

Program #78214 - Health Headquarters Construction

Program Contact: Scott Churchill

Department: County Assets **Program Offer Type: Existing Operating Program** Program Offer Stage: As Requested

Related Programs:

Program Characteristics: In Target

Executive Summary

This project 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 wellfunctioning, flexible building for County operations that is welcoming to clients. The building is an attractive and durable asset which complements the neighborhood. The Gladys McCoy Building opened in April 2019. Remaining funds will be used to renovate two rooms on the 3rd floor to negative pressure rooms.

Program Summary

The Gladys McCoy building is the 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 seguence 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; work spaces are 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.

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. Project construction audit was completed in FY 2021.

The old Health Department Headquarters had reached the end of it's useful operational life. New lab technology, current infection control standards and contemporary clinic environments using current state of the art HVAC, Lighting and Environmental control systems brings an equitable health treatment experience for the County's underserved population.

Remaining funds will be used to renovate two rooms on the 3rd floor to negative pressure rooms.

Performance Measures									
Measure Type	Primary Measure	FY21 Actual	FY22 Budgeted	FY22 Estimate	FY23 Offer				
Output	Construction of Gladys McCoy building complete	100%	100%	100%	100%				
Outcome	Health Department can deliver services from this location	N/A	100%	100%	100%				
Outcome	Completion of project construction audit	N/A	100%	100%	N/A				

Performance Measures Descriptions

Output #1: Complete the construction of the Gladys McCoy Building.

Outcome #2: Health Department can deliver services from this location.

Outcome #3: Audit of project construction costs and contract compliance to be completed by independent external auditor.

3/7/202

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	Requested General Fund	Requested Other Funds
Program Expenses	2022	2022	2023	2023
Contractual Services	\$0	\$600,000	\$0	\$260,000
Cash Transfers	\$0	\$1,000,000	\$0	\$0
Total GF/non-GF	\$0	\$1,600,000	\$0	\$260,000
Program Total:	\$1,600,000		\$260,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues								
Beginning Working Capital	\$0	\$1,600,000	\$0	\$260,000				
Total Revenue	\$0	\$1,600,000	\$0	\$260,000				

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 2022: 78214 Health Headquarters Construction