

February 28, 2021

21-113

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.

At its meeting on January 21, 2021, the Board approved resolution 21-094 to increase the preconstruction fee to \$449,444 to reflect bringing sub-contractors into the process at an earlier stage than planned. The building will be built from mass timber and requires more extensive up-front sub-contractor work than a typical building.

Design development has identified the need to bring further sub-contractors into the design process earlier than initially planned. Anderson Construction has estimated that the total additional amounts to be moved to the preconstruction phase are \$350,000. When the Guaranteed Maximum Price (GMP) is submitted, it will reflect moving these costs from the project's design development phase to the current stage. P&CC staff has reviewed the estimate and recommends acceptance.

The revised cost for preconstruction services will be \$799,444. Once the design phase is completed, 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 \$879,388, including a 10% contingency. Funding will be from the 2017 Bond.