

January 21, 2021

21-094

INCREASE CONTRACT FOR CONSTRUCTION  
MANAGER/GENERAL CONTRACTOR (CM/GC) FOR  
PORTLAND METROPOLITAN WORKFORCE TRAINING  
CENTER (PMWTC)

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, President

REPORT: At its meeting on February 27, 2020 the board approved  
resolution 20-105 to award the contract for CM/GC services  
for the Portland Metropolitan Workforce Training Center to  
Anderson Construction. This approval covered up to  
\$165,000 in preconstruction services.

As the project design has developed it has been determined  
that the new construction should be a mass timber building.  
While this does not impact the expected overall project  
budget it does require that key sub-contractors are brought  
into the pre-construction phase earlier than planned to  
provide critical input into the design process. Anderson  
Construction has submitted a change proposal to the pre-  
construction phase of \$299,444 to add pre-construction  
services from three key sub-contractors. When the  
Guaranteed Maximum Price (GMP) is submitted it will reflect  
moving these costs from that phase of the project to the  
current phase. P&CC staff have reviewed the proposal and  
recommend acceptance.

The revised cost for preconstruction services will be  
\$449,444. Once the design phase is complete, we will come  
back to the Board for approval of the Guaranteed Maximum  
Price (GMP) through construction.

RECOMMENDATION: That the Board of Directors authorize PCC to increase the  
contract for the Portland Metropolitan Workforce Training

Center with Andersen Construction to a new preconstruction fee of \$494,388 including a 10% contingency. Funding will be from the 2017 Bond.