



# MULTNOMAH COUNTY Health Department Headquarters Project

**Board Briefing**  
October 17 2017

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 6<sup>th</sup> Ave.



# ENGAGEMENT

## RECENT BOARD ACTION:

- November 2016; Resolution 2016-115: Approved FAC-1 Project Design and Construction and authorized Early Work Package and begin Early Work Construction
- June 2017; Resolution 2017-051: Approved FAC-1 Project Construction and authorized the GMP Amendment

## COMMUNITY PARTNERS:

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

## COMMUNITY ENGAGEMENT:

- Project website: <https://multco.us/gladys-mccoy-health-department-headquarters>
- Regular Communications with Neighbors and Key Stakeholders



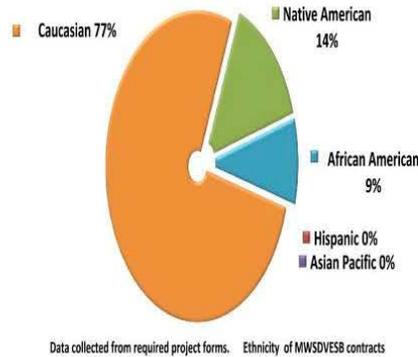


# August 2017 HDHQ Construction Small Business Dashboard

## Summary

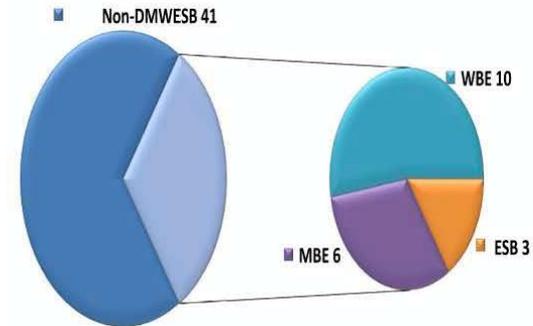
- These charts are based on contracts awarded through August 2017
- The contractor's goal is to award 20% of total contract dollars to MWS-DVESB firms. Currently, the MWSDVESB Contracted is 11.4%

HDHQ MWSDVESB Firms Ethnicity

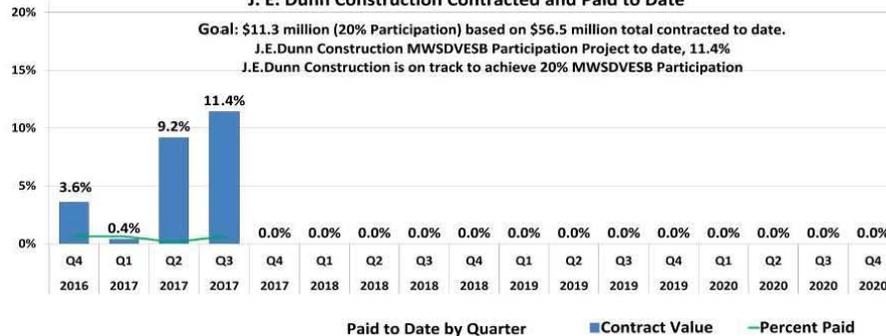


HDHQ Total Construction Contracts Awarded

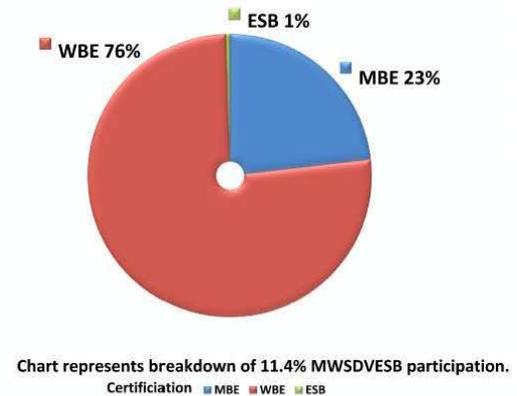
Total Contracts - 60



Multnomah County Health Department Headquarters Construction MWSDVESB Participation  
J. E. Dunn Construction Contracted and Paid to Date



HDHQ MWSDVESB Participation by Dollars



Glossary: MBE—Minority-Owned Business, WBE—Women-Owned Business, ESB—Emerging Small Business, SDV - Service Disabled Veteran

Cumulative Construction Data from 12/31/2016 to 8/31/2017. Produced by Group AGB, Ltd.

