



MULTNOMAH COUNTY Health Department Headquarters Project

Board Briefing
February 27 2018

Multnomah County HDHQ
Project Management Team

PURPOSE OF BRIEFING

- Update the overall Project status, including:
 - Engagement
 - Participation Dashboard
 - Construction
 - Project Budget
 - 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:

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

COMMUNITY PARTNERS:

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

COMMUNITY ENGAGEMENT:

- Project website: <https://multco.us/gladys-mccoy-health-department-headquarters>
- Regular Communications with Neighbors and Key Stakeholders
- Labor Management Community Oversight Committee(LMCOC) monthly meetings
- Offering an Internship with College to County program
- Outreach Hiring Event was held November 17th, next is scheduled for March 23rd



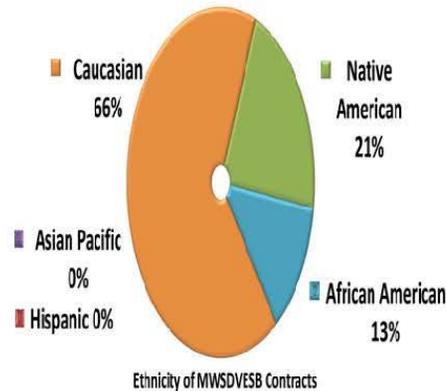


December 2017 HDHQ Construction Small Business Dashboard

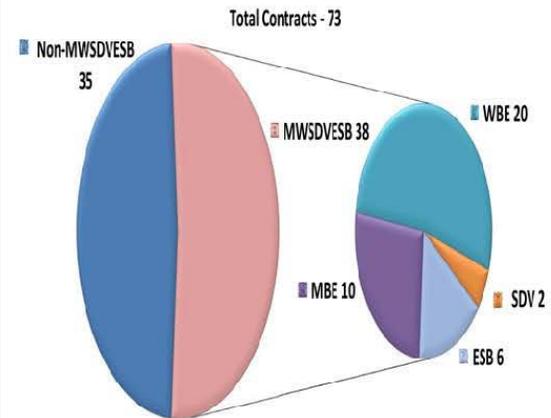
Summary

- 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 18.3%

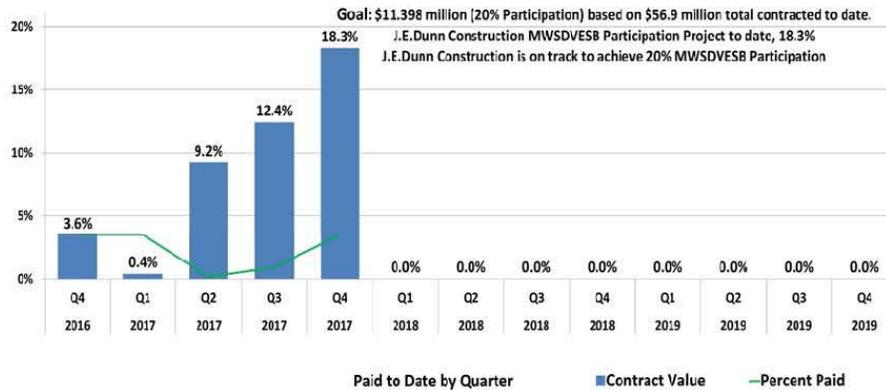
HDHQ MWS-DVESB Firms By Ethnicity



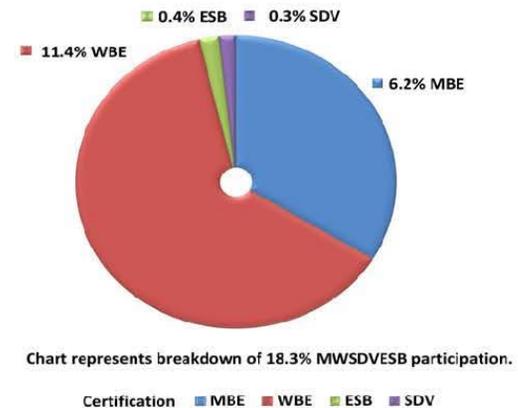
HDHQ Total Construction Contracts Awarded



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

DRAFT Cumulative Construction Data from 12/31/2016 to 12/31/2017. Produced by Group AGB, Ltd.

