

**TRANSCRIPT FOR THE MEETING OF THE
MULTNOMAH COUNTY BOARD OF COMMISSIONERS
MULTNOMAH BUILDING, BOARD ROOM 100
TUESDAY, FEB. 27, 2018 @ 10:02 AM**

BOARD BRIEFING

Chair Deborah Kafoury called the meeting to order at 9:38 a.m. with Vice-Chair Lori Stegmann, Commissioners Sharon Meieran, Loretta Smith and Jessica Vega Pederson present.

Also attending were Jenny Madkour, County Attorney, and Lynda Grow, Board Clerk.

CHAIR KAFOURY: GOOD MORNING, WELCOME TO THE MEETING OF THE BOARD OF COMMISSIONERS.

[ALL CAPS TEXT IS THE BYPRODUCT OF CAPTIONING THIS PROGRAM.]

B.1 BOARD BRIEFING ON THE STATUS OF THE PROJECT DEVELOPMENT FOR THE HEALTH DEPT. HEADQUARTERS (HDHQ) PROJECT. PRESENTER: BRETT TAUTE, PROJECT MANAGER, FPM; AND, STEVE CRUZEN, SHIELS OBLETZ JOHNSEN, INC. (30 MIN)

GOOD MORNING, AND WELCOME TO THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS, BOARD BRIEFING, AND FIRST UP, WE HAVE THE HEALTH DEPARTMENT HEADQUARTERS PROJECT.

BRETT TAUTE: WE'RE LOOKING AT SHARING THE ENGAGEMENT WE HAVE HAD AROUND THE PROJECT. OUR PARTICIPATION DASHBOARD WHERE WE ARE IN CONSTRUCTION, PROJECT SCHEDULE, BUDGET AND CERTAIN THE NEXT STEPS WE SEE WITH THIS PROJECT. IF THERE'S ANY QUESTIONS WHILE WE'RE GOING THROUGH THIS, BY ALL MEANS WE'RE AVAILABLE TO ANSWER THOSE OR SAVE THEM UNTIL THE END, WHICHEVER YOU PREFER. SO, GOING THROUGH THE PRESENTATION ON THE THIRD SLIDE IT'S OUR PROJECT GOALS AND OBJECTIVES WHICH ARE HAVE REMAINED CONSISTENT THROUGHOUT THE ENTIRE PROJECT. WOULD LIKE TO CONTINUE TO SHARE THIS AND HAVE THIS AS PART OF OUR PRESENTATION. JUST TO SHARE WITH YOU I'M GOING TO START PUTTING IN THE IMAGE OF THE BUILDING BEING CONSTRUCTED ON THE RIGHT. WE CAN SEE IT TAKE ITS FORM. WE'LL SAVE THAT FOR A FUTURE PRESENTATION. OUR ENGAGEMENT, AS THE BOARD RECALLS IN JUNE WE CAME TO THE BOARD WITH OUR G.M.P. AMENDMENT WHICH THE BOARD APPROVED ANDED US TO MOVE INTO FINAL PHASES OF OUR CONSTRUCTION OR COMPLETE THE BUILDING OF THE GLADYS MCCOY BUILDING. OUR COMMUNITY PARTNERS WE CONTINUE TO ENGAGE IS WITH PORTLAND HOUSING BUREAU, PROSPER PORTLAND, REGIONAL ARTS AND COUNCIL, WE

HAVE BEEN WORKING CLOSELY WITH THEM FOR THIS FACILITY, AND CERTAINLY OUR NEIGHBORHOOD INVOLVEMENT COMMITTEE, WHICH IS A COLLECTION OF STAKEHOLDERS IMMEDIATE IN THE NEIGHBORHOOD. COMMUNITY ENGAGEMENT, WE HAVE OUR COUNTY WEBSITE OR PROJECT WEBSITE I SHOULD SAY, WHICH IS ACCESSED THROUGH THE COUNTY WEBSITE THAT SHARES DASHT BOARD SHARES CURRENT INFORMATION ON THE PROJECT, SO THAT REMAINS P SOURCE OF INFORMATION.

