



MULTNOMAH COUNTY Central Courthouse

Board Briefing

June 23 2016

JD Deschamps, PE

Multnomah County

Mike Day

DAY CPM

PURPOSE OF BRIEFING

- Milestones and Accomplishments
- Architectural Design Update
- Construction Staging
- Schedule Update
- Outreach
- Budget



Milestones and Accomplishments

- City of Portland approved height increase to 325'
- Design is approximately 50% complete
- Courtroom and high volume courtroom mock ups have been reviewed
- Design Advice Request presentation made to City of Portland's Design Review Board

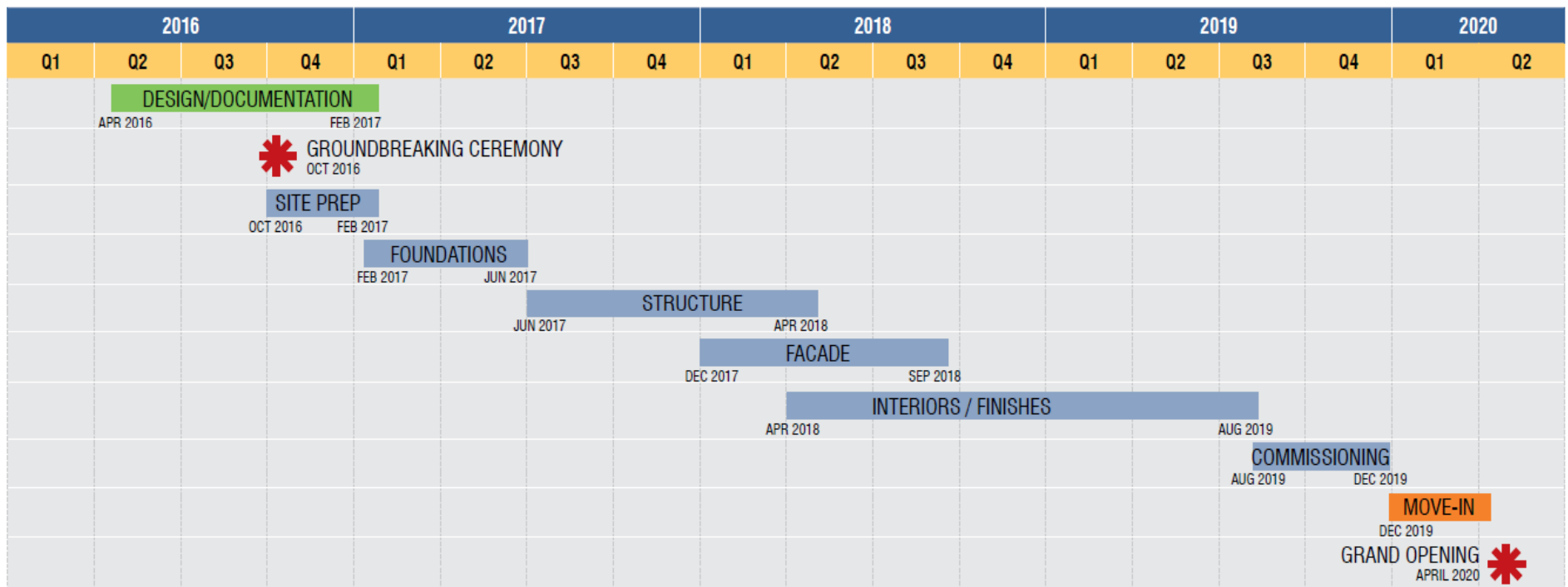


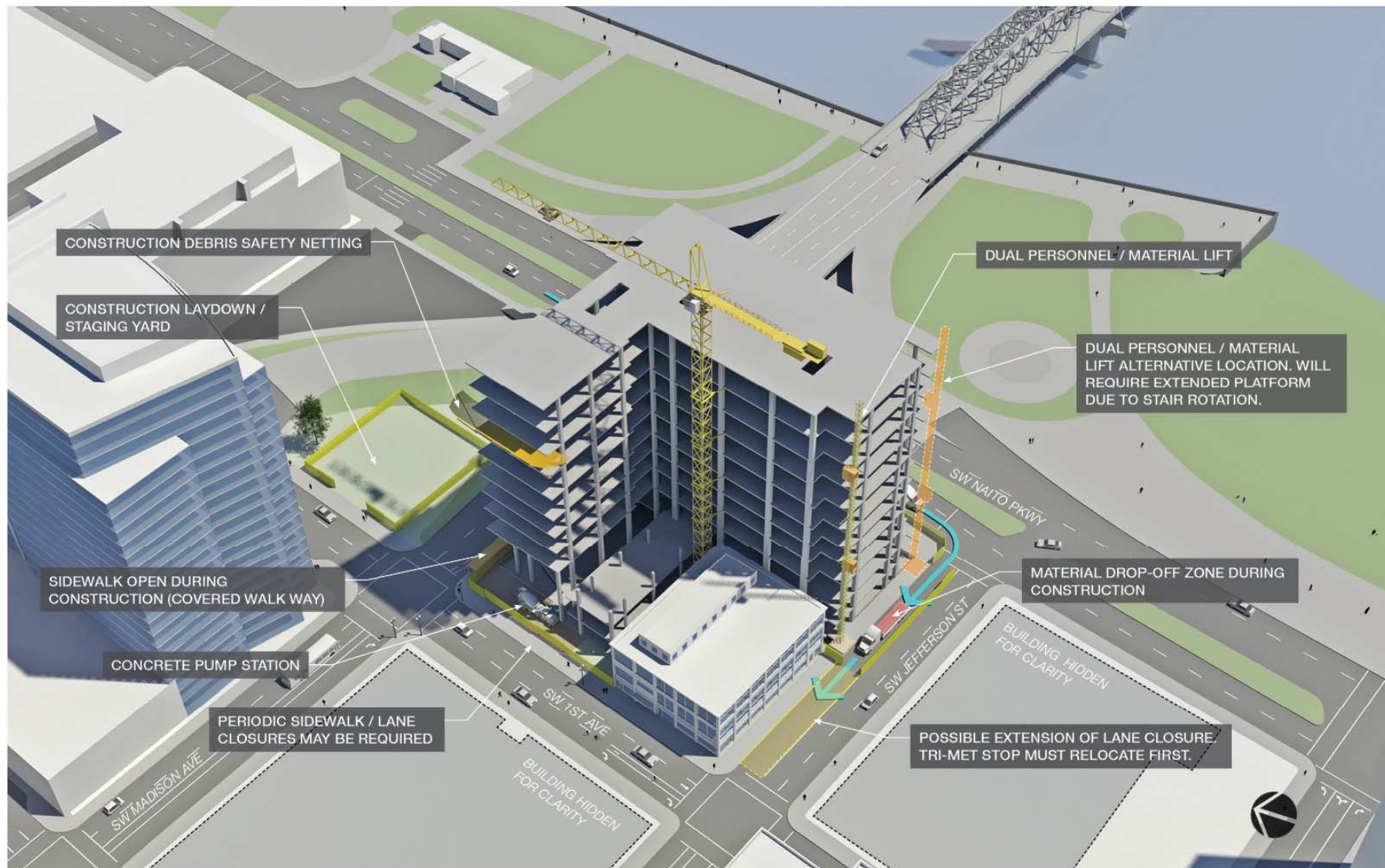














VIEW LOOKING SW



Outreach

- Multnomah County - Metro MWESB Open House
- CM/GC - Contractor MWESB Outreach March 29th
- Open House held on April 21st
- OAME meeting on June 24th
- Met with neighboring Owners (Umpqua Bank Bldg, SmartPark Parking garage, First and Main Bldg)
- Elders in Action
- Working with Multnomah Bar Association on outreach with interested community groups



Outreach - Successes

- Mock up Construction – Hoffman partnered with IES Specialties (WBE)
- The Hoffman team has utilized early involvement by 2 trade partner subcontractors to assist in coordination Mechanical and Electrical systems:
 - General Sheet Metal – (WBE) Mechanical
 - O'Neil Electric – (MBE) IT – Technology
