

June 27, 2019

19-129

APPROVE EARLY WORK AMENDMENT FOR  
MORTENSON FOR OREGON MANUFACTURING  
INNOVATION TRAINING CENTER (OMIC)

PREPARED BY: John MacLean, Finance and Procurement Manager,  
Planning and Capital Construction

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

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

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 17, 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. This fee covered preconstruction through detailed design services for the project for an overall budget of \$9M. On May 16, 2019 per Board Resolution BA19-105 the Board of Directors authorized an increase in the design fee to reflect the expanded scope and budget of the project.

Both resolutions required the college to seek Board approval when the Guaranteed Maximum Price (GMP) for construction was established. It is expected that the GMP will be ready for approval by the September 2019 board meeting. However, to meet the construction schedule we need to start work after PCC takes ownership of the land in July 2019. This work comprises site preparation, foundations, utilities and ancillary work. The cost of this early work package is \$8,882,705 including a contractor held contingency.

RECOMMENDATION: That the Board of Directors authorize PCC to execute an amendment to the contract with Mortenson Construction for \$8,882,705 for an Early Works Package. Board approval will be requested when the proposed Guaranteed Maximum Price for construction is established. Funding will be from Bond funds.