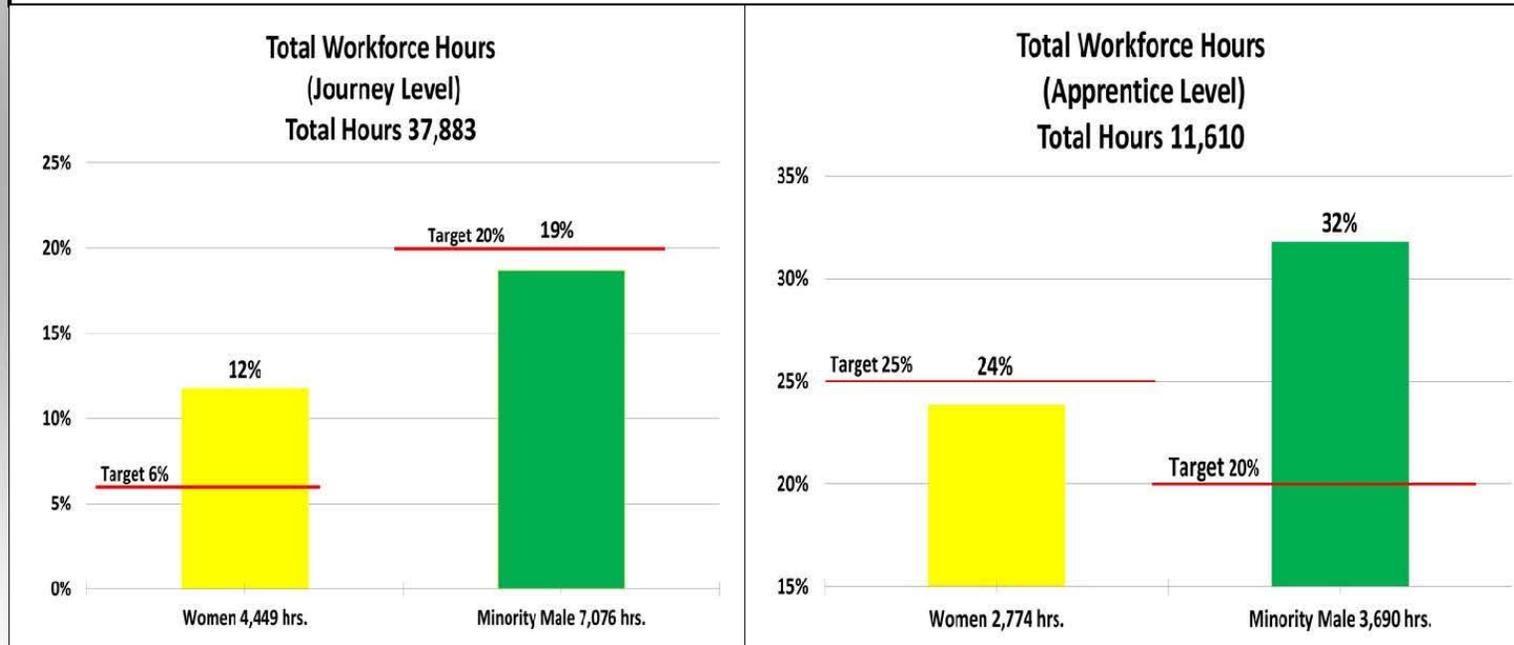




December 2017 HDHQ Construction Workforce Dashboard

Summary

- Total Project Apprenticeship to date is 22%
- Project Goal is 20% apprenticeship by trade
- Project minority males participation is 22% and total female is 15%



