

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2022-019

Approving an Increased Contract Price for the Southeast Health Center Structural Repairs and Universal Front Desk Project.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County owns the Southeast Health Center building located at 3653 SE 34th Ave., Portland, Oregon (“Building”).
- b. In 2018, potential need for substantial repair and renovation of the Building was identified and investigated after which project planning commenced.
- c. Through Resolution 2020-028 (May 14, 2020), the Multnomah County Board of Commissioners (“Board”) approved a FAC-1 Preliminary Planning Proposal and Project Plan for such repair and renovation of the Building (“Project”).
- d. Through Resolution 2021-027 (April 22, 2021), the Board approved the FAC-1 Construction Plan for the Project. The contract for the Project was awarded to Swinerton Builders (DCA-CNSTR-1340-2021) (“Contract”).
- e. The Project has incurred additional costs in the amount of \$219,665 due to multiple issues encountered during construction. These included the necessity for 24 hour / 7 day a week security during the EIFS siding replacement due to unexpected security issues, additional structural, foundation and footing upgrades, and changes to the window and siding installation resulting from unknown conditions found upon the removal of the existing EIFS siding. In addition, the project team determined it would be prudent to complete interior clinical upgrades at the same time, to reduce disruption to clinical operations, including: (a) 2 new and 1 renovated Negative Respiratory Protection exam rooms for the Primary Care Clinic; (b) interior painting of both clinical spaces during the renovation; (c) replacement of the existing original water fountains; and (d) replacement of damaged hand washing sinks & ceiling tiles in the dental clinic (collectively, “Additional Work”). The Additional Work was performed during the structural upgrade to provide efficient installation, cost savings and reduced inconvenience to staff & patients by not requiring additional clinical shut-downs.
- f. The additional cost for the Additional Work requires Board approval pursuant to PCRB 49-0910(3), which requires Board approval when increased costs of renovation or remodeling (such as the Project) exceed 33%.
- g. No additional funding from the 2022 Fiscal Budget is required. The existing Project contingency funds of \$285,422 are sufficient to cover the cost for the Additional Work.
- h. Approval of the increased Contract price to \$1,498,001 (“Increased Contract Price”) is in the best interests of Multnomah County.

The Multnomah County Board of Commissioners Resolves:

Pursuant to PCRB 49-0910(3), the Increased Contract Price is approved.

ADOPTED this 17th day of March, 2022.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Jed Tomkins, Sr. Asst. County Attorney

SUBMITTED BY: Tracey Massey, Director, Department of County Assets