BRETT TAUTE: WE DO HAVE REGULAR COMMUNICATIONS WITH OUR NEIGHBORS AND KEY STAKEHOLDERS AS WE MOVE FORWARD IN THE PROJECT WHEN THERE'S INFORMATION TO SHARE WITH THEM. WE HAVE AS PART OF OUR PROJECT LABOR AGREEMENT ON THIS PROJECT A LABOR-MANAGEMENT-COMMUNITY OVERSIGHT COMMITTEE WHICH MEETS MONTHLY, A FOCUS ON DIVERSITY PARTICIPATION AND CERTIFIED FIRM PARTICIPATION AND WORK FORCE HIRING AND TRAINING PROGRAM. REALLY, IT'S FOCUSED ON BRINGING ALL THE PARTNERS OR THE CMGC CONTRACTOR UNIONS, EQUITY STAKEHOLDERS AND OTHERS TO THE TABLE ON A MONTHLY BASIS. FOR THIS PROJECT WE WANTED TO SHARE WITH THE BOARD THAT WE ARE OFFERING AN INTERNSHIP THROUGH OUR -- YES, COLLEGE TO COUNTY PROGRAM. FOR THIS SUMMER WE HAVE DONE THAT IN THE PAST, SO WE ARE OPENING ANOTHER POSITION FOR THIS SUMMER WITH THAT PROGRAM. WE HAVE TIED WITH THE WORK FORCE HIGHING AND TRAINING WE HAVE -- WE HAD HELD AN OUTREACH HIRING EVENT WITH GRADUATES FROM THE PRE-APPRENTICESHIP PROGRAMS AND OTHERS THAT WERE LOOKING FOR EMPLOYMENT. IT WAS HOSTED BY HOFFMAN CONSTRUCTION AND JAY DUNN. WE HAD SUBCONTRACTORS, UNIONS AND OTHERS AS WELL AS STUDENTS AND PAST GRADUATES TO CREATE A FORUM FOR PEOPLE TO MEET SPECIFICALLY AROUND THE COUNTY PROJECTS.

IT WAS A VERY SUCCESSFUL EVENT HELD ON NOVEMBER 17TH, AND WE ARE SCHEDULED TO HOLD ANOTHER JOB FAIR AS WE'RE TERMING IT HERE ON MARCH 23 HOSTED BY JAY DUNN AT THEIR DOWNTOWN OFFICE. JUST WANTED TO SHARE THAT. IN ADDITION TO THOSE ENGAGEMENTS, I ALSO WANTED TO SHARE AND MANY OF YOU MAY HAVE SEEN THIS ALREADY, JAY DUNN PROJECT TEAM WAS FEATURED IN THE COUNTY NEWS POSTING. THEY ARE NOT VOLUNTEERING WITH OUR PARTNERS, TRAN IS PROJECTS AT BUD CLARK COMMONS. THEY HAVE DONE THAT FOR THE DURATION OF THE PROJECT, BUT WE ACTUALLY HAD AN ARTICLE THAT OUR PUBLIC INFORMATION OFFICE FEATURED IN THE COUNTY WEBSITE. IT'S THERE IF YOU HAVEN'T SEEN IT TO CERTAINLY TAKE A LOOK AT IT AND CERTAINLY THANK YOU TO JAY DUNN FOR THAT ENGAGEMENT WITH OUR PARTNERS AT BUD CLARK COMMONS. THE PROJECT WAS FEATURED IN THE FEBRUARY 7 EDITION OF THE DAILY JOURNAL COMMERCE. SO, IF ANYONE WANTED TO LOOK AT THAT SO THEY HAD SOME GOOD COVERAGE OF THE ACTIVITIES THAT WERE GOING ON.

BRETT TAUTE: NEXT IN THE PRESENTATION WE WANT TO COVER THE CONSTRUCTION SMALL BUSINESS DASHBOARD. SO, THIS AGAIN IS OUR MONTHLY REPORTING THAT WE DO RELATED TO MWSDESB FIRM PARTICIPATION AND WELL AS WORK FORCE HIRING AND TRAINING PROGRAM. WE TRACK THIS ON A MONTHLY BASIS. THIS IS OUR DECEMBER REPORT BECAUSE OF OUR REPORTING SCHEDULING WE'RE ALWAYS ABOUT A MONTH AND A HALF BEHIND IN THE ACTUAL FORMATION OF THIS REPORT, BUT THAT'S JUST DUE TO THE REPORTING FROM OUR SUBS AND OTHERS ON THE PROJECT, SUBCONTRACTORS AND OTHERS ON THE PROJECT.

SO -- OH, SORRY. THANK YOU. NOT SITTING IN FRONT OF THE SCREEN. IT'S THE RIGHT ONE IN FRONT OF ME ON MY PAPER, NOT ON THE SCREEN. I WANTED TO SHARE AT THE BOTTOM OF THIS PARTICULAR SLIDE IT SHOWS THAT WE ARE CURRENTLY AT 18.3% MWESB PARTICIPATION. AGAIN, THAT RELATES TO THE CONTRACT VALUE. THE -- VALUE OF THE PROJECT. THE GOAL IS 20%. WE'RE ON TRACK TO EXCEED THAT 20% BUT AS OF DECEMBER THESE ARE THE CONTRACTS THAT WE HAD WRITTEN AND HAD EXECUTED. WE WILL CONTINUE TO TRACK THAT. BUT AS YOU SEE IN THE BAR CHART THERE'S A TRENDING UPWARDS OF THAT PERCENTAGE. THE OTHER GRAPHS THAT ARE ON THIS PARTICULAR SLIDE SHARE THE CERTIFICATION OF THE FIRMS THAT HAVE BEEN CONTRACTED WITH AND IN THE LOWER RIGHT HAND CORNER SLIDE YOU'LL SEE THAT THERE'S ABOUT 11.4% WOMEN OWNED BUSINESSES, 6.2% MINORITY OWNED BUSINESSES AT THIS POINT, 3% -- .3% SERVICE DISABLED VETERANS FIRMS AND .4% EMERGING SMALL BUSINESSES AS OF DECEMBER. ON THE NEXT SLIDE IT SHOWS OUR WORK FORCE HIRING AND TRAINING. AGAIN, OUR GOAL FOR THIS PROJECT IS 20% APPRENTICESHIP BY TRADE. WE ARE CURRENTLY TRACKING AT 22% APPRENTICESHIP OVER ALL FOR THE PROJECT.