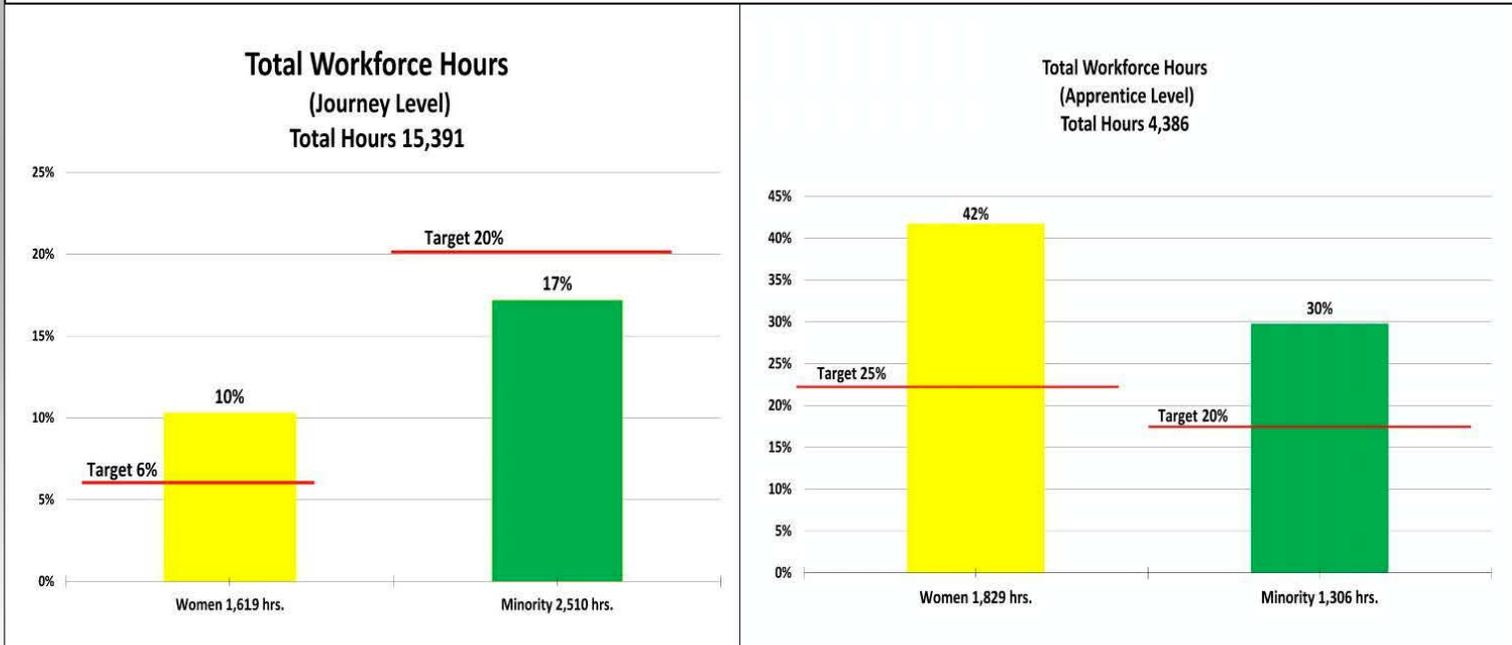




# August 2017 HDHQ Construction Workforce Dashboard

## Summary

- Total Project Apprenticeship to date is 22%
- Project Goal is 20% apprenticeship by trade
- Project minority participation is 19% and female is 17%

