



Program #78214 - Health Headquarters Construction 7/6/2021

Department: County Assets **Program Contact:** Scott Churchill
Program Offer Type: Existing Operating Program **Program Offer Stage:** As Adopted
Related Programs:
Program Characteristics:

Executive Summary

This offer constructed a new headquarters and clinic facility for the Multnomah County Health Department in the Old Town/Chinatown Neighborhood of Portland. The facility is approximately 157,000 square feet and located on the easterly half of the block U immediately adjacent to the Bud Clark Commons building. The project team focused on delivering a well-functioning, flexible building for County operations that is welcoming to clients. The building is an attractive and durable asset which complements the neighborhood. In 2020, it also served as the County's COVID-19 Emergency Operations Center.

Program Summary

The Gladys McCoy building is a headquarters for the Multnomah County Health Department. It is an approximately 157,000 gross square foot, nine story structure located on the easterly portion of a block in Portland's Central City. The building has a public entry sequence fronting on NW 6th Avenue & NW Hoyt St. Major elements at the ground floor are an Emergency Preparedness and Response center; a pharmacy; a vaccine depot; a loading dock and related service functions and a security desk. The upper eight floors house a variety of Health Department functions: Office of the Director; Deputy Director; Business, Financial & Quality Services; Community Health Services; Director of Nursing; Health Officer; Human Resources & Workforce Development; Integrated Clinical Services; Laboratory services; Communicable Disease services; and Public Health & Community Initiatives. Clinics are located on lower floors to facilitate public access; workplace is located on upper floors. Vertical circulation, restrooms for public use and staff use, break rooms, mechanical rooms, and other ancillary program spaces are distributed throughout the building. The new lab technology, current infection control standards and contemporary clinic environments using current state of the art HVAC, lighting and environmental control systems brings equitable health treatment experiences for the County's underserved population.

Design Review was approved on November 10, 2016. The Board of County Commissioners approved Resolution 2016-115 on November 10, 2016 to authorize the Early Work Package. The Ground Breaking Ceremony was held on December 14, 2016 and 100% construction documents were delivered on January 13, 2017. Construction began on February 17, 2017 and the Board of County Commissioners approved the resolution 2017-051 on June 15, 2017 to authorize the GMP amendment with JE Dunn Construction. The steel structure has been completed and a topping ceremony was held December 6, 2017. Construction was completed in FY 2019. The Health Department Headquarters project set a new regional standard for Minority construction participation through an active Project Labor Agreement. The project met and in many cases exceeded the participation goals. Closeout of Final Payment and Final Audit report will occur in FY 2022.

Performance Measures

Measure Type	Primary Measure	FY20 Actual	FY21 Budgeted	FY21 Estimate	FY22 Offer
Output	Completion of project closeout	N/A	N/A	N/A	100%
Outcome	Completion of project construction audit	N/A	100%	90%	100%

Performance Measures Descriptions

- PM #1: Completion of project closeout
- PM #2: Completion of project construction audit

Legal / Contractual Obligation

IGA with Portland Development Commission (PDC) granting funds to the County for the subject project construction.
IGA with Portland Housing Bureau (PHB) granting property to the County for the subject project construction.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Adopted General Fund	Adopted Other Funds
Program Expenses	2021	2021	2022	2022
Contractual Services	\$0	\$2,100,000	\$0	\$600,000
Cash Transfers	\$0	\$0	\$0	\$1,000,000
Total GF/non-GF	\$0	\$2,100,000	\$0	\$1,600,000
Program Total:	\$2,100,000		\$1,600,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$5,500,000	\$0	\$1,600,000
Total Revenue	\$0	\$5,500,000	\$0	\$1,600,000

Explanation of Revenues

The carryover is to meet contractual obligations to vendors and service providers with the balance transferred to the General Fund.

Significant Program Changes

Last Year this program was: FY 2021: 78214 Health Headquarters Construction

Project is completed and awaiting final closeout of invoices. \$1M transfer of carryover to the Debt Retirement fund.