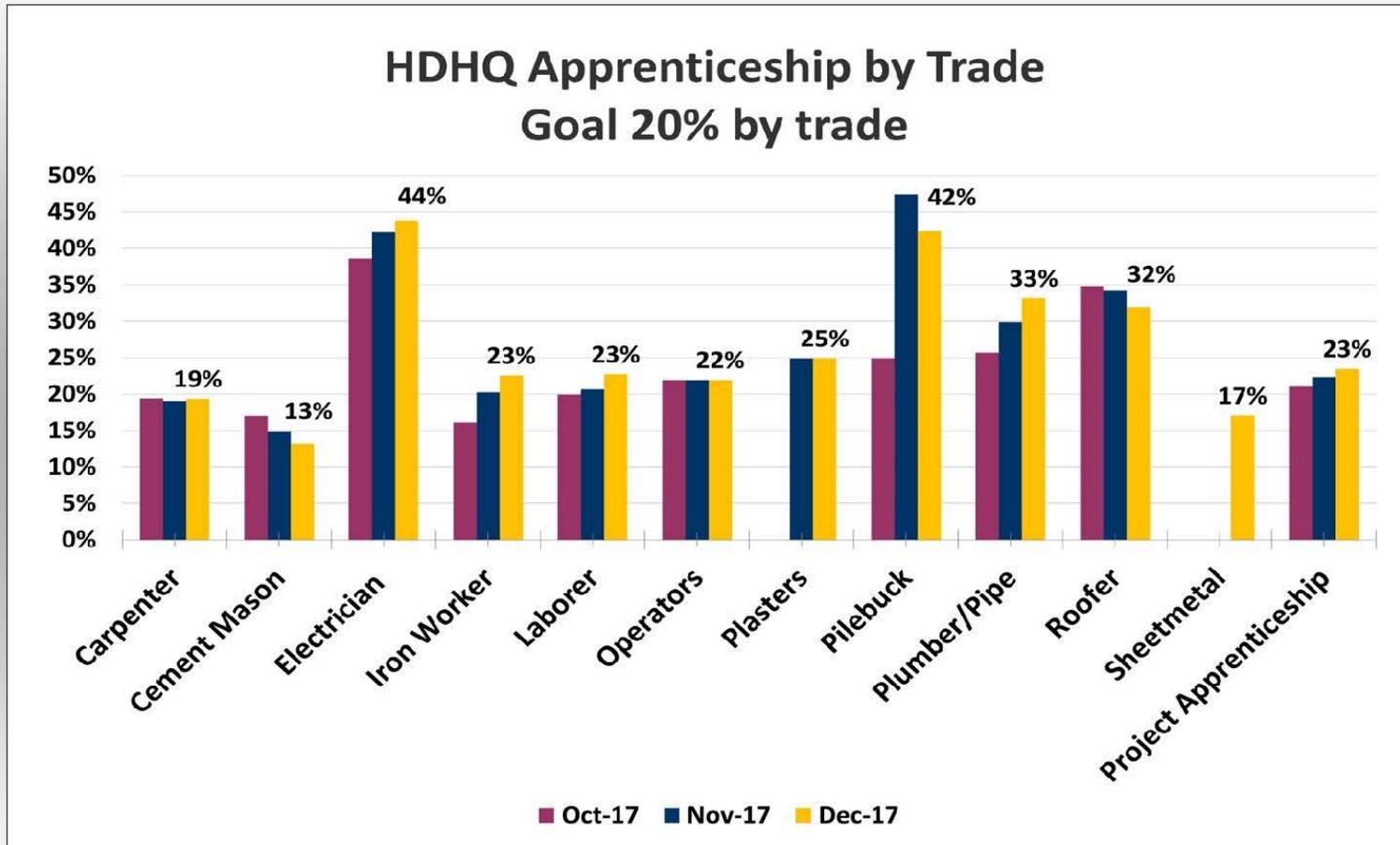
DRAFT Cumulative Construction Data from 12/31/2016 to 12/31/2017
WTHP Participation for minority men and all women for apprentice and journey levels in accordance with the PLA.
Produced by Group AGB, Ltd.

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December HDHQ Construction Workforce Dashboard