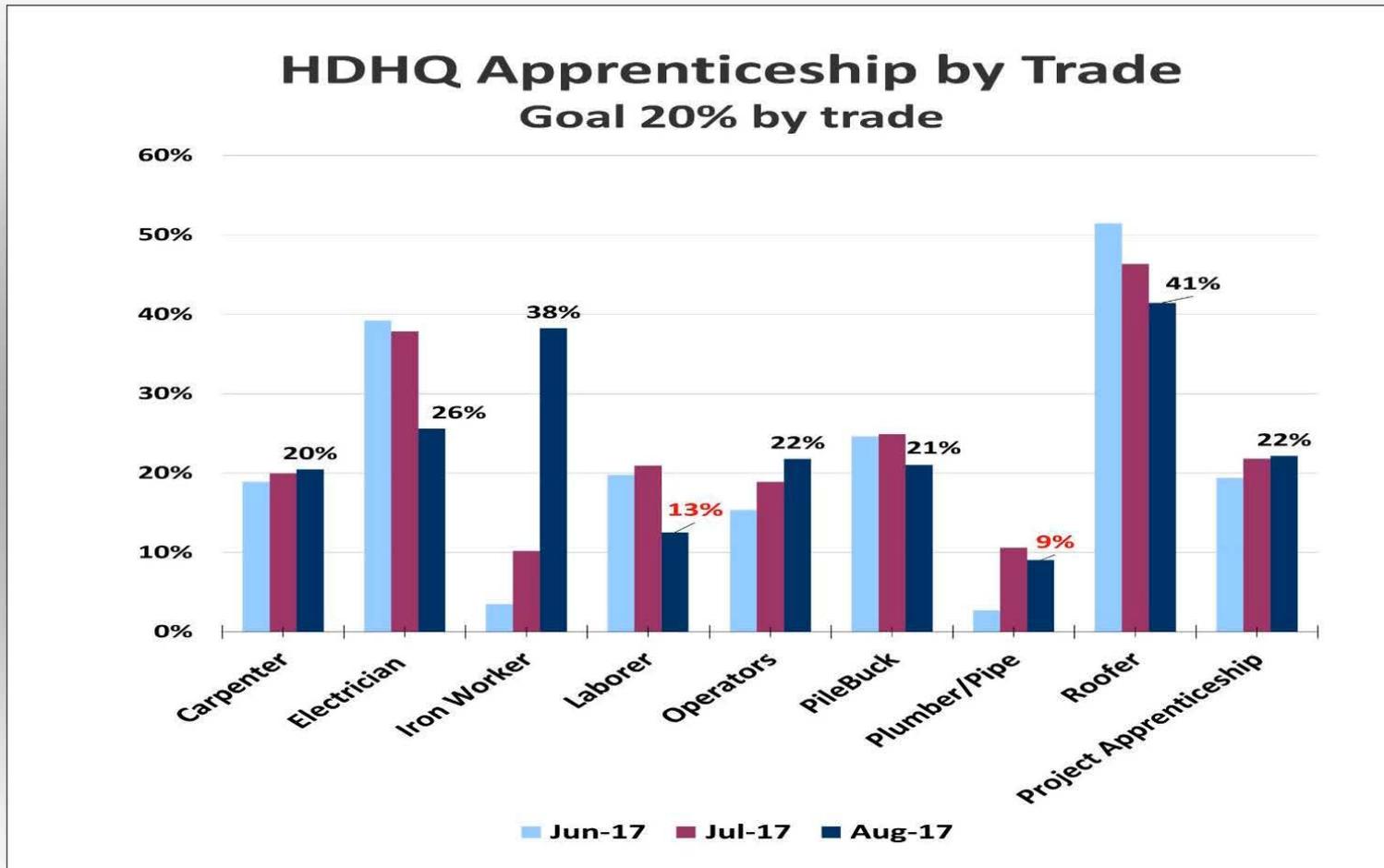


Cumulative Construction Data from 12/31/2016 to 8/31/2017  
 WTHP Participation for minorities and women for apprentices and journey level in accordance with the PLA.  
 Produced by Group AGB, Ltd.





## August 2017 HDHQ Construction Workforce Dashboard



Cumulative Construction Data from 12/31/2016 to 8/31/2017  
WTHP Participation of minorities and women for apprentices and journey level in accordance with the PLA.  
Produced by Group AGB, Ltd.