THE GRAPHS AT THE BOTTOM SHOW SOME ADDITIONAL TARGETS THAT WE HAVE WITHIN THE DELIVERY OF THE PROJECT WITH WOMEN, JOURNEY LEVEL, PARTICIPATION, GOING OF 6% WHICH WE'RE CURRENTLY TRACKING AT 12%. MINORITY MALE WE HAVE A GOAL OF 20%, WE'RE CURRENTLY TRACKING AT 19% AT JOURNEY LEVEL WORKERS AND WITH APPRENTICESHIP WE HAVE A TARGET GOAL OF 25% FOR WOMEN, WE'RE AT 20%, AND WE HAVE A TARGET FOR MINORITY MALES AND WE'RE CURRENTLY AT 32% FOR OUR WORK FORCE. THE NEXT SLIDE SHARES BY TRADE HOW WE'RE PERFORMING IN THE APPRENTICESHIP. YOU'LL SEE THAT IN THE MAJORITY OF TRADES WE ARE EXCEEDING THE APPRENTICESHIP GOAL OF 20%. WE'RE WITH THE KATRINAERS, CEMENT MASON AND SHEET METAL TRADES WE ARE TEAM WORKING TO THOSE UP TO 20%. THE NEXT SLIDE IS RELATED TO TOTAL -- MALE WORK FORCE AND FEMALE WORK FORCE BY ETHNICITY. SO, IT SHOWS THE ETHNICITY OF THOSE TWO WORK FORCES BROKEN DOWN IN THESE PIE CHARTS. THEN FINALLY, THE SLIDE ON THIS DASHBOARD IS WHERE ARE WE TODAY WITH OUR MWESB PARTICIPATION AND WHERE ARE WE CURRENTLY FORECASTING THE LAND. WE'RE CURRENTLY FORECASTING THE LAND AT

22.2% FOR THE PROJECT, SO THIS IS JUST A MEANS OF TRACKING WHERE ARE WE TODAY VERSUS WHERE DO WE FORECAST THAT WE EXPECT TO LAND WITH THE PROJECT. ANY QUESTIONS ABOUT THE DASHBOARD AT THIS TIME? ALL RIGHT. WITH THAT, STEVE WILL COVER THE CONSTRUCTION PORTION.

STEVE CRUZEN: GOOD MORNING, COMMISSIONERS, MADAME CHAIR, STEVE CRUZEN WITH -- I'M THE OWNER'S REPRESENTATIVE. SO, THE STATUS OF CONSTRUCTION CURRENTLY IS AS FOLLOWS. WE HAVE A COMPLETE STEEL SUPERSTRUCTURE THAT WAS COMPLETED IN ABOUT DECEMBER. THAT GETS FOLLOWED BY FIREPROOFING AND MOST OF THE STRUCTURE HAS BEEN FIREPROOFED AT THIS POINT. ALL OF THE CONCRETE FLOORS INCLUDING THE ROOF HAVE BEEN POURED AND ARE IN PLACE, AND MANY ARE UNDER CONDITIONS WHERE WE'RE DRYING OUT THE CONCRETE SO THAT WE CAN FOLLOW WITH FINISHES. WE HAVE INTERIOR METAL STUD WORK OCCURRING ON MANY FLOORS AND WE ALSO HAVE EXTERIOR STUD WORK OCCURRING AT THE EXTERIOR PERIMETER OF THE BUILDING ON MOST OF THE LOWER FLOORS AND WORKING UP, AND ONGOING ON THE LOWER FLOORS AND ALSO WORKING UP IS ROUGH-IN FOR ALL OF THE MECHANICAL, ELECTRICAL, THE PLUMBING SYSTEMS, THE FIRE SUPPRESSION SYSTEMS AND SO ON.

AT THE EXTERIOR WE STARTED THE EXTERIOR SKIN ASSEMBLY AT THE SECOND LEVEL IN JANUARY. AND SO THAT'S ONGOING. THROUGHOUT CONSTRUCTION WE HAVE CONTINUED TO MAINTAIN ACCESS FOR BUD CLARK COMMONS AND THEIR VISITORS TO THEIR COURTYARD. FOLLOWING WE HAVE SOME SLIDES THAT I'LL RUN THROUGH REAL QUICKLY. MOST OF THESE ARE FAIRLY RECENT. THIS IS A SHOT OF THE TOPPING OUT CEREMONY THAT TOOK PLACE IN DECEMBER. AND THIS IS A SHOT FROM -- LOOKING TO THE NORTH UP 6TH AVENUE AND THIS ONE IS PRETTY MUCH THE SAME FRAME AS THE RENDERING THAT'S AT THE BEGINNING OF OUR PRESENTATION IN THE POWER POINT. SO, THIS IS THE NORTH -- SORRY, NORTHWEST CORNER. YOU CAN SEE BUD CLARK COMMONS ON THE RIGHT, AND THE COURTYARD WITH A PROTECTIVE STRUCTURE THAT'S BEEN ERECTED OVER THE COURTYARD TO KEEP RESIDENTS AND VISITORS SAFE IN THAT AREA. YOU CAN ALSO SEE PRETTY WELL IN THIS PICTURE HOW SOME OF THE EXTERIOR STUD WORK IS PROCEEDING FROM THE LOWER FLOORS ON UP.

