



# MULTNOMAH COUNTY

## Central Courthouse

Board Briefing

June 27, 2019

Jean-Guy Deschamps, PE  
Multnomah County Facilities and  
Property Management

Justin Paterson  
Hoffman Construction

Kelly Haines  
Worksystems

# BRIEFING AGENDA

- Construction update and photos
- Diversity Dashboard
- Green Dot
- Community Construction Training Program
- Financial Update
- Schedule Update





# Construction Status

- Sprinklers installed through penthouse
- Mechanical/Electrical/Plumbing: Rough-in up to Level 17
- Framing through Level 15
- Courtroom wood install started on Level 8
- Basement 95% complete
- Façade: windows complete and stone installation ongoing
- Jefferson Station: Structural steel installation started, shear walls and shotcrete on-going





# Aerial photo – April 2019



Multnomah Co. Central Courthouse Hoffman Construction Company Oregon Aerial Photography 503.739.1332 20190418





# Hawthorne Bridge lane and sidewalk reopened





# View from across the river





# Holding





# Casework installed in Jury Assembly galley





# Light fixtures in the Grand Jury reception area





# Piping for radiant slab being placed





# Court floor public corridor – east side





# 7<sup>th</sup> floor courtroom millwork progress





# 7<sup>th</sup> floor courtroom clerestory windows





# Mechanical penthouse piping and equipment





# Roof with Pavers and solar panels above





# Green roof installation in progress





# Looking East from Mechanical Penthouse





Looking straight up from the scaffolding at stone installed





# Jefferson Station Reconstruction – mid-April





# Jefferson Station Reconstruction – mid-May





# Jefferson Station Reconstruction – mid-May





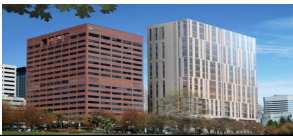
# Jefferson Station Reconstruction – mid-May



# Art Glass Fabrication







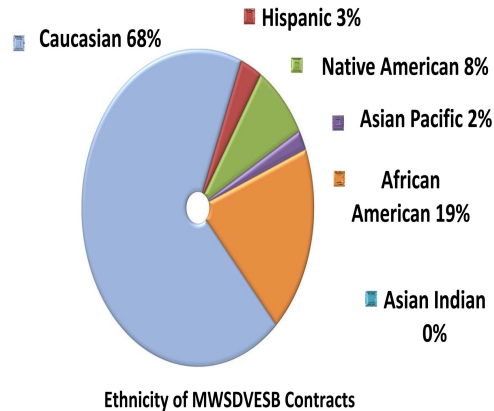
# April 2019 MCCCH Construction Small Business Dashboard

## Summary

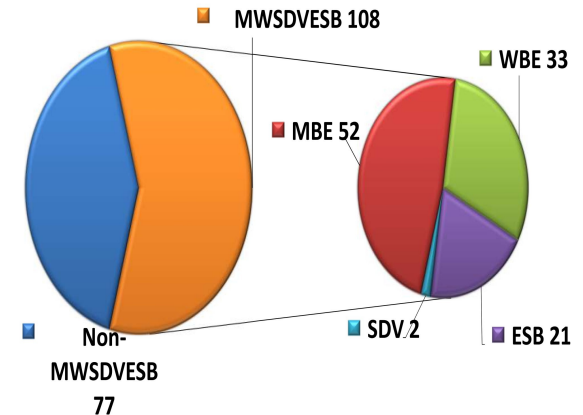
These charts are based on contracts and dollars awarded to date.

The contractor's goal is to award 20% of total contract dollars to MWSDVESB firms. Currently, MWSDVESB Contracted is 31.9% \*