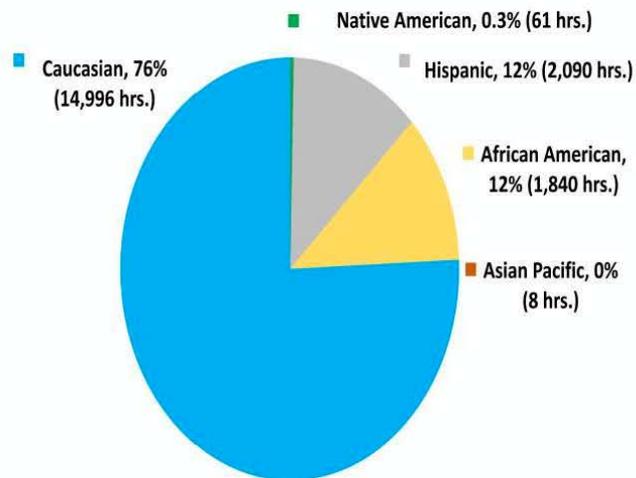


## August 2017 HDHQ Construction Workforce Dashboard

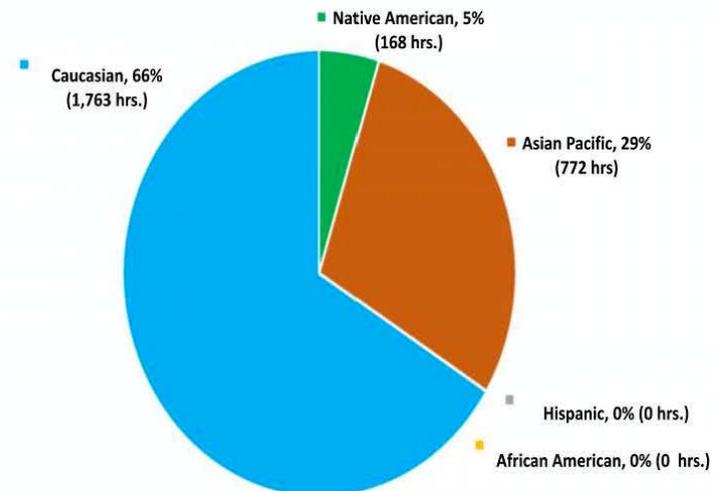
### Summary

- HDHQ GMP of \$65,929,995 approved in June 2017
- MWSDVESB contracted and WFTH percentages represents mostly pre-construction and foundation work
- J.E.Dunn Construction is on track to achieve 20% MWSDVESB Participation
- Project exceeding female participation targets

#### Total Male Workforce Ethnicity



#### Total Female Workforce Ethnicity



Cumulative Construction Data from 12/31/2016 to 8/31/2017  
Produced by Group AGB, Ltd.



# CONSTRUCTION

## STATUS:

- Building Permit issued on August 8<sup>th</sup> 2017
- Mass Excavation and foundation work is complete
- Installation of structural steel started September 18<sup>th</sup> 2017
- Installation of overhead protection system for courtyard
- Impacts to local residents have been minimal, and access to Bud Clark Commons has been well-maintained



