

June 15, 2023

23-164

APPROVE EARLY WORK AMENDMENT TO SAPLING,
LLC FOR CASCADE CAMPUS PROJECTS

PREPARED BY: John MacLean, Finance & Procurement Manager, Planning & Capital Construction

FINANCIAL RESPONSIBILITY: Rebecca Ocken, Interim Director, Planning & Capital Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and Finance
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Enterprise: Cultivate a long-term sustainable college enterprise

REPORT: The 2017 and 2022 Bond Programs included funding for deferred maintenance throughout the District.

Two buildings have been identified at the Cascade Campus that have similar issues with the Heating, Ventilation and Air Conditioning (HVAC) systems.

In the Student Union and Cascade Hall the Variable Refrigerant Flow (VRF) systems have failed. Both buildings were constructed in the same time frame and the warranty on the systems has expired. PCC requested Glumac, who has experience with the buildings, to review options. The optimal recommendation is a complete replacement of the existing system which will address the current issues and other parts of the system that are approaching the end of their life-cycle.

The Cascade Campus Public Safety Building (PSB) is an aging facility that requires a substantial renovation to meet current needs. The building was originally a residential property before being converted first to a dental facility before PCC purchased it and converted it for use by Public Safety.

On May 21, 2020, through BA 20-152 the Board adopted the finding, granted an exemption, and authorized the use of the CM/GC alternative contracting method for the Cascade Campus PSB project. The project was delayed to allow construction to occur at the same time as the VRF projects to minimize disruption to campus.

At the January 19, 2023 meeting the Board approved BA 23-105 to grant an exemption for competitive bidding and use the construction manager/general contractor (CM/GC) alternative contracting method for this project.

On March 15, 2023, the Request for Proposals (RFP) was advertised in the Daily Journal of Commerce, State of Oregon (OregonBuys), BidLocker, Portland Observer, and the Portland Business Tribune. In addition, P&CC staff reached out to all identified COBID registered firms who could provide these services. At the proposal closing time of 2:00 PM April 24, 2023 three (3) proposals were received. One proposal was received from a COBID registered firm.

The contractor proposals were evaluated based on experience, overall project and schedule, subcontracting plan, social responsibility approach and fee structure.

After review Sapling, LLC was selected as the CM/GC contractor for this project. Sapling provided a preconstruction fee of \$38,222. The GMP will be brought to the Board later in 2023-2024.

Currently there are significant supply chain issues in the procurement of HVAC equipment and orders need to be placed immediately to ensure availability for the work to be performed in Fall 2023.

Sapling has provided a proposed early work amendment (EWA) for \$600,000 for the early procurement of equipment. This will be included in the GMP when it is presented to the Board. PCC staff have reviewed and recommend acceptance.

Sapling is aware of the College goals for COBID and Workforce participation and will work with the College to maximize participation. As this EWA is for materials, there is no current COBID participation. While Sapling is not a COBID registered firm it is a joint venture between Pence

Construction and Minority Construction Group. Minority Construction Group is registered with Oregon COBID as an ESB, MBE, and WBE.

RECOMMENDATION:

That the Board of Directors approve the issuance of an Early Work Amendment to Sapling, LLC for the Cascade Campus Projects in the amount of \$600,000. Funding will be from the 2017 and 2022 Bonds.