I'M SORRY, THEN YOU CAN ALSO SEE OUR HYDRAULIC SCAFFOLDING SYSTEM. THIS IS A SYSTEM THAT EASILY MOVES UP AND DOWN AND IT ALSO ALLOWS ACCOMMODATION BY A NUMBER OF TRADES. THEY SHARE USE OF IT. THE ABILITY FOR IT TO MOVE TO DIFFERENT LOCATIONS HELPS SUPPORT TRADES THAT ARE WORKING ON DIFFERENT ASPECTS OF THE WORK. THIS IS A SHOT TAKEN FROM NEAR THE TRAIN STATION. AND YOU CAN SEE EFFORTS CONTINUE TO DRY OUT CONCRETE BY THE PLASTIC, ET CETERA, THAT'S LOCATED UP ON THE UPPER LEVELS. THESE ARE ABOUT A MONTH OLD, MOST OF THESE PHOTOGRAPHS. HERE'S A SHOT FROM THE SOUTH SIDE OF THE BUILDING, BUD CLARK ON THE LEFT, AND THIS IS AT HOYT STREET. HERE YOU

ALSO CAN SEE IN ADDITION TO THE SCAFFOLDING THERE'S A MAN LIFT. THE ORANGE BOX IS FOR MATERIALS AND WORKERS TO GET UP AND DOWN THE BUILDING. WE ALSO HAVE OPERATIONAL STAIRS INSIDE THE BUILDING AS WELL. HERE'S A SHOT OF FRESH CONCRETE BEING POURED ON ONE OF THE FLOORS.

STEVE CRUZEN: AND THIS PICTURE ILLUSTRATES AN AREA WHERE FIREPROOFING HAS BEEN APPLIED, SO ALL OF THE STEEL DECKING, ALL OF THE STEEL BEAMS, ET CETERA, GETS COVERED WITH A THICKNESS OF FIREPROOFING MATERIAL. THIS SHOT ILLUSTRATES ONGOING INTERIOR FRAMING OF METAL STUDS. YOU CAN ALSO SEE SOME OF THE PLUMBING AT THE CEILING AREAS. SIMILAR SHOT HERE. FIREPROOFED AREAS WITH DUCT WORK BEING INSTALLED, METAL STUDS BEING INSTALLED, PEOPLE WORKING ON SCISSORS LIPS. AND HERE IS -- I LIKE THIS BECAUSE OF THE ARTWORK QUALITY OF THE COPPER PIPING, EVENTUALLY THIS GETS COVERED WITH INSULATION AND SO ON, BUT THERE'S QUITE A LOT OF THIS WORK GOING ON UP IN THE UPPER LEVELS OF THE CEILINGS.

THIS IS TAKEN FROM THE EAST FACE OF THE BUILDING BELOW THE SCAFFOLDING. YOU CAN SEE WHERE THE SECOND FLOOR LEVEL IS WHERE WE HAVE STARTED ON THE SKIN SYSTEM WITH THE EXTERIOR STUDS. THIS IS A PICTURE OF THE EXTERIOR MOCK-UP. THIS IS A PHOTOGRAPH OF IT IN PROGRESS. THIS IS A TYPICAL APPROACH THAT MOST MAJOR PROJECTS DO WHERE WE DEVELOP A SAMPLING OF THE KINDS OF MATERIALS AND OPENINGS AND OTHER FEATURES OF THE EXTERIOR THAT ARE REPEATED IN THE ACTUAL BUILDING AND SO IT'S A DRY RUN FOR MAKING SURE THAT THE SEQUENCE OF CONSTRUCTION AND THE QUALITY AND THE PERFORMANCE OF THINGS LIKE LEAKING WINDOWS, ET CETERA, IS TESTED AND ADDRESSED. WE HAD THREE WATER TESTS SUCH AS THIS ONE TO ENSURE THAT WE HAD A WATER TIGHT BUILDING AND ACHIEVED A PASSING GRADE ON THE THIRD ONE. SO, THERE'S BEEN A GREAT DEAL OF RESEARCH AND DETAILED LEARNING ON HOW TO BEST COMPLETE THE EXTERIOR SKIN OF THE BUILDING FROM THIS PROCESS.