# CONSTRUCTION



# CONSTRUCTION



# CONSTRUCTION



# CONSTRUCTION



# CONSTRUCTION



# CONSTRUCTION



# CONSTRUCTION



# CONSTRUCTION



# CONSTRUCTION



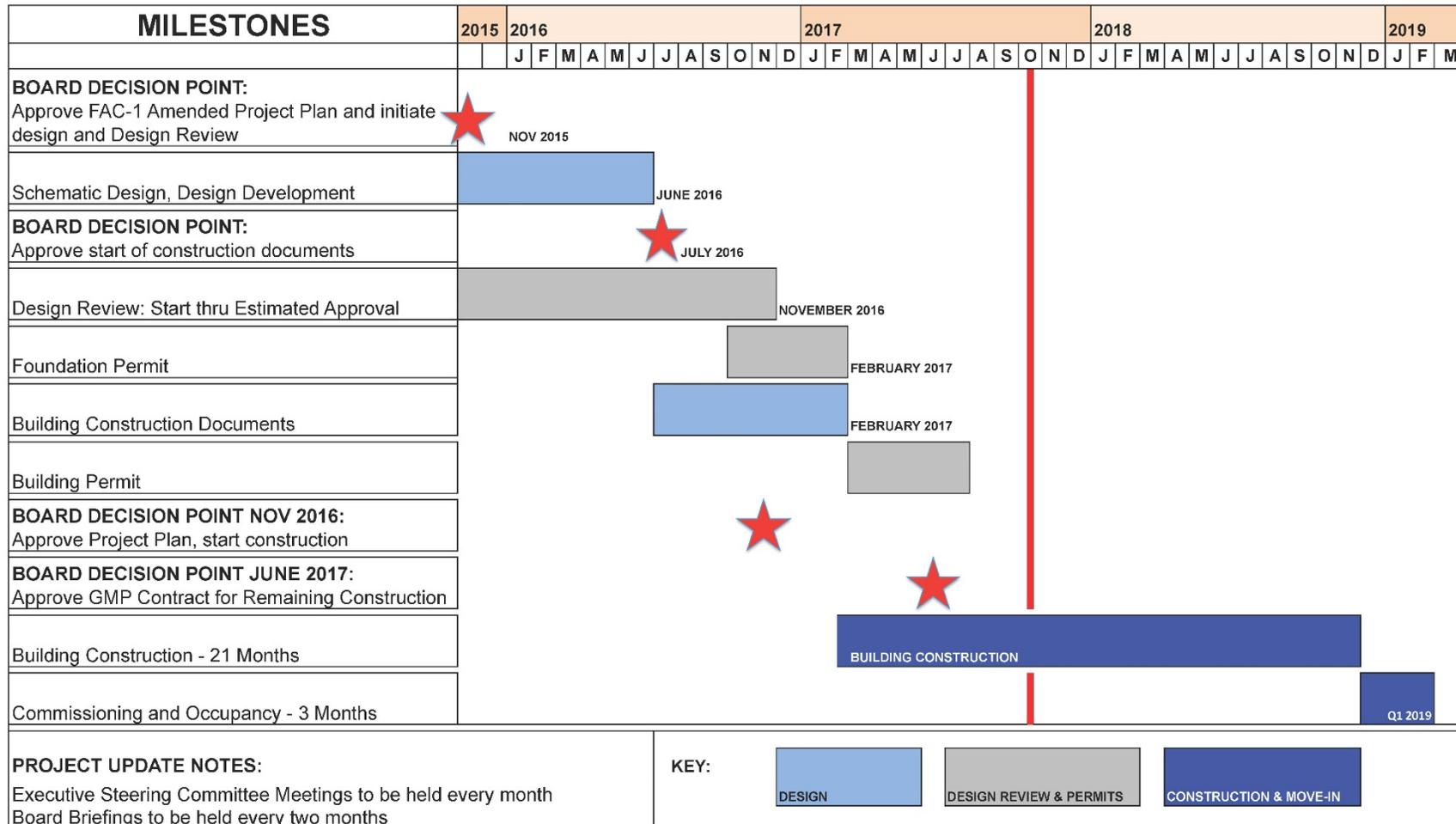
# PROJECT BUDGET

<b>CURRENT PROJECT BUDGET</b>	
Original GMP for Construction	\$64,840,000
MULTCO Construction (FFE, IT, Med Equip, Environmental, etc.)	\$10,700,000
Soft Costs (Permits, Fees, Consultants, RACC, 1.5% for Green Energy, etc.)	\$18,560,000
<b>Total:</b>	<b>\$94,100,000</b>
Contingency included in Total above	\$7,170,000
Contingency Percentage	7.62%

<b>FUNDING SOURCES &amp; USES, NET GENERAL FUND CONTRIBUTION</b>	
<b>Project Estimates:</b>	<b>Current Est.</b>
Current Estimate:	<b>\$94,100,000</b>
<b>Secured Sources &amp; Uses:</b>	
PDC IGA 2012: River District Tax Increment Funds (TIF):	-\$26,900,000
PDC IGA Amendment 2015: River District TIF:	-\$9,500,000
Prior Year "One Time Only" Funds:	-\$6,400,000
Health Department / General Fund Contribution (FY '18):	-\$7,000,000
Subtotal including secured sources:	\$44,300,000
<b>Additional Funding Sources:</b>	
Anticipated McCoy Building Sale Proceeds:	-\$5,000,000
<b>Net General Fund Contribution:</b>	<b>\$39,300,000</b>



# PROJECT SCHEDULE



# NEXT STEPS

- Complete installation of Steel Structure
- Topping Out Event – Mid-December 2017
- 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
- Regular Board Briefings on project development
- Complete construction of Gladys McCoy Health Department Headquarters





Questions?