- Targeted Design Outreach: Jefferson Station A/E team consisting of 85% MWESB firms led by Studio Petretti
- Total Professional Services - MWESB Contract participation Forecast: 18.25% = approx. \$3.7M











COST ESTIMATE

- Project in design stage – using Target Value Design process
- Construction costs based on industry data for materials, systems and labor, not bids
- Estimate includes high-rise requirements for fire life safety, power upgrades, etc.
- Estimate includes allowances for escalation assuming early 2017 GMP date
- Estimate includes contingencies for estimating, hidden conditions and changes

Cost Estimate	
Direct Construction	\$208,000,000
Soft Costs (incl. land)	\$65,000,000
Total Estimate	\$273,000,000
Project Contingency	\$27,000,000
Total Project Budget	\$300,000,000



BOARD RESOLUTION / NEXT STEPS

BOARD RESOLUTION on June 30, 2016:

Resolution to approve the FAC-1 Project Design and Construction authorize \$35.5M to perform next steps.

NEXT STEPS:

- Initiate Construction Document Phase
- Continue exploring opportunities to accelerate schedule, lower risks, reduce costs
- Perform early construction work (utility relocation, excavation, demolition)
- Board briefings every 60 days to provide project updates
- Update Board at end of Construction Documents stage with a Guaranteed Maximum Price and construction schedule





Questions?