



# MULTNOMAH COUNTY Central Courthouse

Board Briefing

September 12, 2017

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Multnomah County

Facilities and

Property Management

Paul Smith

DAY CPM

Owner's Representative

# Multnomah County Courthouse



# BRIEFING AGENDA

- Project Vision
- Construction update and photos
- Diversity Dashboard
- Portland Construction Economic Overview
- Project Budget
- Next steps



# Courthouse Mission Statement

To design and build a sustainable, accessible, landmark Courthouse that is a symbol of the importance of the justice system and source of civic pride. The new Courthouse will incorporate the 21st Century best practices in operations, security, and design, capable of adapting to changing needs over a planned 100-year useful life. The project delivery team will work in a trusting and collaborative manner, with key community partners to meet the County's social equity and project goals.



# Construction Status

- No archaeological or hazardous materials uncovered
- Tower crane installed
- Drilled shaft foundations complete
- Elevator shafts and basement walls under construction
- Minimal impacts to traffic
- Coordinating with PBOT and County Transportation groups





# Drilling of Foundation





# Lifting of Foundation Reinforcing Cage





# Foundation Reinforcing Cage Installation





# Tower Crane Installation





# PGE Vault - Wall Reinforcing





# Diversity Dashboard

- Design
  - 19.1% MWSDVESB participation
- Construction
  - On-Track to meet goal of 20% participation
    - 19.8% of trade partner contracts issued with 11.9% MWSDVESB



# Project Inclusion and Equity

- Project Labor Agreement in place and meeting with Labor Management Community Oversight Committee
- Green Dot© Program
- Apprenticeship Training Programs with Construction Apprenticeship and Workforce Solutions
  - Portland YouthBuilders
  - Constructing Hope
  - Oregon Tradeswomen



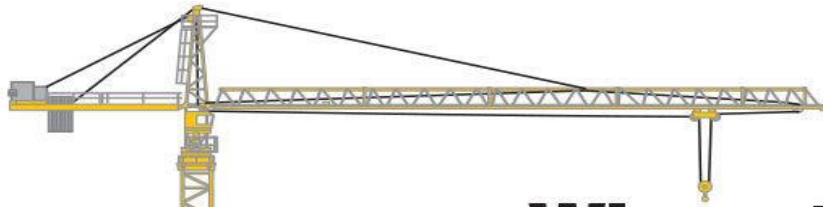


# Community Outreach

- Accessibility Open House  
July 10, 2017
- Regular Communications  
with Key Stakeholders
- Project website:  
<https://multco.us/central-courthouse>



# National Construction Crane Use



## Where the cranes are

*This summer, Seattle had more cranes than any other U.S. city, and twice as many as every city outside of Los Angeles.*



Source: Rider Levett Bucknall

Graphic: Mark Nowlin, Seattle Times/TNS





# 2017 Portland Construction Market

- “New normal” shortage of skilled construction workers in Portland John Killian, executive director of Assoc. Wall and Ceiling Contractors February 2017
- ~10,000 open construction jobs unfilled as of second quarter 2017 in construction in Oregon and Southern Washington
- Labor shortage leading to construction delays
- City of Portland issued 12,000 building permits in the first ten months of FY 2016-2017 representing a 31.5% increase
- U of O \$70M Hayward Field renovation received bids 10-15% over budget after first RFP received no responses



# Funding Status

- State Funding committed \$125M
  - \$92.6M from this Legislative Session!!
- County Funding
  - One time only + Morrison bridgehead sale = \$79.4M
- Bonding for remainder
  - Surcharge on parking and traffic tickets –  
Approx. \$1.2M/year for debt service



