

May 20, 2021

21-167

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 BA 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 BA 21-094 to increase the preconstruction fee to \$449,444 to reflect bringing sub-contractors into the process at an earlier stage than planned. This is due to the design decision that the building should be constructed from mass timber. Subsequently the board approved BA 21-113 at the March 4, 2021, to increase the preconstruction fee to \$879,388

As design has continued a need for further subcontractors to be brought on early has been identified. 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 estimate and recommend acceptance.

There is a need for an increased preconstruction fee of \$493,358 with a revised cost for preconstruction services of \$1,372,746. 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 for \$493,358 with a total new fee of \$1,372,746 plus a 10% contingency for a total of \$1,510,021. Funding will be from the 2017 Bond.