

Program #78214 - Health Headquarters Construction

Program Contact: Henry Alaman

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

Related Programs:

Program Characteristics: In Target

Executive Summary

This project is to construct a new headquarters (HDHQ) and clinic facility for the Multnomah County Health Department (MCHD) in the Old Town/Chinatown Neighborhood of Portland. The facility will be approximately 153,500 square feet and located on the easterly half of the block U immediately adjacent to the recently completed Bud Clark Commons building. The project team is focused on delivering a well-functioning, flexible building for County operations that is welcoming to clients. The building will be an attractive and durable asset, which compliments the neighborhood.

Program Summary

The proposed building is a headquarters for the Multnomah County Health Department. It is an approximately 153,500 gross square foot, nine story structure located on a half block in Portland's Central City. The building will have 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; a security desk; an ATM machine and a coffee cart. The upper eight floors house a variety of Health Department functions: Office of the Deputy Director; Business, Financial & Quality Services; Community Health Services; Health Officer; Human Resources & Workforce Development; Integrated Clinical Services; Office of Policy & Planning; 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.

Performance Measures								
Measure Type	Primary Measure	FY15 Actual	FY16 Purchased	FY16 Estimate	FY17 Offer			
Output	Complete Design Development and Construction Documents.	N/A	N/A	N/A	1			
Outcome	Board presentation and approval to proceed with construction of HDHQ	N/A	N/A	N/A	1			

Performance Measures Descriptions

PM #1: Completion of design development drawings and construction documents for Health Dept Headquarters to meet project timelines.

PM #2: Obtain MCC Board approval to proceed with construction of above and meet project schedule.

2/18/2016

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

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2016	2016	2017	2017
Personnel	\$0	\$0	\$0	\$67,791
Contractual Services	\$0	\$0	\$0	\$64,498,209
Materials & Supplies	\$0	\$0	\$0	\$234,000
Capital Outlay	\$0	\$45,139,000	\$0	\$0
Total GF/non-GF	\$0	\$45,139,000	\$0	\$64,800,000
Program Total:	\$45,139,000		\$64,800,000	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues							
Other / Miscellaneous	\$0	\$16,900,000	\$0	\$10,000,000			
Financing Sources	\$0	\$13,739,000	\$0	\$43,800,000			
Beginning Working Capital	\$0	\$14,500,000	\$0	\$11,000,000			
Total Revenue	\$0	\$45,139,000	\$0	\$64,800,000			

Explanation of Revenues

FY2017 Revenues are:

- \$11,000,000 carryover from FY2016.
- \$10,000,000 to be received from Portland Development Commission at issuance of building permit.
- \$43,800,000 from county bond sale.

Future revenues expected are:

- \$ 9,300,000 to be received from Portland Development Commission in FY2018.
- \$5,000,000 (est.) from the sale of the McCoy Building

Significant Program Changes

Last Year this program was: FY 2016: 78018-16 Health Headquarters Construction

Addition of 3 floors and 57,500 square feet in order to relocate all functions from the McCoy Building. Funding necessary to accomplish this addition is included.