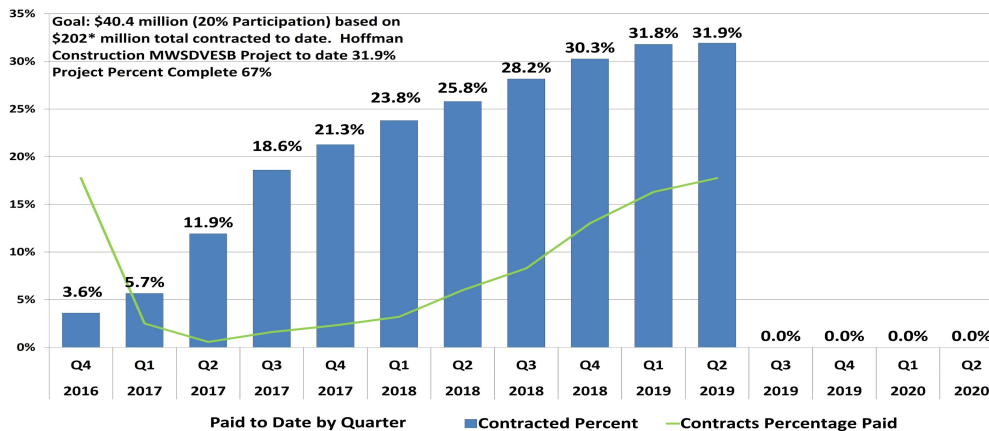
## MCCCH MWSDVESB Firms Ethnicity



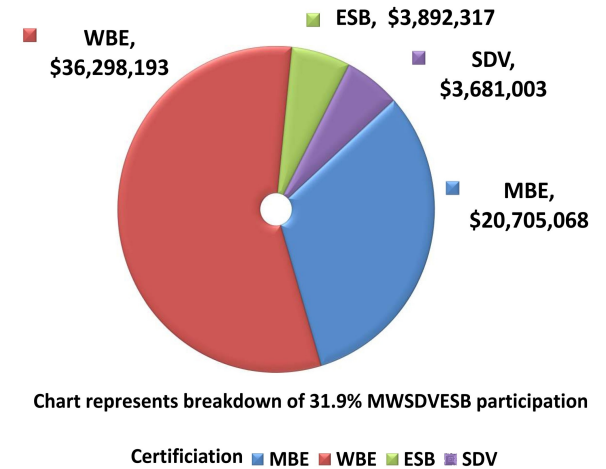
## MCCCH Total Contracts Awarded Total Contracts - 185



## Multnomah County Central Courthouse Construction MWSDVESB Participation Hoffman Construction Contracted and Paid to Date



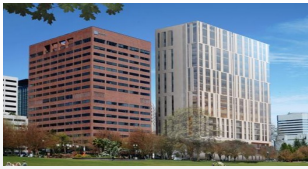
## MCCCH MWSDVESB Participation By Dollars



Glossary: MBE—Minority-Owned Business, WBE—Women-Owned Business, ESB—Emerging Small Business, SDV - Service Disabled Veteran

\*Represents adjusted GMP construction value

Cumulative Construction Data from 10/31/2016 to 4/30/2019.