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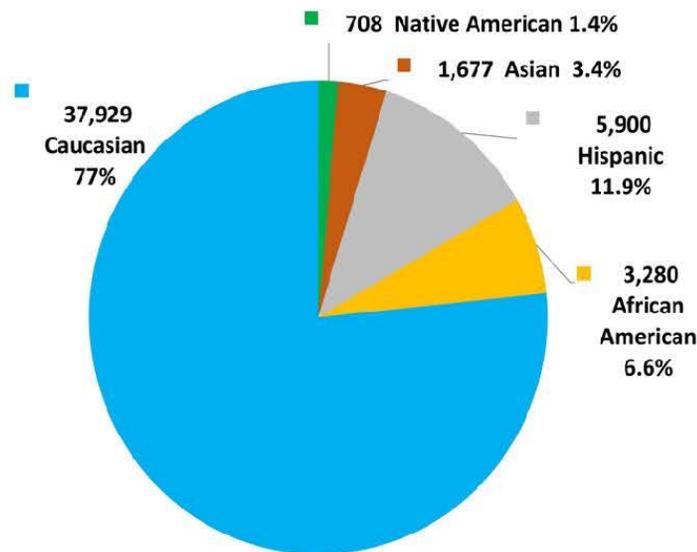


December 2017 HDHQ Construction Workforce Dashboard

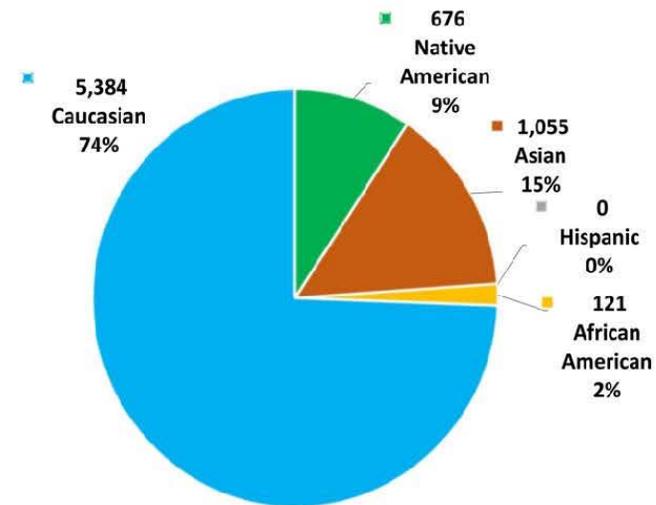
Summary DRAFT

- HDHQ GMP of \$65,929,995 approved in June 2017
- J.E.Dunn Construction is on track to achieve 20% MWSDVESB Participation
- MWSDVESB contracted includes contractors for foundations, structural, interior and exterior work
- WFTH percentages include pre-construction, foundation, concrete, and structural steel work.
- Project exceeding male and female apprenticeship participation targets

