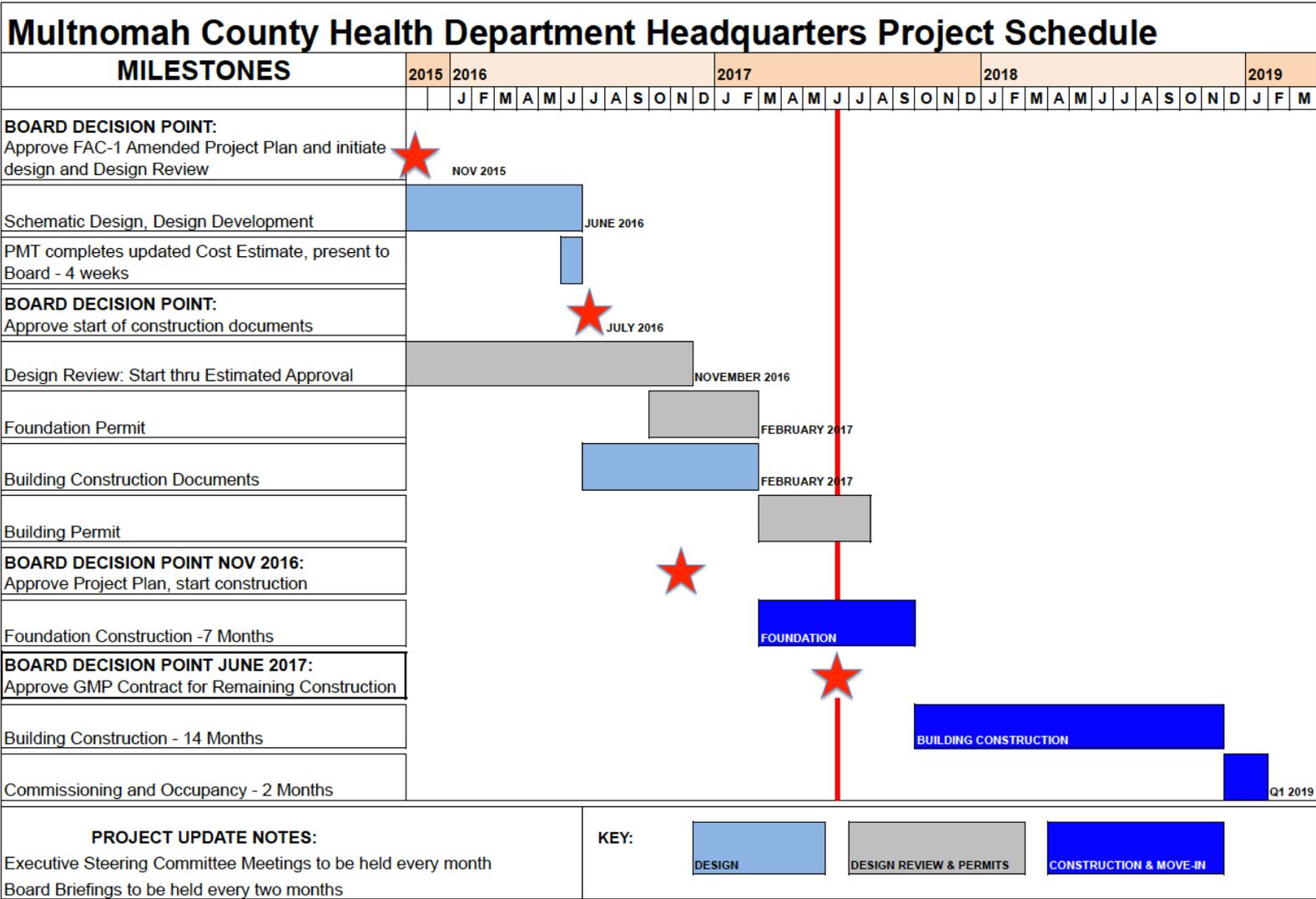
- Estimate based on 100% Construction Documents (CDs)
- Estimate is within the \$85M - \$95M range identified

| 50% CD VS 100% CD ESTIMATE COMPARISON | 50% CD OCT '16 | 100% CD JUNE '17 |
|--|---------------------------|-----------------------------|
| Total GMP for Construction | \$63,350,000 | \$64,840,000 |
| MULTCO Construction (FFE, IT, Med Equip, Environmental, etc.) | \$11,500,000 | \$10,700,000 |
| Soft Costs (Permits, Fees, Consultants, RACC, 1.5% for Green Energy, etc.) | \$17,850,000 | \$18,560,000 |
| Total Estimate | \$92,700,000 | \$94,100,000 |
| Included Contingency Amount | \$11.1 M | \$7,170,000 |
| Included Contingency Percentage | 12.00% | 7.62% |

| FUNDING SOURCES & USES, NET GENERAL FUND CONTRIBUTION | |
|--|---------------------|
| Project Estimates: | Current Est. |
| Current Estimate: | \$94,100,000 |
| Secured Sources & Uses: | |
| PDC IGA 2012: River District Tax Increment Funds (TIF): | -\$26,900,000 |
| PDC IGA Amendment 2015: River District TIF: | -\$9,500,000 |
| Prior Year "One Time Only" Funds: | -\$6,400,000 |
| Health Department / General Fund Contribution (FY '18): | -\$7,000,000 |
| Subtotal including secured sources: | \$44,300,000 |
| Additional Funding Sources: | |
| Anticipated McCoy Building Sale Proceeds: | -\$5,000,000 |
| Net General Fund Contribution: | \$39,300,000 |



PROJECT SCHEDULE



NEXT STEPS

BOARD RESOLUTION:

- Approve Project Budget at \$94.1M
- Authorize GMP Amendment with JE Dunn Construction

NEXT STEPS:

- Finalize GMP Amendment for CM/GC Amendment
- Secure Building Permit
- Continue exploring opportunities to lower risks and reduce costs
- Issue Bonds in September 2017
- Continue Board briefings on project development
- Complete construction of Gladys McCoy Health Department Headquarters





Questions?