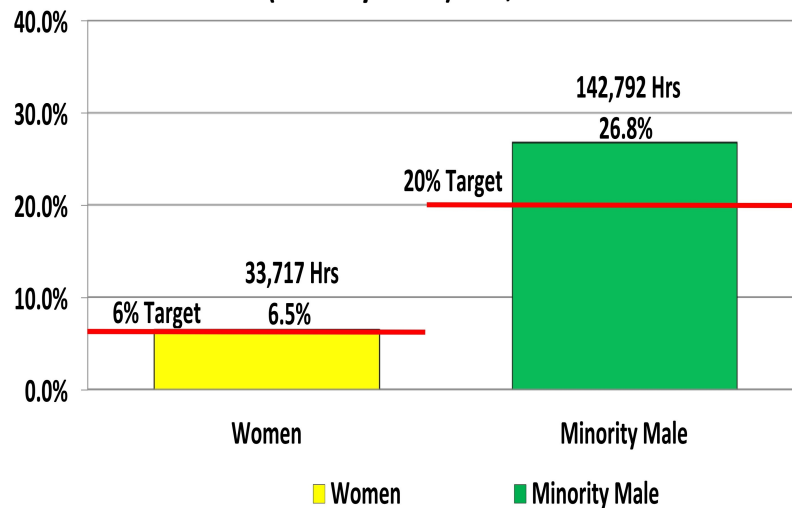
# April 2019 MCCCH

## Construction Workforce Dashboard

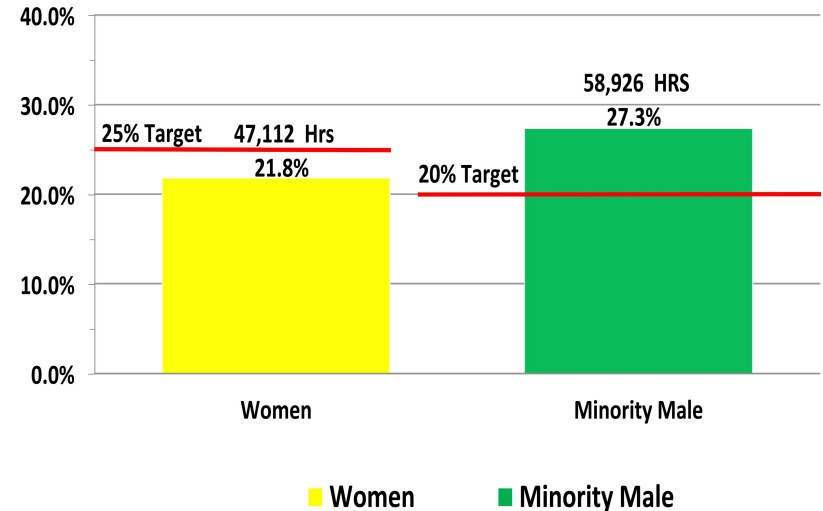
### Project Summary

- Total Project Apprenticeship to date is 29%
- Project Goal is 20% apprenticeship by trade
- Project Total minority male participation is 25.8% and female is 10.4%
- Project Percent Complete 67%

