



MULTNOMAH COUNTY

Health Department

Headquarters

Project Design & Construction Update
Early Work Package

Board Briefing
November 01 2016

Multnomah County HDHQ
Project Management Team



PURPOSE OF BRIEFING

- Request authorization of Early Work Package
- Continue pursuit of Early Procurements
- Start excavation and construction of shoring and building foundations
- Update the overall project status, including:
 - Building Design
 - Early Work Package
 - 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:

- Resolution 2015-118 - Approved FAC-1 Amended Project Plan and authorize the Schematic and Design Development Phases of development
- Resolution 2016-011 - Retain the Name of the Multnomah County Health Department Headquarters in Honor of Chair Gladys McCoy
- Resolution 2016 – 070 – Approved FAC-1 Project Design and Construction Plan and authorized Development of the Construction Documents

COMMUNITY PARTNERS:

- Portland Housing Bureau
- Portland Development Commission
- Neighborhood Involvement Committee

COMMUNITY ENGAGEMENT:

- Two Neighborhood Involvement Committee Meetings
- Good Neighbor Agreement under development
- Groundbreaking Ceremony and Open House in December 2016



ENGAGEMENT

M/W/ESB OUTREACH:

- Monthly M/W/ESB Coordination meetings
- Several Trade Shows and Outreach Events held since Spring 2016
- JE Dunn continual proactive engagement with the sub-contractor community
- Subcontracting Plan completed



PROJECT STATUS

PROJECT DESIGN STATUS:

- 95% Construction Documents completed October 10th
- 100% CD's due December 7th
- 1st DR Hearing held September 22nd, 2nd Hearing scheduled November 3rd

CONSTRUCTION STATUS:

- Early Work (Foundations) permit anticipated by early January 2017, followed by start of Early Work Construction
- Planning for site work and construction staging is under way



DESIGN – Aerial Image



DESIGN



View from Hoyt St.



NW Hoyt Bike Entry



NW Hoyt Main Entry



DESIGN



Night Rendering along NW 6th Ave.