THIS SLIDE IS A REMINDER OF OUR STATUS OF OUR PROJECT BUDGET. IN THE UPPER SECTION WE HAVE THE TOTAL OF THE 94.1 MILLION DOLLAR BUDGET BROKEN DOWN INTO THE ORIGINAL GMP FOR CONSTRUCTION FIGURE OF \$64.8 MILLION. THEN THE CATEGORY OF MULTNOMAH COUNTY CONSTRUCTION AND CONTINGENCIES, THIS INCLUDES THINGS LIKE FURNITURE, FIXTURES, EQUIPMENT, I.T. EQUIPMENT, MEDICAL EQUIPMENT AND SO ON AND CONTINGENCIES. THEN THE THIRD SECTION IS SOFT COSTS, WHICH ARE ALL THE BUILDING PERMITS, PROFESSIONAL FEES AND CONSULTANTS. THE 1.5% FOR GREEN ENERGY, THE 2% FOR OH RAC PROGRAM, THOSE ARE ALL ENCAPSULATED THERE. SO, AT THIS POINT THROUGH DECEMBER WE HAVE COMMITTED ABOUT \$31.6 MILLION OF THE 94.1 MILLION BUDGET AND WE ARE -- WE HAVE AN OVERALL CONTINGENCY FUND

AS PART OF THE \$94.1 MILLION OF \$8 MILLION, WHICH IS ABOUT 8.5% OF THE TOTAL PROJECT. THROUGH DECEMBER WE HAD COMMITTED \$770,000 OF THOSE DOLLARS TO THE PROJECT.

STEVE CRUZEN: FUNDING SOURCES AND USES SLIDE SHOWS OUR PROJECT REVENUES. WE HAVE COMBINED THE TWO PROGRAMS FROM PROSPER PROGRAM INTO ONE FIGURE OF \$36.4 MILLION. WE HAVE HAD A COUPLE OF GENERAL FUND ELEMENTS IN THE PAST THAT'S COMBINED INTO DW 13.4 -- INTO 13.4 MILLION. THROUGH THE BOND SALE THAT OCCURRED IN DECEMBER THERE WAS GENERATED \$44.3 MILLION FOR THIS PROJECT, WHICH BALANCES OUT OUR TOTAL SOURCES, AND THESE FIGURES DO NOT INCLUDE THE SAFELY THE MCCOY BUILDING, BUT THE NOTE ON THE BOTTOM INDICATES THAT THAT REVENUE WOULD BE USED TO OFFSET THE BONDS SOURCE. AND NOW IN TERMS OF SCHEDULE, OUR SCHEDULE IS THE SAME AS IT HAS BEEN. RED LINE HAS MOVED TO THE CURRENT LOCATION AND SO YOU CAN SEE THAT WE'RE RIGHT AT ABOUT 50% COMPLETE OF THE MAIN PART OF THE CONSTRUCTION. THAT WILL BE FOLLOWED AT THE END OF 2018 BY SEVERAL MONTHS OF COMMISSIONING AND MOVE-IN AND FINAL COMPLETION OF THE PROJECT.

WE'RE SLATED TO COMPLETE IN THE FIRST QUARTER OF 2019. NOW, THERE'S BEEN A COUPLE OF RECENT DEVELOPMENTS THAT ARE RELATED TO BOTH SCHEDULE AND THE BUDGET. RECENTLY WE HAVE UNDERSTOOD THAT WE HAVE HAD SOME LOST TIME ON THE SCHEDULE. WE'RE BEHIND ABOUT FIVE WEEKS ON THE CONSTRUCTION SCHEDULE. THIS IS FOR THE MOST PART LIMITED TO ACTIVITIES THAT ARE ASSOCIATED WITH THE EXTERIOR SKIN, AND THERE ARE A NUMBER OF SUBCONTRACTORS THAT ARE INVOLVED IN THAT. AND WE'RE WORKING WITH J.E. DONE, WHO IS DEVELOPING A RECOVERY PLAN SUCH AS USING OVERTIME TO MAKE UP THE TIME ON THE PROJECT. WE'RE LOOKING AT SOME OTHER OPTIONS AS WELL. IT'S NOT COMPLETELY CLEAR THAT IT APPEARS AT THIS POINT THAT THIS IS NOT NECESSARILY A CRITICAL PATH SCHEDULE DELAY. THAT MEANS THAT WE BELIEVE THAT THERE IS A WORK-AROUND TO -- BY RESEQUENCING WORK ON THE EXTERIOR TO STILL COMPLETE THE BUILDING WITHOUT AFFECTING THE PREREQUISITE NEEDS OF GETTING THE BUILDING OPEN FOR OCCUPANCY.