### Total Workforce Hours (Journey Level) 522,156 Hrs

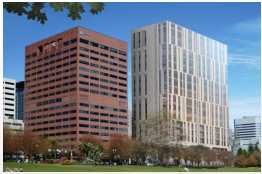


### Total Workforce Hours (Apprentice Level) 215,508 Hrs



Cumulative Construction Data from 10/31/2016 to 4/30/2019

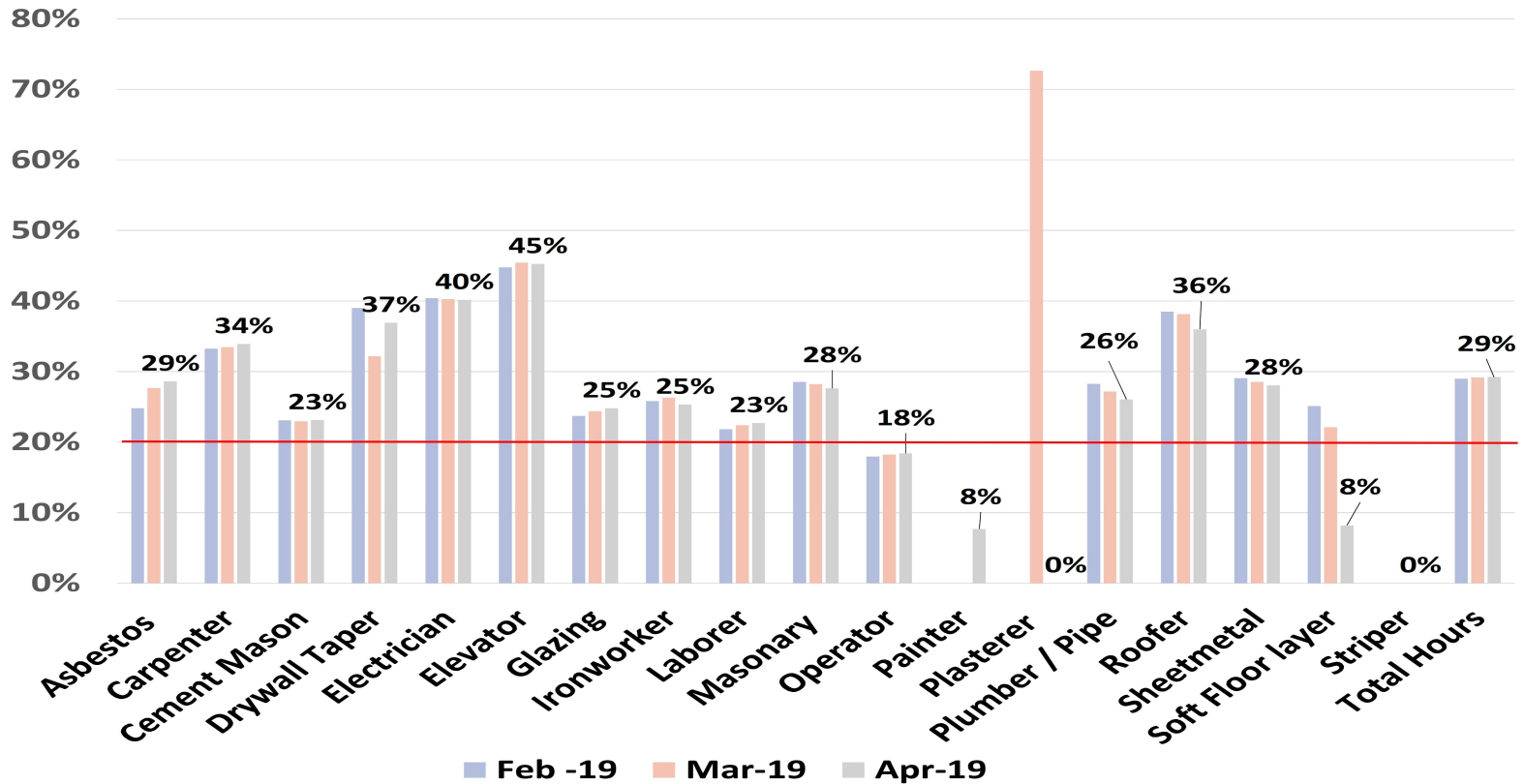
WTHP Participation for minority men and all women for apprentice and journey levels in accordance with the PLA.