NW Irving Gallery Entry + Loading Dock



NW Irving Staff Entry and Loading + BCC Courtyard



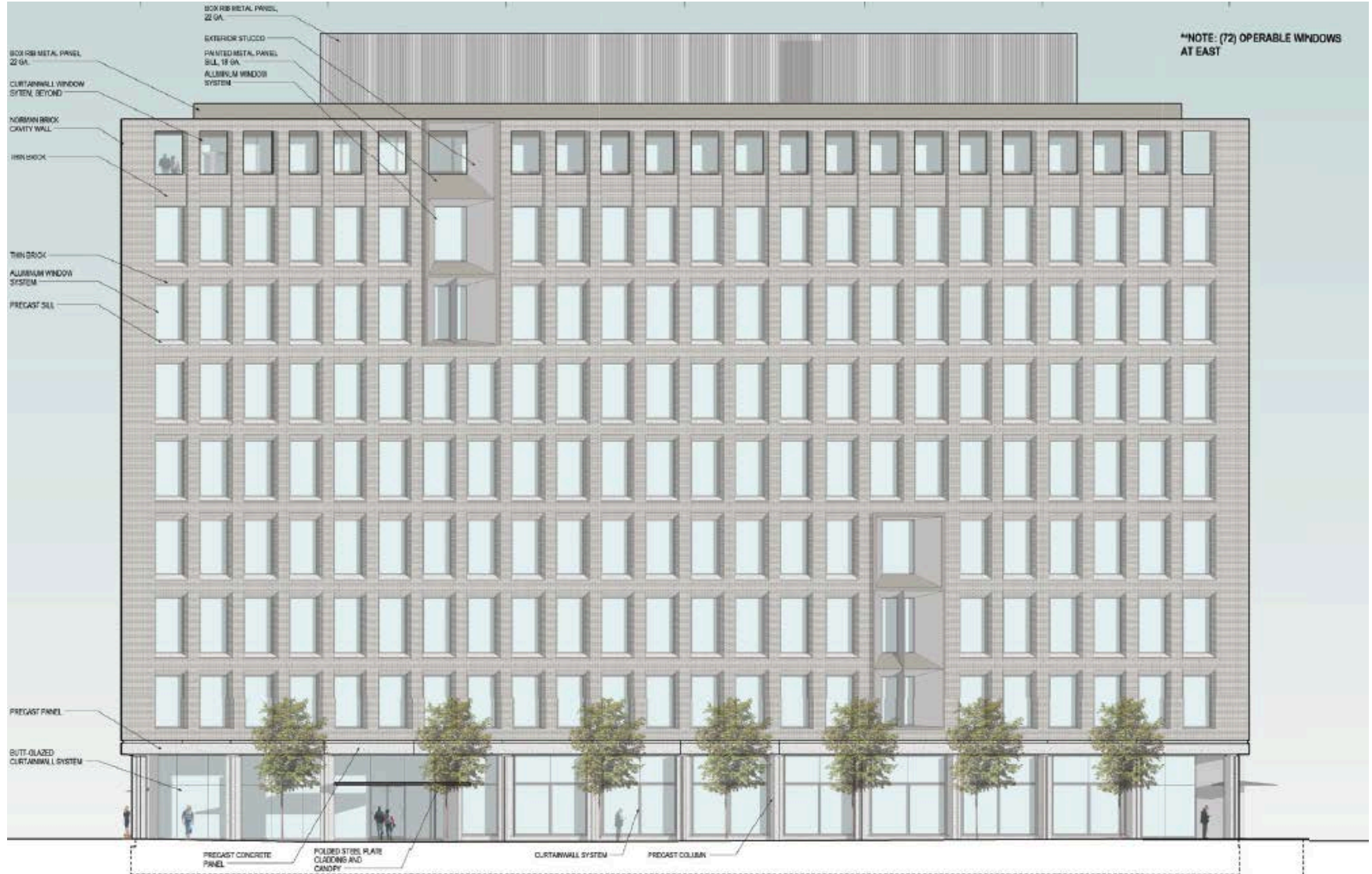
DESIGN



View from Broadway Bridge



DESIGN



DESIGN



Gladys McCoy Building and Bud Clark Commons from Broadway Bridge



EARLY WORK PACKAGE

Scope of Early Work Package:

- Elevator package
- Excavation/Foundation construction work
- Trade Partners, including mechanical, electrical, plumbing and fire protection
- Structural steel package value

Value of Early Work Package is ~ **\$38.1M**, or ~ **60%** of total construction costs.

Benefits

- Early start of construction
- Commitment on delivery of the identified scopes of work
- Escalation mitigation



PROJECT ESTIMATE

- Estimate based on 50% CD documents
- Estimate is within the \$85M - \$95M range identified

| ESTIMATE COMPONENTS | 50% DD MAY '16 | 50% CD OCT '16 |
|--|---------------------|---------------------|
| Estimated GMP for Construction | \$61,300,000 | \$63,300,000 |
| MULTCO Construction (FF&E, IT, Med. Equip., Environmental, etc.) | \$12,700,000 | \$11,500,000 |
| Soft Costs (Permits, Fees, Consultants, RACC, etc.) | \$18,000,000 | \$17,900,000 |
| Total Estimate | \$92,000,000 | \$92,700,000 |
| Contingencies included in Total Estimate | \$12.1 M | \$11.1 M |

| FUNDING SOURCES & USES, GENERAL FUND CONTRIBUTION | |
|---|---------------------|
| Current Estimate: | \$92,700,000 |
| 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 |
| Approved "One Time Only" Funds: | -\$6,400,000 |
| Amount to finance: | \$49,900,000 |
| Anticipated Funding Sources: | |
| Estimated McCoy Building Proceeds: | -\$5,000,000 |
| Estimated Health Department Contributions: | -\$7,000,000 |
| Remaining General Fund Contribution: | \$37,900,000 |



PROJECT ESTIMATE

Risks and Mitigation

RISK: Finalize building design; Design Review not yet approved:

MITIGATION: Current estimate includes \$1.4M for design contingency

RISK: Escalation and workforce shortages:

MITIGATION: Current estimate includes \$2.3M for escalation

RISK: Escalation and workforce shortages:

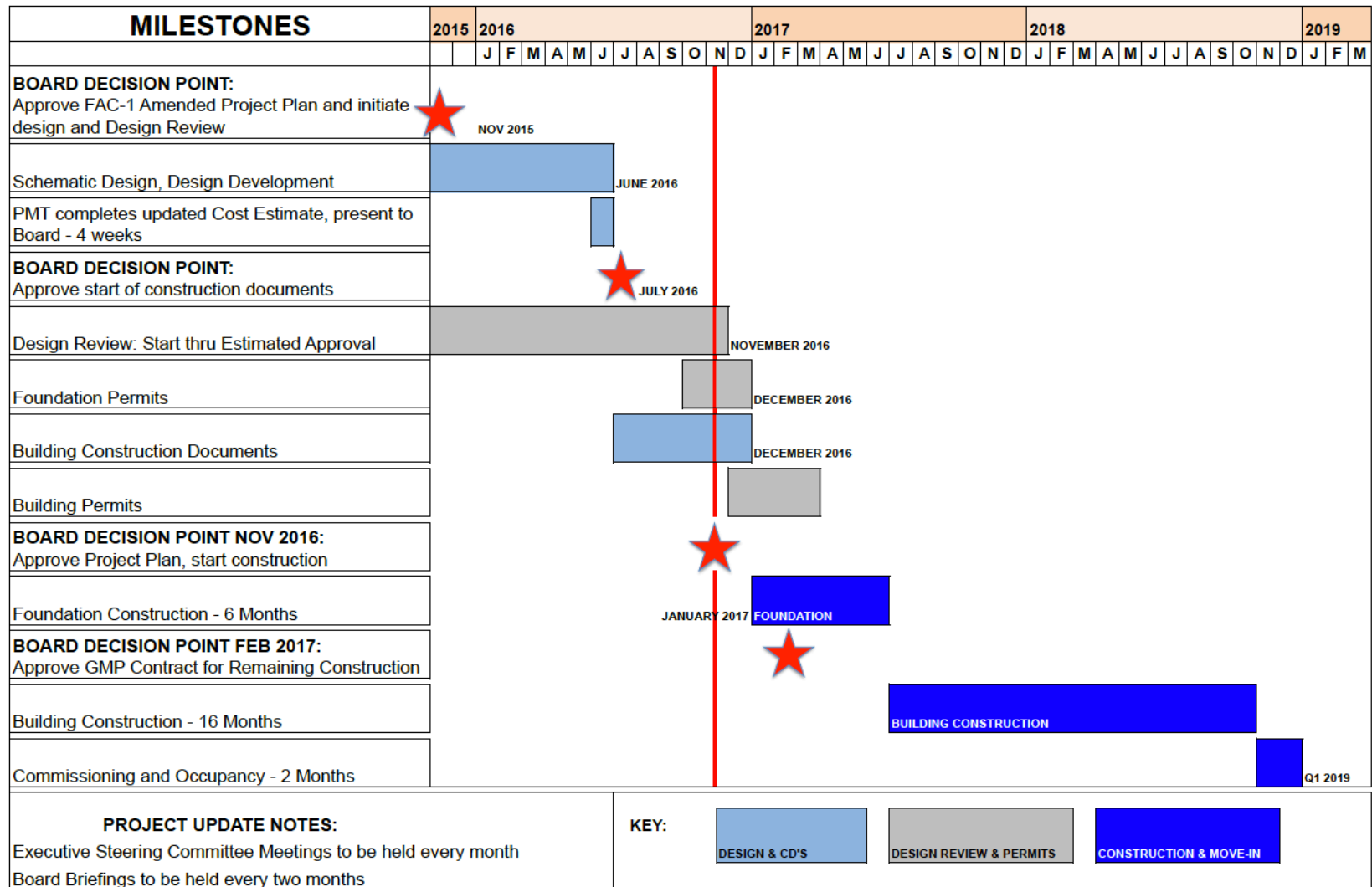
MITIGATION: Approval of Early Work Package will lock in ~ \$38.1M construction costs, or ~ 60% of the total.

OTHER RISK MITIGATION STRATEGIES:

- The project team continues to identify cost-reduction strategy opportunities
- JE Dunn continues with proactive outreach to the subcontractor community



REVISED PROJECT SCHEDULE



BOARD RESOLUTION / NEXT STEPS

BOARD RESOLUTION:

- Authorize Early Work Package - \$38.1M
- Begin Early Work Construction

NEXT STEPS:

- Complete Construction Documents
- Secure Design Review Approval and Foundation Permit
- Finalize Early Work Amendment for CM/GC Contract
- Start Early Work (Excavation and Foundations)
- Continue exploring opportunities to lower risks, reduce costs
- Continue Board briefings on project development
- Development of Project Labor Agreement
- Complete GMP pricing for remainder of project
- Board Resolution in February 2017 to request authorization for final GMP





Questions?