



MULTNOMAH COUNTY  
Health Department  
Headquarters  
Project

Board Briefing  
February 2, 2017

Multnomah County HDHQ  
Project Management Team

# PURPOSE OF BRIEFING

- Project Goals and Objectives
- Engagement
- Design
- Construction
- Project Estimate
- Project Schedule
- 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:

- 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
- Portland Development Commission
- Neighborhood Involvement Committee
- Regional Arts and Cultural Council

## COMMUNITY ENGAGEMENT:

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



# ENGAGEMENT

## M/W/ESB OUTREACH:

- Goal of 20% M/W/ESB participation on the project.
- 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



# DESIGN

## DESIGN STATUS:

- Received Design Review Approval – November 10, 2016
- Building Design Complete
- 100% Construction Documents delivered January 13, 2017

## FEATURES:

- LEED Gold Design
- Enhanced energy efficiency - solar shading and massing of building exterior
- Green Roof
- Welcoming
- Active Ground Floor
- Integration of Public Art



# DESIGN – Aerial Image



# DESIGN



NW 6<sup>th</sup> Avenue looking North



# DESIGN



NW Hoyt looking East



NW Hoyt Bike Entry



NW Hoyt Main Entry



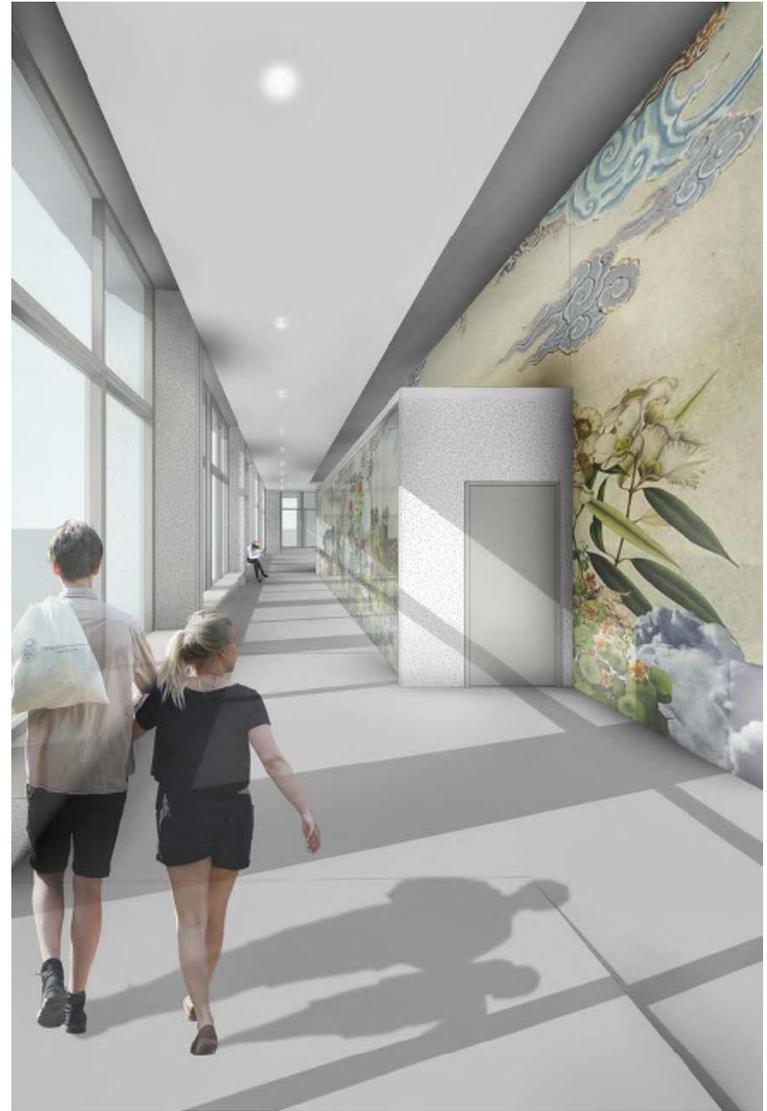
# DESIGN



Gallery looking North



Gallery from 6<sup>th</sup> Avenue



Gallery looking South



# 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



Gladys McCoy Building and Bud Clark Commons from Broadway Bridge



# CONSTRUCTION

## CONSTRUCTION STATUS:

- All Early Work Packages scopes of work are complete through the bid phase
- Finalizing Early Work Amendments to JE Dunn Contract
- Begin construction after approval of Foundation Permit
- Project Labor Agreement
- Planning for site work and construction staging under way

## SCOPE OF EARLY WORK PACKAGE:

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



# PROJECT ESTIMATE

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

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

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
<b>Remaining General Fund Contribution:</b>	<b>\$37,900,000</b>





# NEXT STEPS

## NEXT STEPS:

- Start Early Work (Excavation and Foundations)
- Continue exploring opportunities to lower risks, reduce costs
- Continue bi-monthly Board briefings on project development
- JE Dunn to bid remaining scopes of work.
- Board Resolution in March/April to request authorization for Guaranteed Maximum Price (GMP)





Questions?