SO, WE ARE HOPING TO HOLD OUR SUBSTANTIAL COMPLETION DATE AND HAVE LITTLE OR LIMITED EFFECT ON THE END DATE OF THE PROJECT. IT'S A MOVING TARGET A LITTLE BIT, AND WE HAVE TO CONTINUE TO REPORT ON OUR PROGRESS IN THE FUTURE, BUT WE WANTED TO MAKE SURE EVERYBODY WAS AWARE THAT A SNAPSHOT OF THE SCHEDULE TODAY WOULD INDICATE THAT WE ARE ABOUT FIVE WEEKS BEHIND. BUT WE HAVE PLENTY OF RESOURCES AND WAYS TO MAKE UP THAT SCHEDULE. THE OTHER RECENT DEVELOPMENT IS THAT WE PUT TOGETHER AN APPROACH TO CHALLENGE THE TRANSPORTATION SYSTEMS DEVELOPMENT CHARGES THAT WERE PAID OR THAT WERE DUE AT THE TIME THAT OUR BUILDING PERMIT

WAS PICKED UP. THERE IS A PROGRAM THAT ALLOWS A CHALLENGE, AND BECAUSE THE HEALTH DEPARTMENT HEADQUARTERS HAS HAD SUCH A STRONG HISTORY IN THE PAST OF BEING A VERY LIMITED USER OF PRIVATE VEHICLES TO COME TO THE DOWNTOWN AREA AND TO PARK CARS, WE WERE IN A SITUATION WHERE WE KNEW WE WERE NOT GENERATING THE KIND -- THE LEVELS OF TRAFFIC THAT THE SDCS ARE BASED ON. THE ORIGINAL SDC FEES THAT WERE PAID TO GET OUR PERMIT WAS OVER \$700,000. WE ENLISTED A TRAFFIC CONSULTANT TO HELP US DO A STUDY AND A SURVEY OF WORKERS AND VISITORS TO THE GLADYS MCCOY BUILDING, AND THROUGH THAT PROCESS THEY PUT TOGETHER A REPORT ON WHAT THE ACTUAL USAGE WAS, AND AFTER A FAIRLY PROTRACTED TIME, THE CITY DID GET BACK TO US RECENTLY AND AFFECTED A \$572,000 REFUND BACK TO THE PROJECT TO BALANCE OUT THE -- WHAT OUR TRANSPORTATION BURDEN ON THE CITY ACTUALLY IS. SO THAT'S GOOD NEWS.

CHAIR KAFOURY: GOOD JOB, HEALTH DEPARTMENT FOLKS. YAYYY! [AUDIO NOT UNDERSTANDABLE] [LAUGHTER]

IT WAS WORTH IT.

STEVE CRUZEN: ANY QUESTIONS ON THE CONSTRUCTION UPDATE AT THIS POINT?

COMMISSIONER VEGA PEDERSON: THANK YOU FOR THAT UPDATE. IT'S ACTUALLY REALLY NICE TO BE ABLE TO SEE ALL THE DIFFERENT STAGES THAT GO INTO THE BUILDING AND ALL THE COORDINATION. I ALWAYS HAVE A DEEPER APPRECIATION EVERY TIME WE HAVE THESE BRIEFINGS THAT THE COORDINATION GOES INTO, WHEN THE FOUNDATION, THE STRUCTURE, THEN THE ELECTRICAL AND PLUMBING, JUST HOW COMPLEX EVERYTHING IS, SO THANK YOU FOR THE UPDATE. I DID HAVE A QUESTION ON SO FOR THE CONTINGENCY, GO BACK TO THAT SLIDE, IT LOOKS LIKE AROUND \$700,000 -- YEAH. AROUND 800. IS THAT ABOUT WHERE YOU EXPECTED IT TO BE IN TERMS OF THE USE OF THE CONTINGENCY, AND WHAT WAS THE DRIVING COST FOR THAT CONTINGENCY?

STEVE CRUZEN: WELL, THESE ARE MOSTLY COSTS FOR ONGOING CHANGE ORDERS FOR CHANGES IN THE PROJECT AND SOLVING PROBLEMS. WE -- IT'S TOUGH TO SAY BECAUSE THERE'S DIFFERENT LEVELS OF RISK AT DIFFERENT POINTS IN THE PROJECT. SO, THE QUESTION IS ARE WE CLOSE TO WHERE WE SHOULD BE. WE HAVE THE GOOD FORTUNE OF NOT HAVING A BIG BURDEN DUE TO HIDDEN CONDITIONS RISKS DURING THE CONSTRUCTION OF THE FOUNDATION. SO, WE DID START OFF IN A PRETTY GOOD WAY COMING OUT OF THE GROUND. HOWEVER, AS YOU ALLUDED TO, WE HAVE A VERY COMPLICATED BUILDING YET TO BUILD. A VERY COMPLICATED SKIN. WE ARE NOT AT A POINT TO, I THINK, MAKE A BROAD STATEMENT ABOUT WHERE WE ARE. IT IS -- THERE'S STILL A LOT OF BUILDING TO GO, AND WE WANT TO BE

VERY CAREFUL AND VERY RESPECTFUL OF THE CONTINGENCY THAT WE HAVE GOING FORWARD.

COMMISSIONER VEGA PEDERSON: AND THEN YOU HAD MENTIONED THAT YOU HAD DONE ON THE MOCK-UP OF THE EXTERIOR YOU HAD DONE THREE TESTS. IT WAS THE THIRD WHERE IT GOT THE PASSING GRADE. IS SOME OF THE FIVE-WEEK DELAY RELATED TO THE STRUGGLE OF PASSING THAT OR WERE THERE OTHER ISSUES?

