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20-131

AUTHORIZATION TO ISSUE EARLY WORK
AMENDMENT TO ROCK CREEK CAMPUS
CONSTRUCTION PROJECTS

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FINANCIAL
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REPORT: On October 24, 2019 through BA 20-060 the Board adopted the finding, granted an exemption, and authorized the use of the CM/GC alternative contracting method for the Rock Creek Campus projects.

On October 30, 2019 the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (ORPIN), and the Portland Observer. A total of seventeen (17) contractors registered and received a copy of the RFP document. Of these none were a COBID registered firm. At the proposal closing time of 2:00 PM December 16, 2019, the College received two (2) proposals none of which were from a COBID registered firm.

The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure.

After review both proposers were invited for interview.

After the interview process the proposal score and interview were combined and the highest scoring firm Pence Construction was awarded the contract with an initial pre-construction fee of \$50,000. This covered working with the selected architects to develop optimal designs for the varied projects. This ability to work with the architects during design is one of the advantages of the CM/GC contracting process.

Pence Construction has committed to at least reaching, and hopes to exceed, the PCC COBID, apprenticeship and workforce diversity goals.

To enable planned work to take place over the summer, primarily the upgrading of the welding shop in Building 2, there is a need to execute an Early Work Amendment (EWA) in advance of the Guaranteed Maximum Price Agreement. The EWA allows work to proceed on the scopes of work that have finalized while allowing design to continue on other work. With the impact of the Coronavirus the work at Rock Creek will now need to be phased over multiple years.

Pence have provided a proposed EWA in the amount of \$3,202,225. P&CC staff have reviewed and recommend acceptance.

Time is of the essence if work is to be carried this summer.

Further Board approval will be requested once the Guaranteed Maximum Price has been established.

RECOMMENDATION: That the Board of Directors authorize PCC to issue an Early Work Amendment to Pence Construction in the amount of \$3,522,447 including 10% contingency. Funding is from the 2017 Bond Program.