# April 2019 MCCCH

## Construction Workforce Dashboard

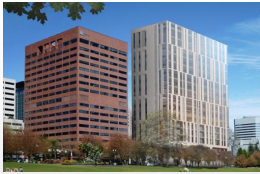
### MCCCH Apprenticeship by Trade



Cumulative Construction Data from 10/31/2016 to 4/30/2019

WTHP Participation for minority men and all women for apprentice and journey levels in accordance with the PLA.

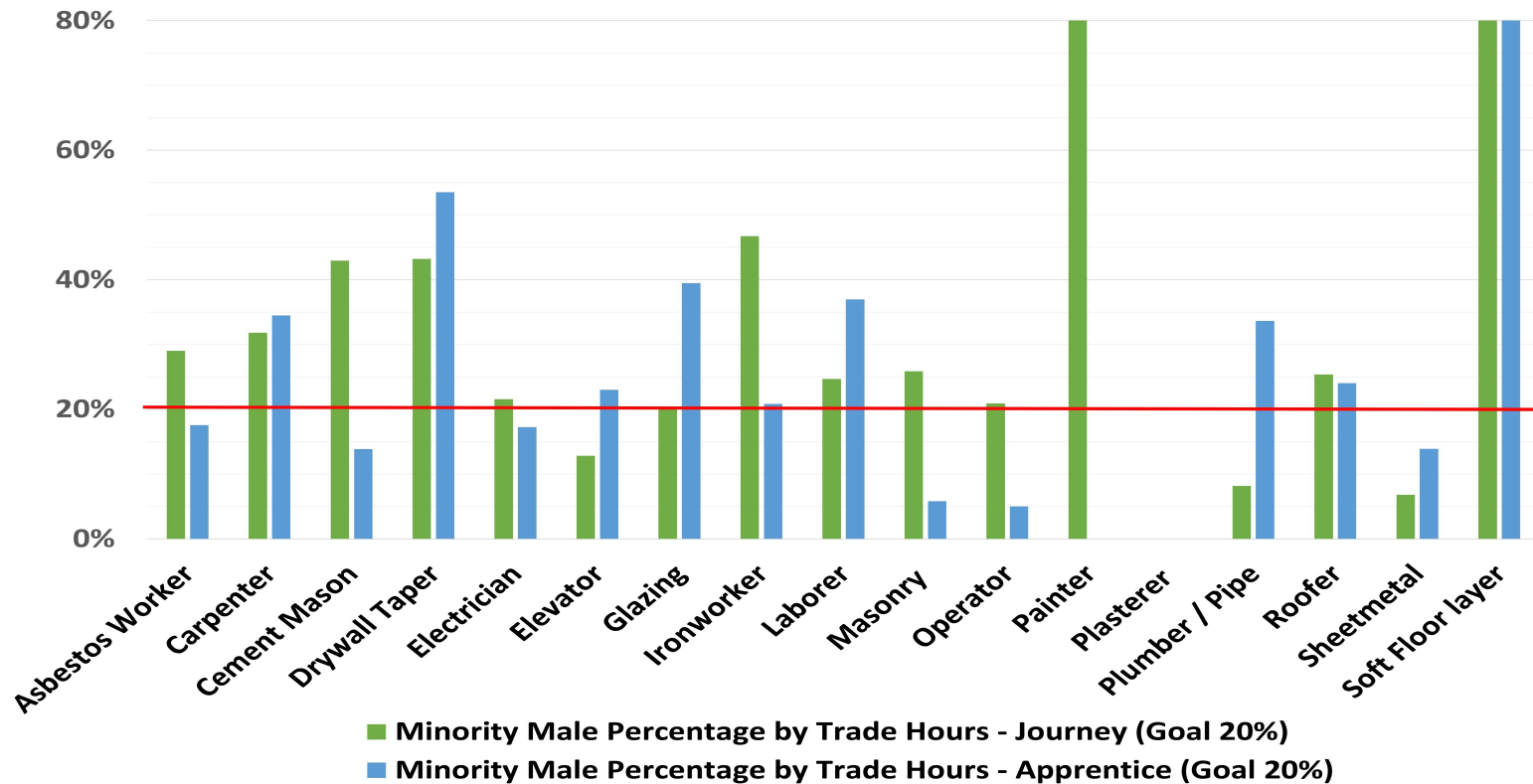




# April 2019 MCCCH

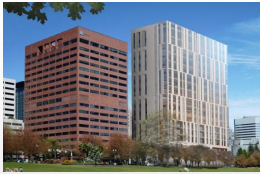
## Construction Workforce Dashboard

### MCCCH Minority Male Journey & Apprenticeship by Trade Hours



Cumulative Construction Data from 10/31/2016 to 4/30/2019

