

May 16, 2019

19-105

INCREASE CONTRACT AMOUNT FOR PROGRESSIVE
DESIGN BUILDING SERVICES FOR COLUMBIA COUNTY
OREGON MANUFACTURING INNOVATION CENTER
(OMIC).

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FINANCIAL
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REPORT: OMIC is a world-class collaborative environment bringing together industry, higher education and government in partnership to develop new tools, techniques and technologies to address near-term manufacturing challenges through applied research and advanced technical training. PCC will be building a new center in Columbia County as part of OMIC to train apprentices in advanced manufacturing.

On May 17th, 2018, per Board Resolution BA18-112, the Board of Directors authorized the College to enter into a contract with Mortenson Construction for a not to exceed fee of \$892,525 to provide preconstruction through detailed design services for the OMIC building in Scappoose. This fee was based on 25,000 Gross Square Feet (GSF) building, a completion date of May 2020, and a project budget of \$9M.

During the programming phase of the project it became apparent that a larger and more complex building was needed to house all three programs. The bonds sold for the 2017 bond program were sold at a premium resulting in extra funds being available. Combining a portion of these funds with unused contingency from the 2008 bond program enabled the college to increase the project budget to \$24M and the building size to 32,000 GSF. The target completion date has been moved out to September 2020.

As a result of the increased in scope and size the Design/Build Contractor (Mortenson Construction) has requested an increase in their fee to complete the detailed design phase of the project. The requested increase is \$573,610 which will result in a new not to exceed design fee of \$1,466,135. P&CC staff met with Mortenson to review the proposed change and agree that this request is reasonable.

COBID: The project is in the design phase and Hennebery Eddy Architects (HEA) has a utilization of 57.9% for COBID firms.

RECOMMENDATION: That the Board of Directors authorize PCC to execute an amendment to the contract with Mortenson Construction for \$573,610. Board approval will be requested when the proposed Guaranteed Maximum Price for construction is established. Funding will be from Bond funds.