STEVE CRUZEN: IT'S NOT CLEAR IT IS DIRECTLY. THE GOOD NEWS IS THAT IT'S NOT UNCOMMON TO HAVE AT LEAST THREE FAILURES BEFORE YOU GET THE MOCKUP COMPLETE. BUT SKIN START WAS SCHEDULED TO BE ABOUT THE SAME TIME THAT WE GOT THROUGH THE MOCKUP. SO, I DON'T THINK IT WAS A SIGNIFICANT IMPACT.

COMMISSIONER VEGA PEDERSON: THANK YOU.

COMMISSIONER STEGMANN: THANK YOU, CHAIR. GREAT WORK. I'M REALLY EXCITED TO SEE YOUR NUMBERS ON WOMEN, ESPECIALLY THE JOURNEY LEVEL. THAT'S AWESOME. YOUR TARGET WAS SIX AND YOU'RE AT 12. GOOD JOB. I DID HAVE A COUPLE QUESTIONS. YOU MENTIONED THE COLLEGE TO COUNTY INTERNSHIP. SO THAT'S JUST LIKE ONE PERSON? SEEMS LIKE WE COULD USE MORE. MAYBE YOU CAN EXPAND, LIKE, WHAT THAT ENTAILS.

BRETT TAUTE: UNDERSTOOD. THAT PARTICULAR OPTION THAT'S BEING OFFERED IS WITHIN FACILITIES AND PROPERTY MANAGEMENT. IT'S MORE THE PROJECT MANAGEMENT INTERN. I KNOW THAT J.E. DUNN AND OTHER PARTNERS ON THE PROJECT HAVE INTERNS THAT THEY HAVE AS A COMPANY GONE OUT AND GOTTEN FOR THE PROJECTS FOR SUMMER WORK AND OTHER WORK. BUT FOR THE FACILITIES INTERNED THROUGH THE COLLEGE TO COUNTY, THAT'S WITH FACILITIES FOR PROJECT MANAGEMENT SERVICES.

COMMISSIONER STEGMANN: GREAT. SO THAT WILL LAST THE ENTIRE DURATION OF THE PROJECT?

BRETT TAUTE: I BELIEVE THAT PROGRAM IS DURING THE SUMMER MONTHS. DURING THAT PERIOD.

COMMISSIONER STEGMANN: VERY GOOD. HAVE KIND OF -- THIS MIGHT BE A STUPID QUESTION, BUT YOU TALKED ABOUT THE BUILDING BEING STILL FRAME AND WE'RE DOING FIREPROOFING. IT PROBABLY MAKES SENSE TO FIREPROOF BUT IT'S A STEEL BUILDING BUT WE'RE DOING FIREPROOFING. CAN YOU TALK ABOUT THAT?

STEVE CRUZEN: THE REASON IS THAT IN A SEVERE FIRE, STEEL ACTUALLY IF YOU IMAGINE THAT IT GETS HOT ENOUGH IT WILL BEGIN TO FAIL.

COMMISSIONER STEGMANN: OKAY.

STEVE CRUZEN: SO, IT'S AN ADDED LAYER OF PROTECTION TO KEEP THE STEEL FROM COMING UP TO CRITICAL TEMPERATURE. IT BUYS TIME FOR FIREFIGHTERS. AND OF COURSE, IN ADDITION TO THAT, MOST OF THE STEEL IS ALSO ENCLOSED WITH DRYWALL ASSEMBLIES, WHICH ARE ALSO FIRE RESISTANT. SO THAT'S THE REASON THAT STEEL IS FIREPROOFED. IT ACTUALLY WILL MELT AND IT'S A DIFFERENT KIND OF A FAILURE, USUALLY NOT A CATASTROPHIC ONE BUT IT'S A FAILURE.

COMMISSIONER STEGMANN: THANK YOU. I APPRECIATE THAT. THEN YOU MENTIONED THAT THERE WERE SOME -- YOUR FIVE -- YOU'RE FIVE WEEKS BEHIND, BUT THERE WAS POTENTIAL OVERTIME COSTS. I'M JUST WONDERING WILL THAT GO INTO OUR CONTINGENCY OR WILL THAT BE RECOUPED SOMEWHERE ELSE?

STEVE CRUZEN: WE'RE PRETTY EARLY IN UNDERSTANDING THE IMPACTS OF THAT. WE HAVE JUST GOTTEN SOME PRELIMINARY INFORMATION FOR THE RECOVERY SCHEDULE. SO, IT'S UNCLEAR. THAT IS A POSSIBLE AVENUE TO RESOLVE THAT, BUT THERE ARE OTHER AVENUES AS WELL. THAT'S SOMETHING THAT WE'LL BE WORKING DIRECTLY WITH THE CONTRACTOR TO GET THROUGH. SO WE'LL HAVE TO FOLLOW UP WITH A REPORT ON THAT.