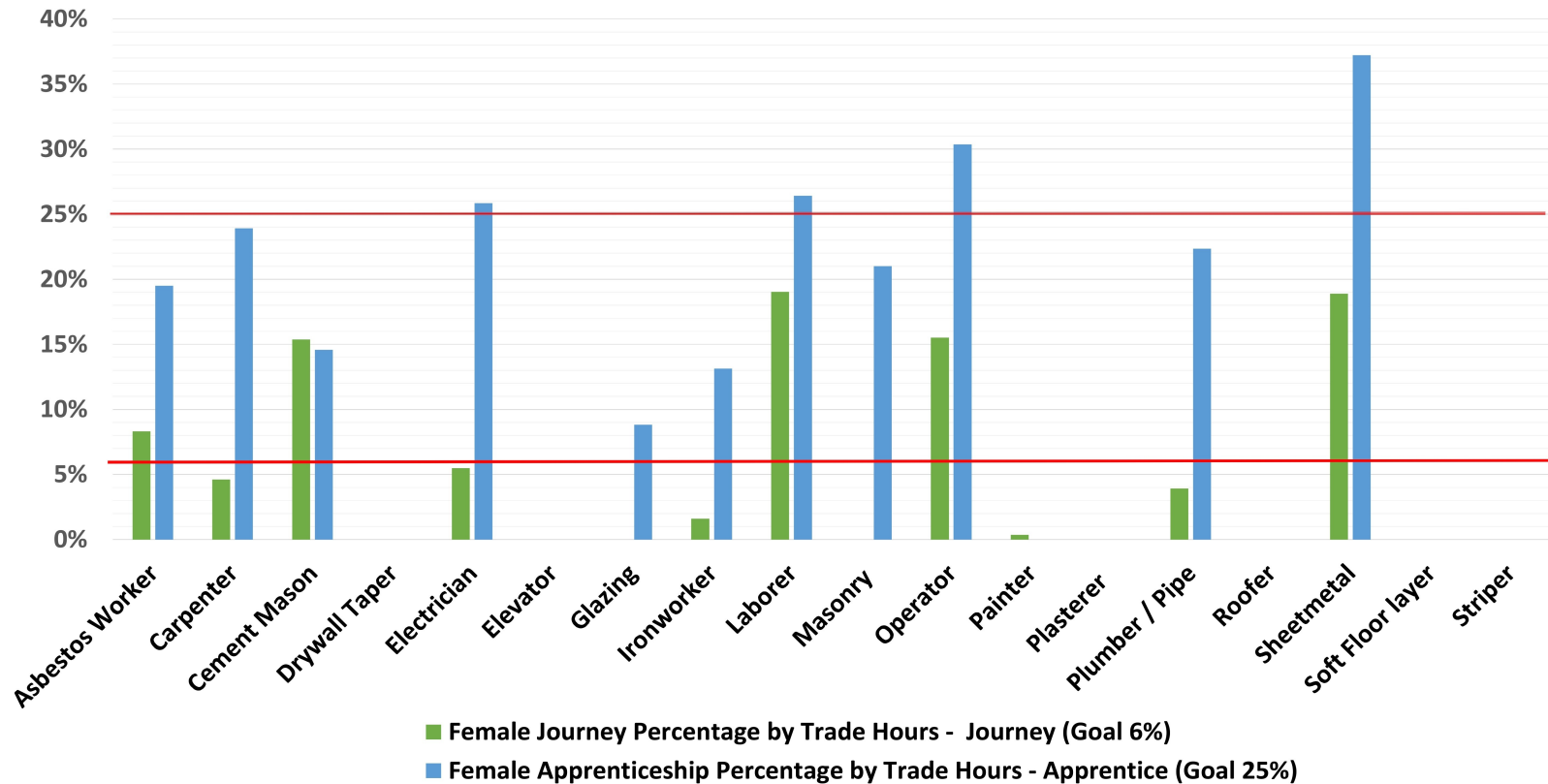
WTHP Participation for minority men and all women for apprentice and journey levels in accordance with the PLA.



# April 2019 MCCCH

## Construction Workforce Dashboard

### MCCCH Female Journey & Apprenticeship by Trade Hours



Cumulative Construction Data from 10/31/2016 to 4/30/2019

WTHP Participation for minority men and all women for apprentice and journey levels in accordance with the PLA.



