

August 23, 2018

19-020

AUTHORIZATION TO INCREASE BALFOUR BEATTY
CONSTRUCTION CONTRACT (FORMERLY, HOWARD
S WRIGHT CONSTRUCTIONS) TO PROVIDE
CONSTRUCTION MANAGER/GENERAL
CONTRACTOR FOR SYLVANIA CAMPUS 2008 BOND
PROJECTS

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Construction
FINANCIAL Linda Degman, Director, Planning and Capital Construction
RESPONSIBILITY:

APPROVED BY: Sylvia Kelley, Executive Vice President
Mark Mitsui, College President

REPORT: As part of the 2008 Bond projects, the Board reviewed and approved Resolution 10-077 which authorized the exemption process for the Construction Manager/General Contractor (CM/GC) procurement method for the Sylvania Campus. Howard S. Wright Constructors was selected as the CM/GC for the Sylvania Campus through Resolution 10-097, with an initial authorization of \$21 million, plus Resolution 13-078 for \$14 million for 2013 projects, Resolution 14-083 for \$8 million for 2014 projects, Resolution 15-040 for \$7 million for 2015 projects, Resolution 15-130 for \$2,327,020 increase (a correction of \$327,020 to Resolution 18-045), Resolution 16-119 for \$9.65 million, Resolution 18-045 for \$6,761,583 with revised total of \$68,738,603. The bond projects at the Sylvania campus are unique compared to the other campuses, in that they are primarily renovations to existing buildings. Lack of swing space to move occupants of buildings and to relocate classes during remodels is a major limiting factor in proceeding with work at the campus. Many projects need to be planned and completed in phases, which results in several smaller projects, as opposed to larger discreet projects for new construction.

Projects to date have included renovations to the Library, Science and Technology (ST) Building (phase I & phase II in progress), Social Science and Technology (SS) Building (phase I), Health Technology (HT) Building Heating Ventilation

and Cooling (HVAC) upgrades and CTS relocation, Communication Technology (CT) Building phase I, AM Building and College Center (CC). A new media control center is complete and seismic upgrades in buildings are complete. A new entry to the east side of the CC Building is finished. The Automotive Storage Building was completed in 2013. Site projects have included the completion of G Street, and the addition of a Plaza Access Lane between the HT and CC Buildings. Social Science and Technology (SS) Building Renovation (Phase 2) completed in late 2015. The site work detention pond, the HT Radiography and Dental Equipment upgrade, the CT Little Theater renovation, and the CC Building Phase 2 were all projects completed in late 2015. The CC phase 3 renovation was completed in 2016. Site lighting project (FMS) for the campus is finished.

Several maintenance projects have been completed, including a complete overhaul of the swimming pool. Technology projects to date have included VOIP work, telecom infrastructure, and the data center. Energy efficiency projects (E6) have included the boiler replacement, the heating hot water loop upgrades, CC HVAC upgrades and several other improvements.

Projects completed in 2017 are the following: CC building office remodel, additional site work improvement, and phase 2 site lighting.

Projects that are in process for the rest of 2017 through 2018 are the final CC Building renovation Phase 4 through 5, and new child development center (CDC) as authorized by PCC Board of Directors in resolution 18-045.

In fiscal year 2018-19, we request additional funding approval of \$910,653 for the CC Building, which will allow us to renovate space for staff for the IT department and for PCC LINKS, a new program being accommodated in the CC Building. We also request additional funding approval of \$468,069 for the CDC project due to unforeseen changes required by City of Portland. Total cost of the additional scopes of the projects is \$1,378,722 plus \$221,278 for project contingency.

RECOMMENDATION: That the Board of Directors authorizes Balfour Beatty Construction to continue to provide Construction Manager/General Contractor services at the Sylvania Campus for an additional \$1.6 million, with the revised contract total of \$70,338,603 million. The funds for this project are covered by 2008 Bond funds.