



MULTNOMAH COUNTY
Health Department
Headquarters Project
FAC-1 Project Design
and Construction

Board Presentation

July 7, 2016

Multnomah County HDHQ
Project Management Team

PURPOSE

- Project Goals & Objectives
- Design Status
- Community Engagement
- Project Budget
- 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.



HEALTH DEPARTMENT MISSION AND OBJECTIVES

- Guided by its vision of *healthy people in healthy communities*, the MCHD promotes and protects the health of all Multnomah County residents.
- Critical public health functions include proactive approaches to reducing access and exposure among youths to harmful and addictive substances, environmental health protections and communicable disease surveillance.
- As the largest safety net provider of healthcare in Oregon, the MCHD serves 165,000 patients/yr. through 33 primary care, school-based, dental and specialty clinics.



COMMUNITY ENGAGEMENT

RECENT BOARD ACTION:

- Resolution 2015-118 - Approve FAC-1 Amended Project Plan and authorize the Schematic and Design Development Phases of development
- Resolution 2016-011 - Retain the Name of the Multnomah County Health Department Headquarters in Honor of Chair Gladys McCoy

COMMUNITY PARTNERS:

- Portland Housing Bureau
- Portland Development Commission
- Neighborhood Involvement Committee

NEIGHBORHOOD INVOLVEMENT COMMITTEE:

- First meeting held February 25th, 2016
- Second meeting held on June 24th
- Meeting held with Home Forward and Transition Projects May 31st re: construction impact mitigation, followed by a tour of Bud Clark Commons June 22nd



DESIGN STATUS

PROJECT STATUS:

- Design Development Phase is nearly complete
- Design Review submission complete, hearing anticipated in late August

PROGRAM:

- 9 story, 159,100 GSF
- Meets requirements for Health Department programs currently at McCoy and identified programs at Lincoln Building

DESIGN FEATURES:

- Welcoming; Ground Floor Activation
- Pilot Project for Oregon Department of Energy Green Technology
- Integrated building design to achieve energy efficiency
- Increased Seismic Resiliency
- Open, Flexible Workplace
- Green Roof
- Incorporation of Public Art



DESIGN – Aerial Image



DESIGN



Gladys McCoy Building from 6th Ave.



NW Hoyt Main Entry



NW Hoyt Bike Entry



DESIGN



Night Rendering along NW 6th Ave.



NW Irving Gallery Entry + Loading Dock



NW Irving Staff Entry and Loading + BCC Courtyard



DESIGN



Gladys McCoy Building and Bud Clark Commons from Broadway Bridge



DESIGN – East Elevation



DESIGN

Materials Palette – preliminary color selection

Brick: Pewter, Sea Gray, Castle Gray, Limestone

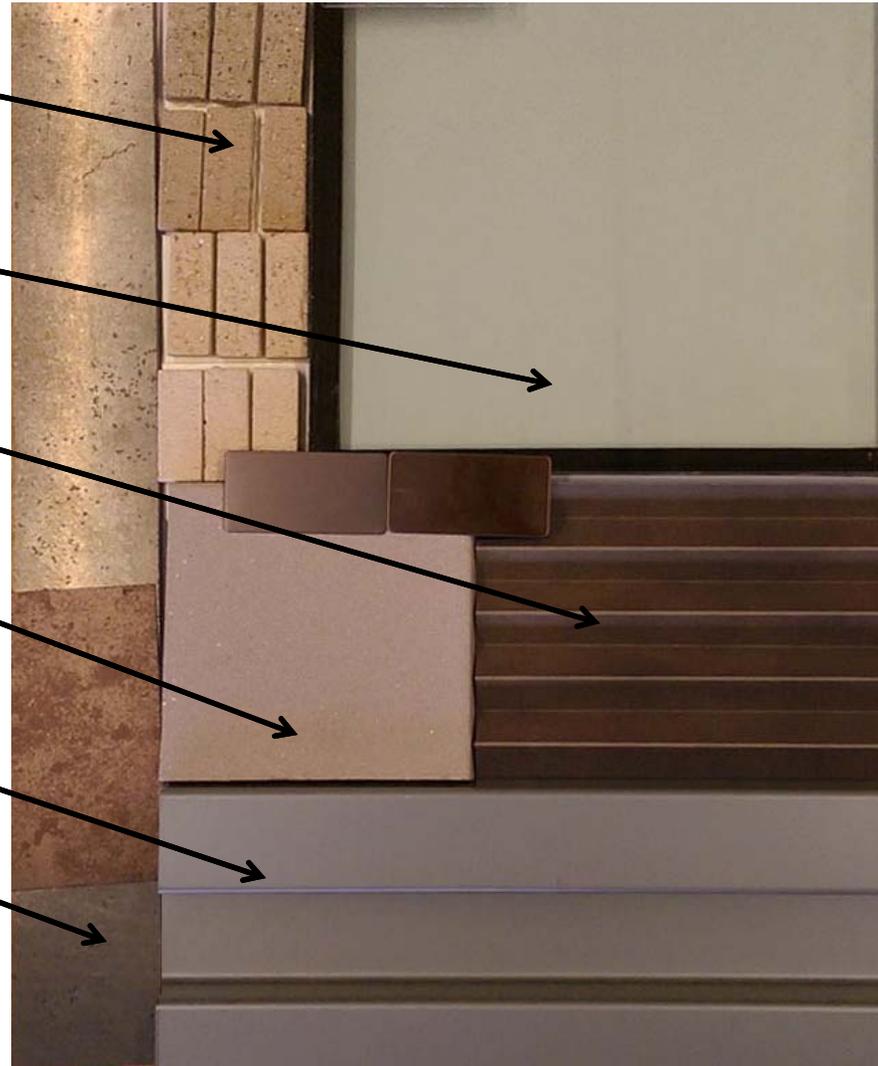
Glazing: Solar Ban 60 Solar Control Low – E Glass