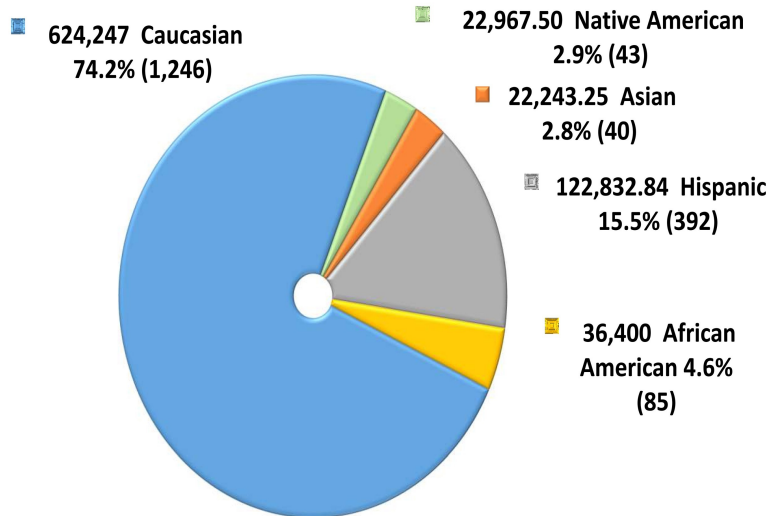
# April 2019 MCCCH

## Construction Workforce Dashboard

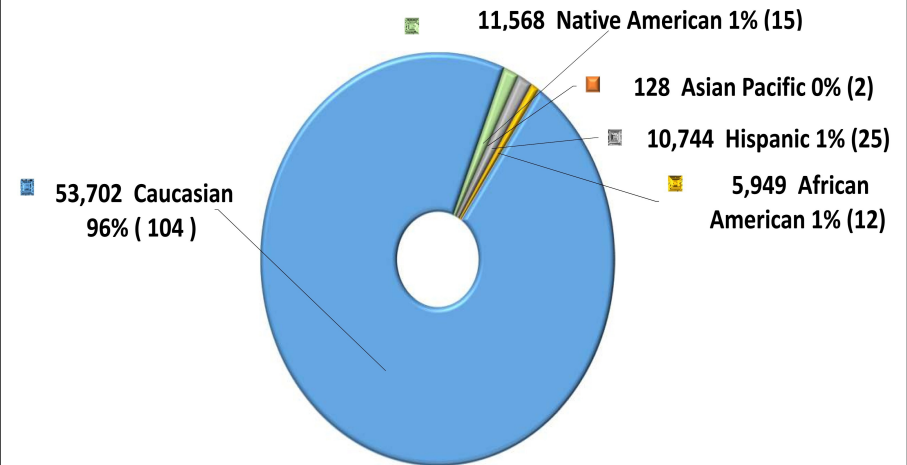
### Project Summary–

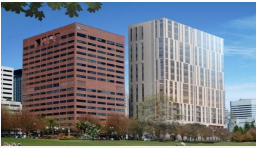
- Exceeding MWSDVESB and overall apprenticeship goal
- 450+ workers daily – diversity continues to increase
- Growing existing MWESB subcontracts by adding scope
- Green Dot training for 8 new field workers
- Project Percent Complete 67%

Total Male Workforce By Ethnicity



Total Female Workforce Ethnicity



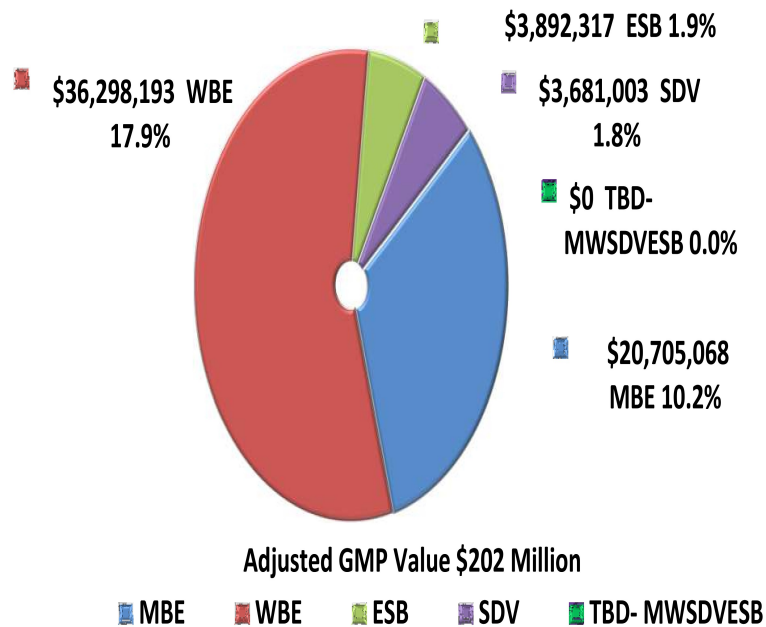


# April 2019 MCCCH Construction

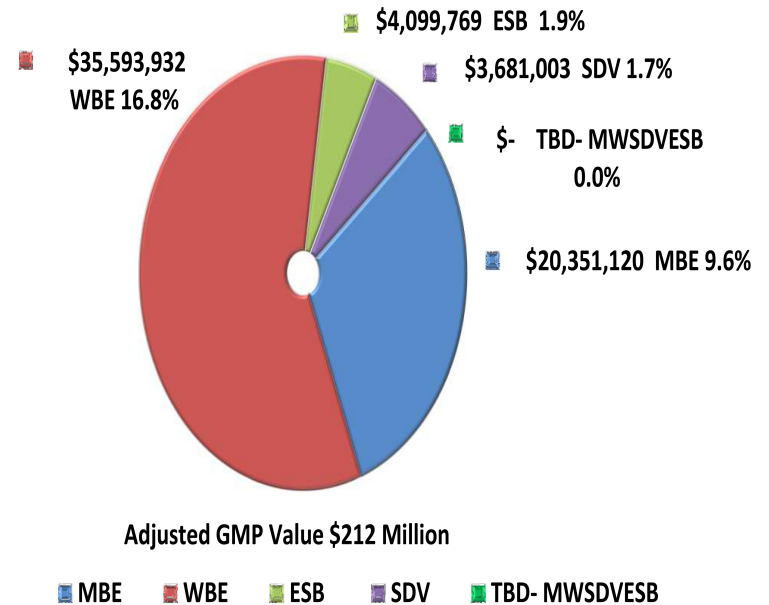
## MWSDVESB Actual vs Forecast Percentage

