

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 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
- 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 6th Avenue looking North



DESIGN



NW Hoyt looking East



NW Hoyt Bike Entry



NW Hoyt Main Entry



DESIGN



Gallery looking North



Gallery from 6th 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

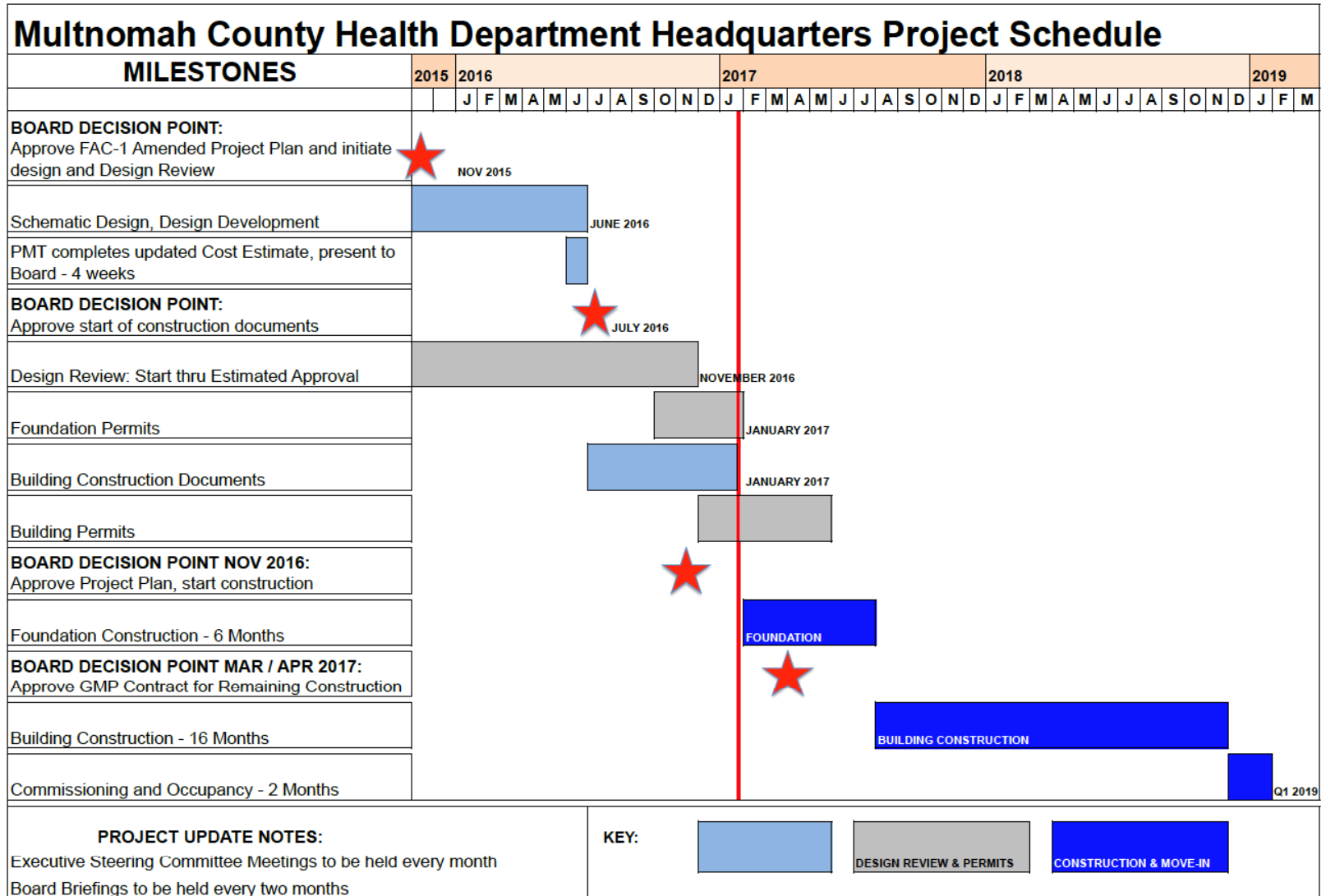
- Estimate based on 50% CD documents
- Estimate is within the \$85M - \$95M range identified

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



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?