Metal Panel: Serrated Profile, Dark Bronze

Pre-Cast Concrete: Light Gray

Box Rib: Dark Bronze

Tile: Metallic Finish, Dark Bronze; Oversize 3" x 24"



PROJECT ESTIMATE

- Estimate based on 50% DD documents
- Estimate based on recent subcontractor budget pricing
- Estimate includes \$12.1M in contingencies (13.6%)
- Estimate is within the \$85M - \$95M range identified

50% DD ESTIMATE SUMMARY		
Estimated GMP for Construction		\$61,300,000
MULTCO Construction (FFE, IT, Med Equip, Environmental, etc.)		\$12,700,000
Soft Costs (Permits, Fees, Consultants, RACC, 1.5% for Green Energy, etc.)		\$18,000,000
Total Estimate (includes \$12.1M in contingencies - 13.6%)		\$92,000,000

FUNDING SOURCES & USES, NET GENERAL FUND CONTRIBUTION			
Project Estimates:	Low Est.	High Est.	Current Est.
November 2015 Conceptual Estimate Range (late 2016 dollars):	\$85,000,000	\$95,000,000	
Current Estimate (late 2016 dollars):			\$92,000,000
Secured Sources & Uses:			
PDC IGA 2012: River District Tax Increment Funds (TIF):	-\$26,900,000	-\$26,900,000	-\$26,900,000
PDC IGA Amendment 2015: River District TIF:	-\$9,500,000	-\$9,500,000	-\$9,500,000
Approved "One Time Only" Funds (updated 03.15.16):	-\$6,400,000	-\$6,400,000	-\$6,400,000
Subtotal including secured sources:	\$42,200,000	\$52,200,000	\$49,200,000
Anticipated Funding Sources:			
Estimated McCoy Building Proceeds:	-\$5,000,000	-\$5,000,000	-\$5,000,000
Estimated Health Department Contributions:	-\$7,000,000	-\$7,000,000	-\$7,000,000
Net General Fund Contribution:	\$30,200,000	\$40,200,000	\$37,200,000



PROJECT ESTIMATE

RISKS:

- Design Review approval date is unknown, and may affect building permit submittal date
- Escalation has been high over recent months and workforce availability has been reduced

RISK MITIGATION:

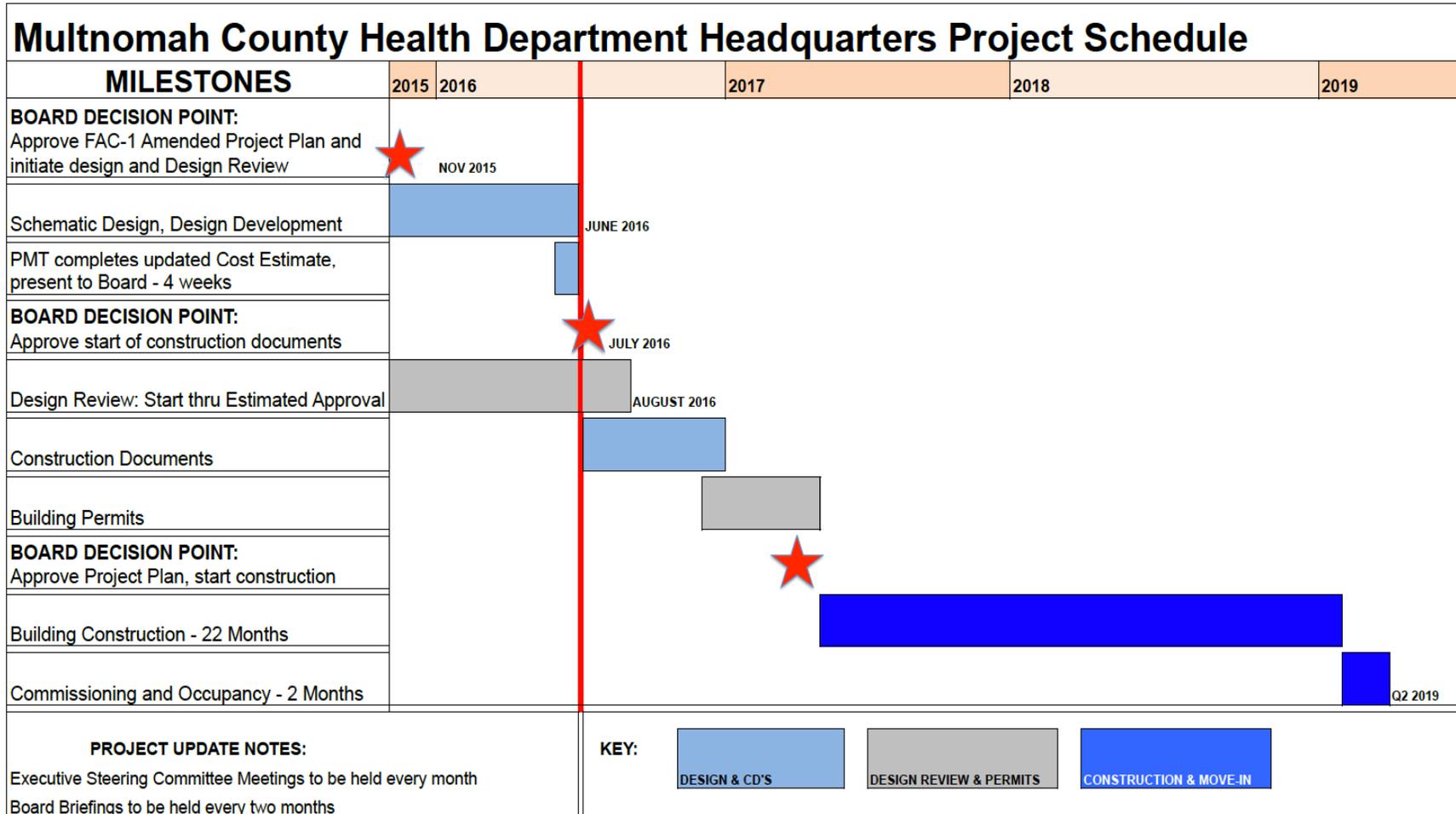
- Escalation Contingencies remain at original levels
- Trade partners for major disciplines will lock in costs
- Early procurements for elevators, steel and other elements are being planned
- JE Dunn continues with proactive outreach to subcontractor community
- Potential Early Work Package

EXPENDITURES:

- Of the \$3.2M requested in November, 2015 to complete the current phase, approximately \$2.6M was expended



CURRENT PROJECT MILESTONE SCHEDULE



OUTREACH

M/W/ESB Participation

- **March 29th Event**
 - Advertised by Office of Communications
 - Joint HDHQ/MCCCH event - opportunity to meet teams from both projects
 - Well attended
- **May 5th – OAME Trade Show**
 - Coordination with County Purchasing
- **June 24th – OAME - Multnomah County Showcase**
 - Joint presentation with Multiple County Projects @ OAME Center



BOARD RESOLUTION / NEXT STEPS

BOARD RESOLUTION:

Resolution to approve the FAC-1 Project Design and Construction and authorize \$7.7M to perform Next Steps

NEXT STEPS:

- Continue development of Construction Documents
- Continue Board briefings on project development
- Further analyze an Early Work Package
- Continue exploring opportunities to accelerate schedule, lower risks, reduce costs





Questions?