

August 18, 2022

23-032

INCREASE CONTRACT AMOUNT FOR CM/GC SERVICES
FOR THE PORTLAND METROPOLITAN WORKFORCE
TRAINING CENTER WITH ANDERSEN CONSTRUCTION

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FINANCIAL
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STRATEGIC THEME: Delivery: Redefine time, place, and systems of educational
delivery to create a more learner-centric ecosystem;
Enterprise: Cultivate a long-term sustainable college
enterprise

REPORT: On February 27, 2020, through 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.

On September 23, 2021, through Board Resolution BA22-
039, the Board of Directors authorized the College to enter
into a Guaranteed Maximum Price (GMP) agreement with
Andersen Construction for up to \$28,983,246 including
contingency.

The College has been negotiating with Multnomah County to
provide a 10,000 square foot health clinic as part of the
project. If a mutually acceptable lease is agreed to, the
College will provide a \$1 million tenant improvement
allowance towards the build out of the clinic. The College
and the County have agreed that the most cost and time
efficient method to carry out the work is for PCC to contract
with the existing design and construction teams and be
reimbursed by the County for all costs beyond the agreed
tenant improvement allowance.

Andersen has provided a cost estimate of \$4,544,038 for
construction services for the clinic. P&CC staff have

reviewed and recommend acceptance subject to a lease agreement being reached with Multnomah County.

Andersen currently has 31.3% COBID participation and 21.9% MBE/DBE participation. This additional scope of work is projected to have a similar level of participation.

RECOMMENDATION: That the Board of Directors authorize PCC to execute an amendment to the existing contract with Andersen Construction for the Portland Metropolitan Workforce and Training Center for up to \$4,998,442 which includes a 10% contingency. The new contract value will be a maximum of \$33,981,688. Funding will be from the 2017 Bond and through a reimbursement agreement with Multnomah County.