Total Male Workforce By Ethnicity



Total Female Workforce By Ethnicity



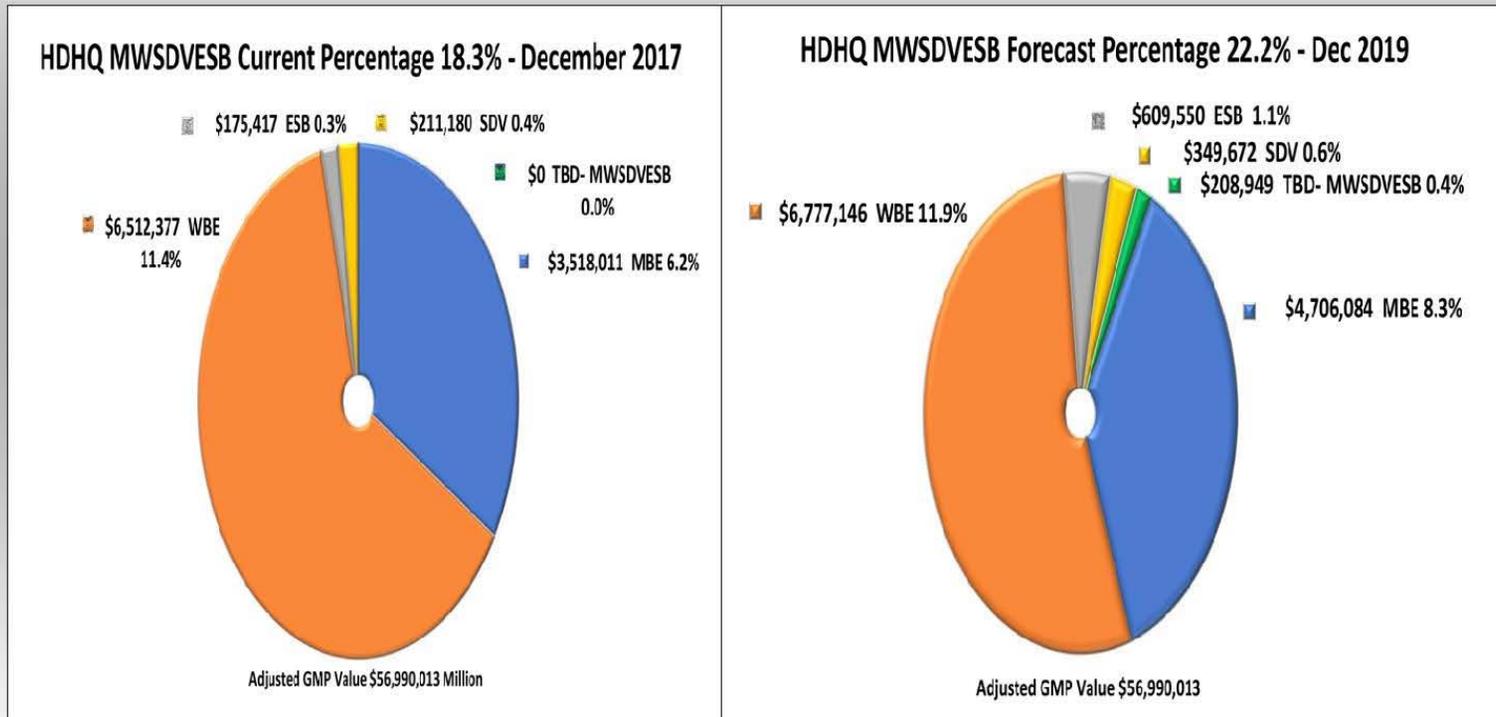
DRAFT Cumulative Construction Data from 12/31/2016 to 12/31/2017
Legend — Ethnicity Hours, Ethnicity, Ethnicity Percentage
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December 2017 HDHQ Construction MWSDVESB Current vs. Forecast Percentage



DRAFT Cumulative Construction Data from 12/31/2016 to 12/31/2017
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CONSTRUCTION

STATUS:

- Structural steel superstructure is complete
- Fireproofing for steel is nearly complete
- All concrete floors are in place
- Metal wall stud work under way on multiple floors and exterior
- Rough-in work for mechanical, electrical under way on all floors
- Exterior skin work started in January
- Access to Bud Clark Commons has been well-maintained



