

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

**RESOLUTION NO. 2021-027**

Approving the Southeast Health Center Structural Repairs FAC-1 Project Construction Plan.

**The Multnomah County Board of Commissioners Finds:**

- a. Multnomah County owns the Southeast Health Center building located at 3653 SE 34th Ave., Portland, Oregon.
- b. In January of 2018, the Health Department notified Facilities that there was a gap between the floor and the exterior wall in the NW corner of the building. Investigation into this gap determined that there appeared to be issues with the structure in the NW corner of the building. Further investigation found that there were numerous areas of water damage to the structure and a project was needed to engage professional engineers to assess the structure and develop a remedy for the situation.
- c. In March of 2018, emergency funding was secured to do further investigations and analysis by an architect and structural engineer. The Architect and Engineer's assessment, completed in early May of 2018, recommended shoring of the beams until permanent replacements of the beams could be completed. Further investigation revealed that the Southeast Health Center structural system supporting the first floor west wings, as well as the north and south exterior walls, have deteriorated due to moisture damage from years of water infiltration through the building exterior siding.
- d. The Project Management Team developed a project composed of (1) the removal and replacement of the deteriorated structural system supporting the West Wing of the Southeast Health Center; (2) replacement of the failed exterior siding and original building windows; and (3) interior renovation of the two reception areas into a single Universal Reception Area to promote patient care and accessibility (collectively, the "Project").
- e. On May 14, 2020, through Resolution 2020-028, the Multnomah County Board of Commissioners approved the Southeast Health Center Structural Repair Fac-1 Preliminary Planning Proposal and Project Plan for the Project ("Project Plan").
- f. Consistent with Resolution 2020-028, Project design drawings as well as procurement of the construction contractor have been completed and the Project construction cost estimate has been updated, all as further set forth in the Multnomah County Southeast Health Center Structural Repair Fac-1 Project Construction Plan enclosed with the present Resolution ("Construction Plan"). As procured, the Project included two Alternate (i.e., potential additional) scopes of work, Alternate #1 (replacement of the existing flooring in the Primary Care & Dental Clinics) and Alternate #2 (addition of an ADA automatic door operator for the Primary care clinic). The low bid, received by

Swinerton Construction, for the work without the Alternates is \$858,858.00; the combined bid for Alternates #1 and #2 is an additional \$103,185.00, for a combined total Project construct hard cost estimate of \$962,043.00. The Project Management Team recommends Board approval of the entire proposal, including Alternates # 1 and # 2, as set forth in the enclosed Construction Plan.

g. Approval of the Construction Plan is in the best interests of Multnomah County.

**The Multnomah County Board of Commissioners Resolves:**

The Construction Plan is approved, including implementation of the Next Steps Activities specified therein.

ADOPTED this 22nd day of APRIL 2021.



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