# Guaranteed Maximum Price Project Budget

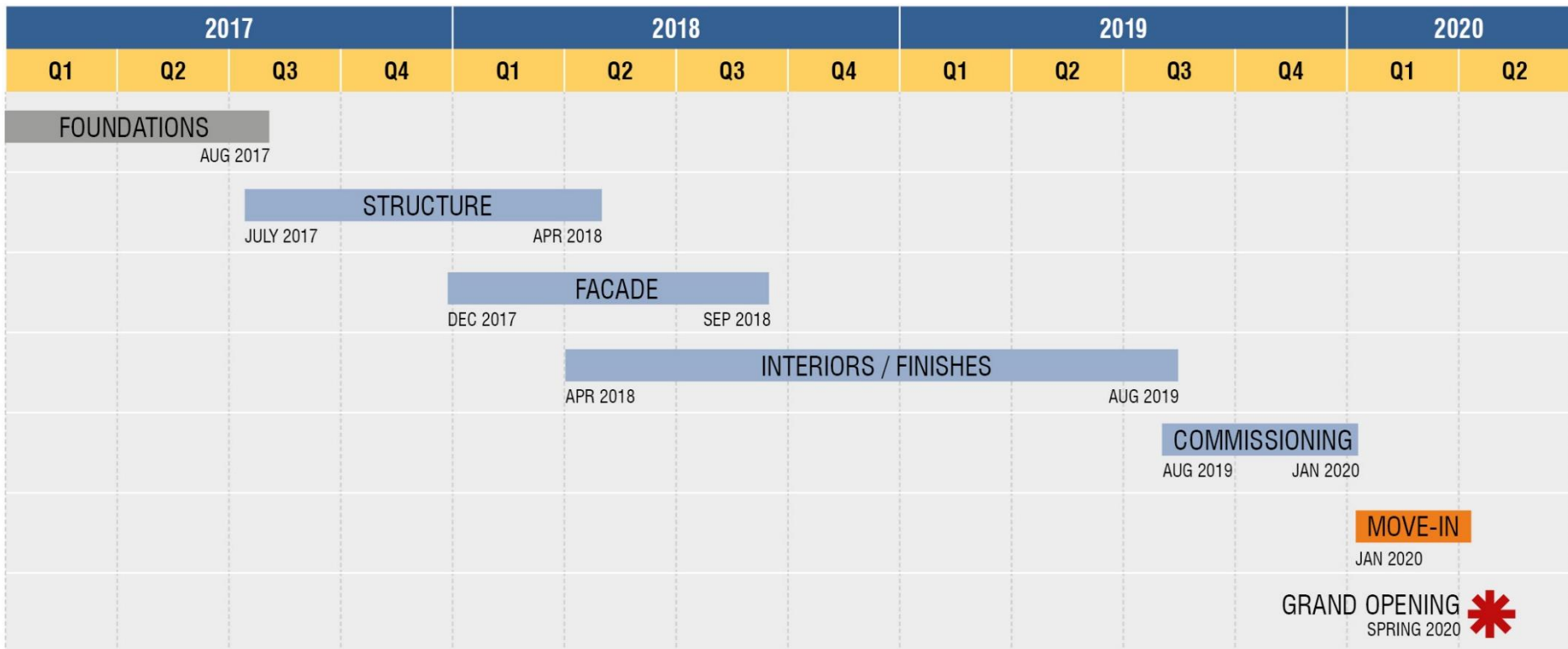
- Guaranteed Maximum Price based on hard bids
- Includes high-rise requirements for fire life safety, power upgrades, etc.
- Contingency for unforeseen conditions

Project Budget	
Construction (GMP)	\$246,400,000
Soft Costs	\$64,600,000
Total	\$311,000,000
Contingency	\$13,500,000
<b>Total Project Budget</b>	<b>\$324,500,000</b>





# Schedule



# Next Steps

Board Resolution September 21, 2017

- Authorize GMP Amendment with Hoffman Construction for \$246.4M
- Approve Project Budget of \$324.5M

## Next Steps

- Continue to explore opportunities to lower risks and reduce costs
- Issue bonds for construction
- Continue Board briefings on project status
- Complete construction of structural system





Questions?