

September 23, 2021

22-038

INCREASE ANDERSEN CONSTRUCTION CONTRACT
VALUE FOR GUARANTEED MAXIMUM PRICE FOR
PORTLAND METROPOLITAN WORKFORCE
TRAINING CENTER

PREPARED BY: John MacLean, Finance and Procurement Manager,
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FINANCIAL
RESPONSIBILITY: Linda Degman, Director, Planning & Capital Construction

APPROVED BY: Sylvia Kelley, Executive Vice President
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STRATEGIC THEME:

- Belonging: Transform our learning culture toward creating a sense of belonging and well-being for every student
- Delivery: Redefine time, place, and systems of educational delivery to create a more learner-centric ecosystem
- Workforce: Respond to community and workforce needs by developing a culture of agility
- Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2017 Bond Program identified the replacement of the existing buildings that comprise the Portland Metropolitan Workforce Training Center (PMWTC) as a priority. The existing buildings were built in 1957 and 1989 and prior to being purchased by PCC in 1998 were in use as a VFW Hall and a grocery store. Minimal improvements have been made over the years and there is a need to replace them with a purpose built 40,000 – 50,000 square foot facility that will provide classrooms, meeting rooms, event space, staff offices, and space for service partners such as the State of Oregon Department of Human Services. The total project budget is estimated at \$36.3M and the construction budget is estimated at \$26.5M.

On February 27, 2020, per Board Resolution 20-105, the Board of Directors authorized the College to enter a

contract with Andersen Construction for a not to exceed fee of \$165,000 for preconstruction services for the replacement of the existing Metro Center with a new building.

At its January 21, 2021 meeting the board approved resolution 21-094 to increase the pre-construction fee to \$449,444 to allow trade partners to be brought on early.

At its March 4, 2021 meeting the board approved resolution 21-113 to further increase the pre-construction fee to \$879,388 to allow more trade partners to be brought on early.

At its May 20, 2021 meeting the board approved resolution 21-167 for a final increase in the pre-construction fee to \$1,510,021 to allow the last batch of trade partners to be brought on early.

Andersen Construction has now submitted the Guaranteed Maximum Price for the total project. The GMP is \$26,348,406 and incorporates all prior amendments. P&CC staff have reviewed and recommend acceptance.

At this point Andersen is projecting that \$8,242,650 of the GMP will go to firms with COBID or other accepted certifications representing 31% of the value. The breakdown is shown below

Certification	Value
Minority Business Enterprise	\$4,169,299
Women Owned Business Enterprise	\$4,181,158
Emerging Small Businesses	\$232,498
Disadvantaged Business Enterprises	\$2,100,695

The amounts in the table do not match the total as firms

may have multiple certifications.

Andersen has committed to working with P&CC staff to meet workforce and apprenticeship goals. Andersen will implement a PCC approved Respectful Workplace program on this project.

RECOMMENDATION: That the Board of Directors authorize PCC to execute the GMP with Andersen Construction for \$26,348,406 plus a 10% contingency for a total of \$28,983,246. Funding will be from the 2017 Bond funds