### Project Percent Complete 67%

MCCCH MWSDVESB Current Percentage 31.9% - April 2019



MCCCH MWSDVESB Forecast Percentage 30.1% - Dec 2020





# A Safe & Respectful Work Site

***GREEN DOT* for  
the Trades  
Pilot program at  
MCCCH**







## WHAT IS GREEN DOT FOR THE TRADES PILOT PROGRAM?

- Early grants for curriculum adoption from schools and military
- Addresses harassment, bullying, and hazing
- Realistic options to prevent Power Based Aggression
- Supports Apprenticeship & diversity programs
- Prevention-focus, incident response component



## HOW IS GREEN DOT DIFFERENT?

- Recognizing harmful behaviors, warning signs
- Acknowledging barriers
- Reactive bystander interventions
  - ✓ Direct
  - ✓ Delegate
  - ✓ Distract
- Proactive behaviors to set positive worksite norms
- Not EEO, Not a Pledge, Not a Policy







## **TWO NEW NORMS AT MCCCH:**

1. Power Based Aggression is not ok.
2. Everyone Will Do Their Part







# Community Construction Training Program

Multnomah County Commission

6/27/19

Summary of Grant:  
“The goal of this solicitation is to support construction training, job placement and entry into registered apprenticeship for community residents by the award of grants to qualified, BOLI-approved Pre-Apprenticeship programs.”

- Hoffman and JE Dunn, with Multnomah County funding, co-invested \$300,000 to support pre-apprenticeship training for the region, specifically focused on women and people of color
- CAWS worked with them to develop a competitive RFP and award the funds to Oregon Tradeswomen, Constructing Hope and Portland YouthBuilders
- CAWS also integrated the SNAP 50/50 program into these trainings to ensure federal funding leverage for all students on SNAP benefits





Of all Participants Trained	Male	Female	Total	Actual Achieved
50% be African American	20	10	30	30
13% be Asian or Pacific Islanders	6	2	8	14
10% be Hispanic	4	2	6	28
12% be American Indian or Alaska Native	5	2	7	11
15% are low income and disadvantaged individuals non-race-specific	5	4	9	45
			60	128

## Request for Proposals and Grant Actuals



## Grant Performance: Training and Placement Outcomes

- Enrollments: 128 total participants
  - More than double the original goal
  - 76% women and people of color
  - 100% low-income and disadvantaged
- Placement outcomes:
  - 95% graduation rate
  - 61% placed in construction employment and registered apprenticeship
  - 84% retention in employment





## Lessons learned and Next steps

- Achieved historically high diversity outcomes but fell short in some areas
  - Have added other providers to network to address specific gaps and updated recruitment approaches
- \$120k Co-invested: Funding will train an additional 40 participants next year
- Continue to support graduates: retention and advancement
- Building upon model to partner with other Contractors and Public Owners: Investing in the regional pipeline

# Financial Update

	Budget	Costs to Date
Construction	\$247,000,000	\$173,400,000
Soft Costs	\$64,000,000	\$52,000,000
<b>Total (incl. contingency)</b>	<b>\$324,500,000</b>	<b>\$225,400,000</b>

Contingency Budget	\$13,500,000
Additional Contingency	<b>+\$3,000,000</b>
Contingency Allocations	\$7,040,000
Remaining Contingency	\$9,460,000

## **Financing (To date)**

County Funding (OTO)	\$92,400,000
State Payments to County	\$78,700,000
County Bonds Sale	\$96,000,000
Existing Courthouse Sale	\$13,300,000







Questions?