CONSTRUCTION

Topping Out Ceremony



CONSTRUCTION

South Elevation



CONSTRUCTION

Northwest Elevation



CONSTRUCTION

Northeast Elevation



CONSTRUCTION

Southwest Elevation



CONSTRUCTION

Concrete Floor Placement



CONSTRUCTION

Fireproofing



CONSTRUCTION

Wall Framing



CONSTRUCTION

Ductwork Installation



CONSTRUCTION

Plumbing Installation



CONSTRUCTION

Scaffolding at East Elevation



CONSTRUCTION

Exterior Skin Mock-Up



CONSTRUCTION

Mock-Up Testing



PROJECT BUDGET

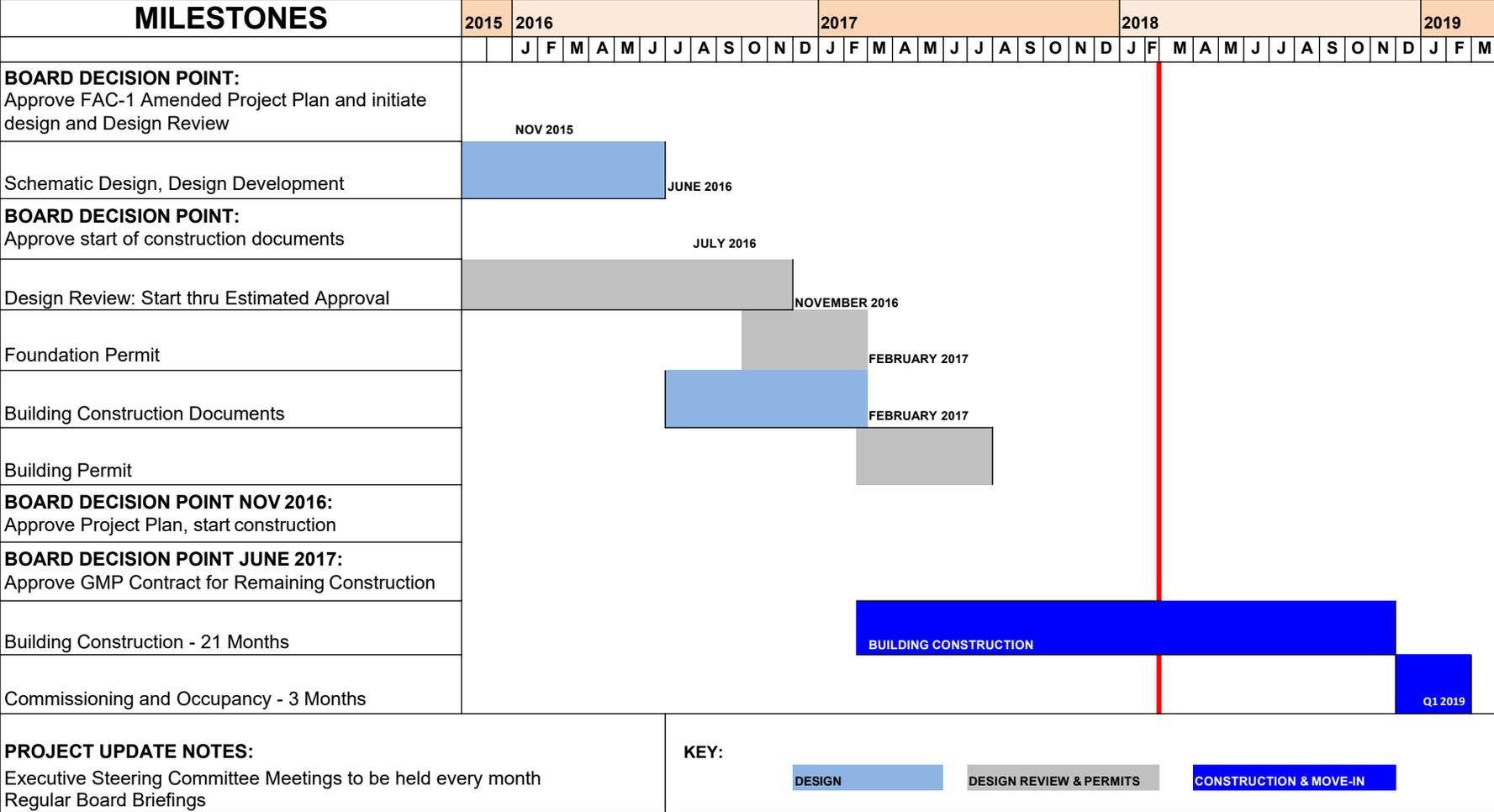
CURRENT PROJECT BUDGET		COMMITTED THROUGH DEC 2017
Original GMP for Construction	\$64,840,000	\$20,500,000
MULTCO Construction & Contingency(FFE, IT, Med Equip, Environmental, etc.)	\$12,210,000	\$570,000
Soft Costs (Permits, Fees, Consultants, RACC, 1.5% for Green Energy, etc.)	\$17,050,000	\$10,600,000
Total:	\$94,100,000	\$31,670,000
Contingency included in Total above	\$8,000,000	\$770,000
Contingency Percentage in Total above	8.50%	

FUNDING SOURCES & USES	
Project Budget	\$94,100,000
Project Revenues	
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
Total Sources	\$94,100,000
(1) Anticipated Proceeds from Sale of McCoy Building will be Used to Reduce Debt Service Obligations	



PROJECT SCHEDULE

Multnomah County Health Department Headquarters Project Schedule



NEXT STEPS

- Continue construction, with a strong emphasis on safety
- Continue working to achieve original project schedule
- Continue Labor Management Community Oversight Committee involvement and reporting on MWSDVESB/WFTH Dashboard
- Formation of focus teams on furnishings, equipment, and move-in
- Continue exploring opportunities to lower risks and reduce costs
- Continue regular Board Briefings on project development
- Complete construction and move-in of Gladys McCoy Health Department Headquarters





Questions?