COMMISSIONER STEGMANN: GREAT. IT SOUNDS LIKE YOU'VE DONE A REALLY GOOD JOB IF YOU'RE ONLY UP 770,000 OF THE CONTINGENCY. IT APPEARS YOU HAVE BEEN VERY PRUDENT IN USING THAT ADDITIONAL RESOURCE. GREAT JOB AND GLAD TO SEE THE NUMBERS, ESPECIALLY THE WOMEN AND MINORITIES. THANK YOU.

STEVE CRUZEN: THANK YOU.

COMMISSISONER VEGA PEDERSON: THIS IS A QUESTION I FORGOT TO ASK YOU. SERIOUS ABOUT THE INTERNSHIP FOR COLLEGE TO COUNTY. WHAT IS THE NATURE OF THAT INTERNSHIP? IS IT HANDS ON WORK OR PROJECT MANAGEMENT?

BRETT TAUTE: MORE PROJECT MANAGEMENT. THEY WILL BE WORKING DIRECTLY WITH ME AND SOME OF OUR OTHER STAFFING FACILITIES. WE WILL FIND OPPORTUNITY FOR THEM TO WORK ON THE COURTHOUSE PROJECT AS WELL.

COMMISSISONER VEGA PEDERSON: THAT'S SO GREAT. FOR A LOT OF PEOPLE THIS IS WORK YOU DON'T THINK ABOUT. WHAT DO YOU WANT TO BE WHEN YOU GROW UP? IT'S A GREAT OPPORTUNITY TO GET INVOLVED AND GET INSIGHT. IT'S A WONDERFUL THING WE'RE DOING.

BRETT TAUTE: THANK YOU. OH, THANK YOU. I HAVE TO LOOK UP. OUR NEXT STEPS FOR THE PROJECT, THANK YOU FOR YOUR QUESTIONS. CONTINUE THE CONSTRUCTION WITH OUR STRONG EMPHASIS ON SAFETY AS WE HAVE HAD THROUGHOUT THIS PROJECT. CONTINUE TO WORK TO ACHIEVE OUR ORIGINAL PROJECT SCHEDULE. WE'RE A LITTLE BEHIND SO WE'LL BE WORKING TO REGAIN THAT. CONTINUE OUR LMCOC INVOLVEMENT AND REPORTING ON OUR DASHBOARD THROUGHOUT THE PROJECT. FORMATION OF FOCUS TEAMS THROUGH THE COUNTY ON OUR FURNISHINGS FOR THE BUILDING, OUR MEDICAL EQUIPMENT AND CERTAINLY AS WE START TO DEVELOP OUR MOVE-IN SCHEDULE. SO WE'LL BE DEVELOPING THOSE TEAMS. SOME HAVE ALREADY BEEN AT WORK, SOME CONTINUING TO BE DEVELOPED. WE'LL CONTINUE TO EXPLORE OPPORTUNITIES TO LOWER RISKS AND REDUCE COSTS AS BEST WE CAN, AND CERTAINLY CONTINUE OUR REGULAR BOARD BRIEFINGS ON THE PROJECT AS WE MOVE FORWARD, THEN ULTIMATELY WITH THE COMPLETION OF THE GLADYS MCCOY HEALTH HEADQUARTERS BUILDING.

CHAIR KAFOURY: ANY OTHER QUESTIONS OR COMMENTS? GREAT WORK. I WAS AT THE CURRENT MCCOY BUILDING LAST WEEK FOR A MEETING. WHEN YOU WALK IN THERE'S THE BIG PICTURES TO ENTICE OUR EMPLOYEES TO STAY CALM AND FIRM, THAT WE ARE GOING TO GET THERE. THE BEAUTIFUL BUILDING WILL COME AT SOME POINT BECAUSE IT'S DESPERATELY NEEDED. THANK YOU VERY MUCH FOR YOUR WORK ON THIS PROJECT. THANK YOU TO ALL WHO ARE INVOLVED. WHEN IS OUR NEXT BRIEFING?

BRETT TAUTE: I DON'T HAVE IT SCHEDULED YET. I EXPECT ABOUT THREE MONTHS FROM NOW.

CHAIR KAFOURY: GREAT. WE'LL LOOK FORWARD TO HEARING FROM YOU. YOU HAVE MORE PICTURES, WE WOULD LOVE TO SEE THEM. [LAUGHTER] THANK YOU.

ADJOURNMENT – 10:34 AM

SEEING NO FURTHER BUSINESS, WE'RE ADJOURNED.

[CAPTIONS PROVIDED BY LNS CAPTIONING AND MAY INCLUDE INACCURATE WORDS OR PHRASES DUE TO SOUND QUALITY, OTHER TECHNICAL DIFFICULTIES AND/OR SOFTWARE ERRORS.]

For access to the video and/or board packet materials, please view at: http://multnomah.granicus.com/ViewPublisher.php?view_id=3

Submitted by:
Lynda J. Grow, Board Clerk and
Marina Baker, Assistant Board Clerk
Board of County Commissioners
Multnomah County, Oregon